



HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
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Planning & Highways Committee

Minutes of the meeting held at 7pm on 9 September 2021
Town Hall, High Street, Haslemere GU27 2HG

Chairman	Cllr Isherwood
Vice Chairman	Cllr Weldon*
Councillors	Arrick*, Barton*, Cole*, Davidson*, Dear*, Ellis, Hewett*, Keen*, Lloyd*, Robini*, Round* and Whitby

*Present

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: Pamela Fox and Allan Revers

60/21 Election of Chairman

Cllr Robini proposed Cllr Isherwood and Cllr Keen seconded the nomination.

There were no other nominations so a vote was taken and Cllr Isherwood was elected Chairman

61/21 Election of Vice-Chairman

Cllr Davidson proposed Cllr Weldon and Cllr Lloyd seconded the nomination.

There were no other nominations so a vote was taken and Cllr Weldon was elected Chairman

62/21 Apologies for absence

The committee accepted the absences of Cllrs Isherwood (ill), Whitby (holiday) and Ellis (family commitments)

63/21 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, Dear, Keen & Robini declared non-pecuniary interests as members of the WBC Western Area Planning Committee. They all reserve the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

64/21 Minutes of the last meeting

The minutes of the meeting held 12 August 2021 were agreed and signed as a true record.

65/21 Representations by the public

None

66/21 Planning decisions since August 2021 meeting and submitted to WBC – list 16 August 2021

Noted

Reference	Location	Proposal	Comment
WA/2021/01924	TALL TREES 13 PRIORSWOOD HASLEMERE GU27 1NF	Certificate of Lawfulness under S192 for erection of extension following demolition of existing extension.	No objection

WA/2021/01913	SQUIRRELS SCOTLAND LANE HASLEMERE GU27 3AB	Erection of single storey rear extension following demolition of existing conservatory and erection of raised balcony to front following removal of existing bay window.	No objection
CA/2021/01900	ST MARYS HOUSE TANNERS LANE HASLEMERE GU27 1BL	HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	no objection subject to tree officer consent

67/21 Planning applications

WA/2021/02119 at 12 Hillgarth, Hindhead

Allan Revers made representation to the committee in relation to application

The application proposes a two storey, four bed house in the garden of 12 Hillgarth with a new access onto the A287. He, and other residents, object to the application on the grounds of road safety and impact on the neighbours and surrounding area.

The proposed new access to the A287 is on a significant bend in a busy road. There is a strong concern regarding the visibility splay. Turning right into, or out of the site, would be a major hazard. The 40mph speed limit is regularly exceeded. He had witnessed a number of accidents along this stretch of road where drivers have lost control of their vehicles on the bend, including a vehicle driving straight through his perimeter hedge, fence and garden brick wall, stopping just short of the house wall. Traffic waiting to turn right into Hillgarth is regularly under threat from vehicles approaching from the rear that fail to stop safely in time and he had experienced a collision behind him for this reason. There will be a detrimental impact on neighbours and surrounding area. Loss of amenity space at no 2 and no 10 with significant loss of light from overshadow, loss of privacy from overlooking windows impacting nos. 10, 4 and 2, degradation of house separation. Ground level rises upward from no 2 to no 12. Proximity of proposed structure would be visually dominating, proposal is not in keeping with the entire area at Hillgarth which comprises 24 houses with good separation and gardens and the proposal shoehorns a dwelling into garden space between two established houses resulting in a cramped site and loss of amenity to three neighbouring houses and poor amenity space for the proposed dwelling itself.

7.04pm Cllr Round arrives during the presentation

7.11pm Cllr Barton arrives during the discussion

Reference	Location	Proposal	Comment
WA/2021/01945	14 PITFOLD AVENUE HASLEMERE GU27 1PN	Erection of extensions and alterations to elevations following demolition of existing extension.	No objection
WA/2021/01951	THE FIVE ELEMENTS 1 BEECH ROAD HASLEMERE GU27 2BX	Certificate of Lawfulness under S192 for conversion of loft to habitable space, alterations to roofline with dormers to rear elevation and rooflights to front elevation.	No objection
WA/2021/01946	HOLDFAST HOUSE HOLDFAST LANE HASLEMERE GU27 2EU	Change of use from agricultural/equestrian barn (Use Class Sul Generis) to ancillary residential (Use Class C3) along with associated alterations.	No objection
WA/2021/01947	HOLDFAST HOUSE HOLDFAST LANE HASLEMERE GU27 2EU	Construction of swimming pool and associated works.	No objection
WA/2021/01990	16 BARTHOLOMEW CLOSE HASLEMERE GU27 1EN	Erection of extensions and alterations to elevations.	No objection

WA/2021/01950	FORMER BARONS HINDHEAD LONDON ROAD HINDHEAD GU26 6AE	Erection of 38 dwellings, construction of access roads, parking areas, landscaping and associated works following demolition of existing buildings and remediation of land.	Objection - see separate comment
WA/2021/01977	2 BEACON HOUSE CHURT ROAD HINDHEAD GU26 6PE	Listed Building Consent for internal alterations	No objection subject to listed building officer consent
WA/2021/01970	HOMEWOOD 12 PINE BANK HINDHEAD GU26 6SR	Erection of single storey detached outbuilding	No objection
WA/2021/02027	LAND AT STURT ROAD, HASLEMERE GU27 3SE	Application under Section 73 of WA/2018/0275 to vary Condition 1 to allow changes to footprint, road and slab levels, layout (including to position of substation) and design (including alteration to house types).	Objection – see separate comment
WA/2021/02076	1 HIGH PITFOLD COTTAGES HIGH PITFOLD HINDHEAD GU26 6BN	Erection of extensions and alterations.	No objection
WA/2021/02068	25 ST CHRISTOPHERS ROAD HASLEMERE GU27 1DQ	Certificate of Lawfulness under S192 for erection of extension.	No objection
WA/2021/02049	7 THE AVENUE HASLEMERE GU27 1JT	Erection of a single storey extension and porch.	No objection
WA/2021/02014	33 LION LANE HASLEMERE GU27 1JF	Erection of single story side extension	No objection
WA/2021/02055	UPFOLD FARM HIGH PITFOLD HINDHEAD GU26 6BN	Erection of a single storey extension and extended garden wall.	No objection
WA/2021/02056	UPFOLD FARM HIGH PITFOLD HINDHEAD GU26 6BN	Listed Building Consent for erection of a single storey extension and extended garden wall.	No objection subject to Historic Building Officer consent
TM/2021/02058	23 TROUT ROAD HASLEMERE SURREY GU27 1RD	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 23/99	No objection subject to Tree Officer consent
WA/2021/02074	DOWNSIDE TENNYSONS LANE HASLEMERE GU27 3AF	Erection of extensions and alterations to existing single garage to create double garage with basement workshop (revision of WA/2021/0235).	No objection
WA/2021/02038	GRAYSWOOD BEECHES HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Erection of extensions, alterations to elevations and fenestration, part conversion of loft to habitable space, alterations to roofline with dormer and rooflights following demolition of existing orangery.	No objection
WA/2021/02057	BRACKENFELL GRAYSWOOD ROAD HASLEMERE GU27 2BP	Erection of a dwelling, entrance gates and piers and associated works following demolition of existing dwelling.	No objection

WA/2021/02017	CHAPTER HOUSE KEMNAL PARK HASLEMERE GU27 2LF	Erection of extension and alterations to elevations and fenestration.	No objection
WA/2021/02015	COPPER MILL COTTAGE GRAYSWOOD ROAD HASLEMERE GU27 2BP	Erection of extensions and alterations to elevations following demolition of existing extensions (revision of WA/2020/1642).	No objection
WA/2021/02053	VEMENTRY SCOTLAND LANE HASLEMERE GU27 3AB	Erection of a single storey extension and alterations including new front door location with open porch and bay window alterations.	No objection
WA/2021/02073	WINGFIELD 4 SCOTLANDS CLOSE HASLEMERE GU27 3AE	Erection of detached garage with room above, and addition of roof lights to main dwelling.	No objection
WA/2021/02035	HEATHER HILL 64 PETWORTH ROAD HASLEMERE GU27 3AU	Application under Section 73A to remove Condition 4 of WA/2020/1201 (erection of a permanent screen) to remove the requirement for a screen.	No objection
WA/2021/02042	LONG REACH HOUSE TOWER ROAD HINDHEAD GU26 6SL	Erection of extensions and alterations to elevations, conversion of existing attached garage to habitable space and erection of detached garage.	No objection
WA/2021/02016	VINE COTTAGE BEACON HILL ROAD HINDHEAD GU26 6NR	Erection of extension, alterations to fenestration and erection of outbuilding with associated landscaping following demolition of existing outbuildings.	No objection
WA/2021/02044	3 WILLIAN PLACE HINDHEAD GU26 6QZ	Erection of extension, alterations to elevations and demolition of chimney stack.	No objection
WA/2021/02124	2 WOODLANDS LANE HASLEMERE GU27 1JU	Erection of first floor dormer extension with alterations to elevations and fenestration.	No objection
WA/2021/02086	BLUE HILLS (FORMERLY LANDFALL) THREE GATES LANE HASLEMERE GU27 2ET	Change of use of land from agricultural to equestrian use; erection of a stable block.	No objection
WA/2021/02084	1-3 HIGH STREET HASLEMERE GU27 2HG	Change of use of first floor retail space (Use Class A1) to form 2 residential units (Use Class C3); alterations to ground floor retail space (Use Class A1) to provide up to 3 commercial business and service units (Use Class E).	No objection
WA/2021/02119	12 HILLGARTH HINDHEAD GU26 6PP	Erection of a dwelling and new vehicular access with associated works.	27/09 Objection

WA/2021/02119 12 HILLGARTH, HINDHEAD GU26 6PP

Following representations made by Allan Revers the committee discussed the application before it. There is real concern about the speed of traffic on the A287 where the new access way would come out. It disagrees with the transport statement that the visibility splay is acceptable. Cars routinely travel at much higher speeds than 40mph along this stretch of road. It is "too much house on too little space" constituting overdeveloping of the site and not in keeping with the character of Hillgarth and surrounds. The loss of amenity to neighbours by way of overlooking and there is a concern that there is an error on one of the plans which shows a strip of land being utilised by the applicant,

but which is thought to be owned by Surrey County Council. Finally the proposal looks to require the removal of a copse of trees. The committee agreed to **object** on those grounds.

WA/2021/01950 - FORMER BARONS HINDHEAD LONDON ROAD HINDHEAD GU26 6AE

The committee discussed this proposal at length and agreed to **object** to this application on the grounds of the complete lack of affordable housing being offered because it is not viable for the developer to deliver such, whilst maintaining it's 20% profit margin. This is a prime brownfield site, right next to the popular Devil's Punchbowl, and is highly likely to be an allocated site in the forthcoming Local Plan Part 2. It is frustrating that, yet again, the housing mix being offered does not include any kind of affordable housing for local residents. It was also felt the application offered insufficient sustainable transport measures and electric vehicle car charging points.

WA/2021/02027 LAND AT STURT ROAD, HASLEMERE GU27 3SE

It was felt by the committee that insufficient detail has been provided to make a proper assessment of this application. However, it is concerned that there are already issues from the site with water runoff and flooding.

In addition, a neighbour has expressed concerns of about a vertical drop (approx. 14 foot) at the end of their garden at Sunbrow, which shares the boundary with this site, which does not appear to have any retaining structure in place. Building control is requested to do an on-site inspection.

68/21 Decisions and Appeals

The list was noted.

69/21 Highways Update

CLlr Keen advised that local residents are pleased grass is now being cut, particularly at junctions where it has impacted on visibility.

CLlr Robini advised that a lot of potholes have now been dealt with but the work has culminated in a lot of roadworks, which is producing complaints from some residents.

70/21 Next meeting

7th October 2021

Meeting closed at 8.09pm

Signed: _____ Date: _____

Chairman of Planning