# **Planning & Highways Committee**

Minutes of the meeting held at 7pm on 23rd June 2016

Council Chamber, Town Hall, High Street, Haslemere

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| **Chairman** | Cllr Bradley\* |
| **Vice Chairman** | Cllr Piper\* |
| **Councillors** | Abeysundara, Arrick, Carter\*, Drake, Edwards, Hewett\*, Newbury\*, Odell\*, Peel, Round\* |

\**Present*

**Meeting clerked by:** Sarah Nash, Deputy Town Clerk.

**In attendance:** Kris Shipway (PGL),Luke Shearring (PGL),Kate Grose, Simon Hodgins

1. **Apologies for absence**

Cllrs Abeysundara, Arrick, Drake, Edwards, Peel.

1. **Declarations of Pecuniary and Non-Pecuniary Interests**

Cllrs Piper and Round disclosed non-pecuniary interests as members of the WBC Southern Area Planning Committee. They reserve the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

Cllrs Round and Odell declared pecuniary interests in WA/2016/0995 due to the proximity of the proposal to Cllr Odell’s property.

Cllr Carter declared a non-pecuniary interest in WA/2016/1033 due to a social association to a neighbour.

1. **Minutes of the last meeting**

The minutes of the meeting held 25th May 2016 were agreed and signed as a true record.

1. **Matters arising from those minutes not otherwise stated in the agenda**

Cllr Piper reminded the committee that at the last meeting it was agreed to write a formal letter to Jeremy Hunt, WBC and the CAA regarding its concerns.

**Action:** Deputy Clerk and Chairman to draft a letter.

1. **Representations by the public**

**WA/2016/0919:** Kate Grose (applicant) made a representation supporting this application. Ms Grose outlined the plans and answered questions from the committee.

The committee voted unanimously in favour of this application.

**WA/2016/1062:** Kris Shipway and Luke Shearring (applicants) made a representation supporting this application. They outlined the plans and answered questions from the committee. The committee did raise concerns over the location of the entrance and questioned whether there was any scope to move the access point. It was confirmed by the applicants that this would not be feasible. A detailed traffic assessment has now been carried out which states that the proposal would have a negligible impact on the local road network. The applicant has also written to approximately 40 neighbours inviting them to visit PGL to talk through the plans.

The committee voted unanimously in favour of the application however suggested that the applicant consults more widely with local residents. It was agreed that the applicant would provide the Deputy Clerk with an open invitation to be displayed on the Beacon Hill noticeboard inviting people to visit PGL to discuss the plans.

1. **Planning applications**

| **Planning Ref** | **Proposal** | **Site Address** | **Comment** |
| --- | --- | --- | --- |
| CA/2016/0060 | HASLEMERE CONSERVATION AREAWORKS TO TREES | 22 THE WHITE HORSEHIGH STREET HASLEMERE GU27 2HJ | No objection subject to Tree Officer approval |
| TM/2016/0079 | APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/99 | 7 DEEPDENE HASLEMERE GU27 1RE | No objection subject to Tree Officer approval |
| WA/2016/0919 | Erection of detached building together with extensions and alterations to existing dwelling to provide 3 additional dwellings and associated works. | 25 KINGS ROAD, HASLEMERE GU27 2QA | No objection |
| WA/2016/0920 | Erection of an extension. | SCOTSCRAIG,LINKSIDE WEST, HINDHEAD GU26 6PA | No objection |
| WA/2016/0941 | Erection of 3 dwellings with associated works and access following demolition of existing dwelling and outbuildings. | COOMBE LEA, 18 CRITCHMERE HILL, HASLEMERE GU27 1LS | **See separate comment below** |
| WA/2016/0942 | Listed Building consent to replace existing frontage walls and hard landscaping. | POSSUMS, 17SHEPHERDS HILL, HASLEMERE GU27 2NB | No objection subject to Listed Building Officer approval |
| WA/2016/0943 | Listed building consent for replacement of door. | POSSUMS, 17SHEPHERDS HILL, HASLEMERE GU27 2NB | No objection subject to Listed Building Officer approval |
| WA/2016/0973 | Erection of extensions and alterations including installation of dormer window. | HEATHERDOWNHEATHSIDE LANE, HINDHEAD GU26 6QA | No objection |
| WA/2016/0974 | Erection of side and rear extensions following demolition of existing extension. | 4 LAUREL COTTAGES,GRAYSWOOD ROAD, HASLEMERE GU27 2BW | No objection |
| WA/2016/0981 | Erection of a single storey extension. | 6 KLONDYKE VILLAS,CLAMMER HILL ROAD, GRAYSWOOD GU27 2DX | No objection |
| WA/2016/0995 | Erection of a single storey rear extension and dormer window to provide a loft conversion. | 6 POPES MEAD, HASLEMERE GU27 2AR | No objection |
| SO/2016/0008 | Request for Screening Opinion for redevelopment to provide up to 14 new dwellings and demolition of 2 existing dwellings. | LAND AT LONGDENE HOUSE,HEDGEHOG LANE, HASLEMERE GU27 2PH | Noted |
| SO/2016/0009 | Request for Screening Opinion for redevelopment to provide up to 29 new dwellings and demolition of 2 existing dwellings. | LAND AT LONGDENE HOUSEHEDGEHOG LANE HASLEMERE GU27 2PH | Noted |
| WA/2016/1016 | Erection of a single storey rear extension. | 25 PITFOLD AVENUE, HASLEMERE GU27 1PN | No objection |
| WA/2016/1022 | Listed Building consent for internal alterations. | 23 PETWORTH ROAD, HASLEMERE GU27 2JB | No objection subject to Listed Building Officer approval |
| WA/2016/1032 | Erection of a dwelling. | 31 HILL ROAD, HASLEMERE GU27 2NH | No objection |
| WA/2016/1033 | Application under Section 73A to vary/remove Condition 1 of WA/2014/1942 (approved plan numbers) to allow additional residential unit. | BROOM HOUSE,TOWER ROAD, HINDHEAD GU26 6SL | **See separate comment below** |
| CR/2016/0008 | Prior Notification Application - Change of use of second floor (roof level) from Class B1a (office) to Class C3 (residential) use to provide 1 dwelling. | 39 HAMILTON HOUSE,KINGS ROAD, HASLEMERE GU27 2QA | Noted |
| DW/2016/0025 | The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.3m, for which the height would be 3.3m, and for which the height of the eaves would be 2.84m. | 9 COLLARDS GATE,HIGH STREET, HASLEMERE GU27 2HE | No objection |
| PRA/2016/0010 | General Permitted Development Order 2015, Schedule 2 Part 3 Class M -Prior Notification Application for change of use of a building from retail (Class A1) to residential (Class C3) to provide 2 dwellings and associated works. | 79, WEY HILL, HASLEMERE GU27 1HN | **Objection – see separate comment** |
| PRA/2016/0011 | General Permitted Development Order 2015, Schedule 2 Part 3 Class M -Prior Notification Application for change of use of a building from retail (Class A1) to residential (Class C3) to provide 2 dwellings and associated works. | 77, WEY HILL, HASLEMERE GU27 1HN | **Objection – see separate comment** |
| WA/2016/1062 | Erection of 4 buildings to provide guest and staff accommodation; erection of classroom building; alterations and extensions to existing reception and kitchen buildings; alterations and extensions to existing activity lake, parking and access routes following demolition of existing accommodation buildings and associated outbuildings (follows invalid application WA/2016/0578). | MARCHANTS HILL,TILFORD ROAD, HINDHEAD GU26 6RF | No objection |
| WA/2016/1065 | Erection of stable building following demolition of existing stables. | THE WELLAN,POLECAT VALLEY, HINDHEAD GU26 6BE | No objection |
| WA/2016/1070 | Alterations to elevations by recladding of the Jubilee Hall and the Dimbleby building. | ST EDMUNDS SCHOOL,PORTSMOUTH ROAD, HINDHEAD GU26 6BH | No objection |
| WA/2016/1080 | Erection of single storey rear and side extension following demolition of existing conservatory. | FIELDCREST COTTAGE,DENBIGH ROAD, HASLEMERE GU27 3AP | No objection |

**WA/2016/0941**

The committee stated no objection subject to:

* The proposed location of traffic calming cushions should be moved away from the dropped kerb/access to proposed property.
* HTC would like to see more landscaping at the front of the proposed development to offer some screening.
* HTC is concerned about the impact removing on-street parking spaces will have on nearby residents whose properties do not benefit from off-street parking.

**WA/2016/1033**

The committee stated no objection however:

* HTC notes that the application does not meet Waverley Borough Council’s parking guidelines.
* HTC is concerned that the problems caused by on-street parking on Tower Road will be exacerbated.
* Tower Road is also a bus route. If people park on both sides of the road near to the entrance to Tower Road buses would not be able to pass.

**PRA/2016/0010**

The committee objected to this application on the following grounds:

* Converting what is currently a retail unit to residential will be completely out of keeping with the existing retail street scene.
* The ground floor has been used for residential purposes for a number of years, breaching planning regulations. WBC have been notified of this numerous times however no action has been taken.
* HTC knows of an interested party who would have been very keen to take over both 77 and 79 Wey Hill and has been for some time, yet they have been unsuccessful in arranging access with the owner.

**PRA/2016/0011**

The committee objected to this application on the following grounds:

* Converting what is currently a retail unit to residential will be completely out of keeping with the existing retail street scene.
* The ground floor has been used for residential purposes for a number of years, breaching planning regulations. WBC have been notified of this numerous times however no action has been taken.
* HTC knows of an interested party who would have been very keen to take over both 77 and 79 Wey Hill and has been for some time, yet they have been unsuccessful in arranging access with the owner.
1. **HTC representation at Waverley Planning Committee**

None

1. **Decisions and appeals**

The contents of Appendix 3 to the Agenda were noted. Cllr Piper informed the committee of the following:

**WA/2016/0086:** The WBC officer has advised that the scheme is being reduced to four dwellings and the applicant will be submitted a revised application soon.

**WA/2016/0879:** The WBC Officer is going to call another briefing session for WBC Haslemere councillors to give an update on this scheme.

1. **Highways update**

Cllr Carter informed the committee that the drain clearing has been a success. Neither the A333 or the A287 suffered flooding following recent heavy rainfall. Wood Road however has been flooding due to the poor positioning of a drain.

A proposal will go to July Council for HTC to enter into the SCC roundabout sponsorship scheme.

Action: Deputy Town Clerk to see a quote for the annual maintenance of both roundabouts to establish the possible financial implication for HTC.

1. **Footpath No. 604 Definitive Map Modification Order**

Noted. HTC will not be speaking at the inquiry however will have a representative there.

1. **Next meeting**

21st July 2016

Meeting closed at 8.45pm

Signed:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Chairman of Planning**