



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 28 April 2022
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: member of the public

Prior to the meeting Cllr Weldon gave a short tribute to the recently deceased Cllr Pete Isherwood, in particular commending him for all the work he did on behalf of the Planning and Highways committee.

A minute's silence was held in his memory.

45/22 Apologies for absence

The committee accepted the absences of Cllrs Barton & Ellis (family commitments) and Lloyd (work commitments).

46/22 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.

Cllr Whitby declared a non-pecuniary interest as a relative works in the Enforcement Section of the WBC Planning Department.

47/22 Minutes of the last meeting

The minutes of the meeting held 31 March 2022 were agreed and signed as a true record.

48/22 Representations by the public

None.

49/22 Planning decisions since 31 March 2022 meeting and submitted to WBC – weekly list 4 April 2022

Noted.

Reference	Location	Proposal	Comment
WA/2022/01069	15 OAK TREE LANE HASLEMERE GU27 1PQ	Hip to gable and dormer roof extensions to provide additional habitable accommodation in roof space.	No objection

PRA/2022/01080	19 SUNVALE AVENUE HASLEMERE GU27 1PH	The erection of single storey rear extension which would extend beyond the rear wall of the original house by 5.50m, for which the height would be 4m, and for which the height of the eaves would be 3m.	No objection
WA/2022/01039	LITTLE MANOR, GRAYSWOOD ROAD, HASLEMERE GU27 2DF	Application under Section 73 to vary condition 1 of WA/2020/1608 (approved plans) to allow a reduction in the depth of the permitted extension, additional open porch canopy; discharge of condition 3 regarding details of retaining walls and steps.	No objection.
WA/2022/01034	SOUTHCOTE HUNTINGTON HOUSE DRIVE HINDHEAD GU26 6BG	Erection of detached outbuilding for use as ancillary habitable accommodation following demolition of existing detached garage.	No objection - subject to the proposed habitable accommodation remaining ancillary to main house.
WA/2022/01068	TARN COTTAGE TARN ROAD HINDHEAD GU26 6TP	Installation of 2 rooflights to east elevation and alterations to window on north elevation.	No objection
WA/2022/01049	SPRINGFIELD FARM HYDE LANE CHURT FARNHAM	Use of the existing barn/stable to provide a dwelling including alterations and associated parking.	Extension to deadline given to 29 April 2022

50/22 Planning applications

Ref	Site Address	Proposal	Comments
WA/2022/01049	SPRINGFIELD FARM HYDE LANE CHURT FARNHAM	Use of the existing barn/stable to provide a dwelling including alterations and associated parking.	Objection – see separate comment below
WA/2022/01123	CHAPMAN HOUSE MEADWAY HASLEMERE GU27 1NN	Erection of an extension and alterations to form 2 additional dwellings and associated works (revision of WA/2021/02448).	No objection but see separate comment below
WA/2022/01148	2A WEY HILL HASLEMERE GU27 1BX	Alterations to create 1 additional flat.	Objection – see separate comment below
WA/2022/01147	HATHERLEIGH, TOWER ROAD, HINDHEAD GU26 6SP	Application under Section 73 for variation of condition 1 of WA/2020/0171 (approved plans) to allow alterations to carports to provide garages with living accommodation above, addition of single storey rear garden rooms on all plots, addition of second floor room in the roof for plots 1, 2, 3, 5 and 6.	No objection but see separate comment below

WA/2022/01172	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE	Approval of all reserved matters following outline approval of WA/2021/0201 for the erection of a dwelling.	Objection – see separate comment below
S52/2022/01205	LAND AT STURT ROAD, HASLEMERE GU27 3SE	Request to modify a Section 106 legal agreement (WA/2017/1346) changes in relation to Mortgagee in Possession Clauses so they align with the scheme being delivered as an all affordable scheme, retention of the management of the public open space and deleting reference to the site access works which was a separate application and has already been approved by the planners.	No objection unless the public open space referred to in the application is the agreed SANG land
NMA/2022/01110	28 THE AVENUE HASLEMERE GU27 1JT	Amendment to WA/2022/00052 for amending fenestration and changing from roof lantern to roof lights.	No objection
WA/2022/01102	LITTLE HOME CLOSE GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DE	Erection of two storey extension and alterations to elevations following demolition of single storey extension.	No objection, subject to Listed Building Officer consent
WA/2022/01101	LITTLE HOME CLOSE GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DE	Listed Building consent for extensions and alterations to elevations together with internal alterations.	No objection, subject to Listed Building Officer consent
WA/2022/01137	HOPE COTTAGE STEEPWAYS HINDHEAD GU26 6PG	Erection of extensions and alterations.	No objection
WA/2022/01169	WEYDOWN HOUSE WEYDOWN ROAD HASLEMERE GU27 1DS	Certificate of Lawfulness under Section 191 for existing building works for construction of a tennis court and installation of a pair of metal gates, as it is more than 4 years since the operations and use of the building commenced.	No objection
WA/2022/01193	BUILDING 3 QUAIL HOUSE FARM HYDE LANE FARNHAM GU10 2LP	Change of use from agricultural use to storage (Use Class B8).	No objection
TM/2022/01226	3 DEEPDENE HASLEMERE GU27 1RE	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	No objection subject to tree officer approval
WA/2022/01240	HIGHCOMBE EDGE TILFORD ROAD HINDHEAD GU26 6SJ	Provision of an external stand-alone disability lift serving ground and first floors.	No objection

WA/2022/01049 SPRINGFIELD FARM, HYDE LANE, CHURT, FARNHAM

The committee agreed to **object** to this application on the following grounds:

- It constitutes inappropriate development as no special circumstances have been demonstrated that would outweigh the harm done to the Green Belt as per policy RE2 of the Local Plan Part 1, and paragraph 147 of the NPPF, and to allow it would set a precedent; and
- The application is contrary to policy H1.3 of the Haslemere Neighbourhood Plan as it is outside the settlement boundary and does not conform with national or local planning policies.

WA/2022/01123 CHAPMAN HOUSE, MEADWAY, HASLEMERE GU27 1NN

The committee discussed this application at some length. It was pleased to see a modified application with the removal of the additional floor. However, it noted concerns about overlooking neighbouring properties.

The committee agreed to not object, **but** it would like to see a condition imposed on any approval of the application that use of the flat roof cannot be used by occupiers in any recreational way in order that neighbouring properties are not overlooked.

WA/2022/01148 2A WEY HILL, HASLEMERE GU27 1BX

The committee agreed to **object** to this application on the following grounds:

- No adequate provision for parking has been made contrary to WBC Parking Guidelines 2013, policy ST1 of the Local Plan Part 1 and policy H7 of the Haslemere Neighbourhood Plan.

WA/2022/01147 HATHERLEIGH, TOWER ROAD, HINDHEAD GU26 6SP

The committee agreed not to object following members discussing the merits of the application. Some felt that by adding bulk to the buildings it amounted to overdevelopment of the site, others felt that it was inevitable that future occupiers may look to extend. By the developer being allowed the alterations at this stage there would be harmony of design across the site. However, it would like officers to consider the neighbour's concerns about overlooking.

WA/2022/01172 LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE

The committee agreed to **object** to this application on the following grounds:

- It felt the development would harm the visual character of the area particularly in respect of the design, which it found very poor, contrary to saved policies D1 & D4 of the Local Plan, policy TD1 of the Local Plan Part 1 and the Haslemere Design Statement.

51/22 Decisions and Appeals

The list was noted.

52/22 Highways Update

Cllr Robini will be meeting with Highways officers shortly but there was nothing to update following the Easter break.

53/22 Next meeting

26 May 2022

Meeting closed at 7.51pm

Signed: _____ Date: _____

Chairman of Planning