



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 31 March 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

35/22 Apologies for absence

The committee accepted the absences of Cllrs Isherwood & Ellis (ill health), Arrick (work), Barton (family commitment) and Dear (Mayoral engagement).

No apologies were received from Cllr Lloyd.

36/22 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, 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.

37/22 Minutes of the last meeting

The minutes of the meeting held 3 March 2022 were agreed and signed as a true record.

38/22 Representations by the public

None

39/22 Planning decisions since 3 March 2022 meeting and submitted to WBC – list 07/03/22

Reference	Location	Proposal	Comment
WA/2022/00741	WEST DOWN LODGE PORTSMOUTH ROAD HINDHEAD GU26 6BQ	Outline application with some matters reserved for the erection of 1 dwelling.	Extension agreed to 01/04/22

WA/2022/00725	FAIRACRE FARNHAM LANE HASLEMERE GU27 1HA	Extensions and alterations to roof and alterations to attached garage to provide additional habitable accommodation, alterations to elevations with associated landscaping.	No objection
WA/2022/00724	CHASE HOUSE HINDHEAD ROAD HINDHEAD GU26 6AY	Certificate of Lawfulness under Section 192 for erection of outbuilding for use as a garage and residential storage.	No objection
PRA/2022/00756	FIRST FLOOR STEVENSON HOUSE WEY HILL HASLEMERE GU27 1BX	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use from commercial, business and service (Use class E) to 2 dwellings (Use class C3).	Extension agreed to 01/04/22
WA/2022/00758	WELL LANE HOUSE WELL LANE HASLEMERE GU27 2LB	Change of use from of ground floor from former Use Class B1a(office) to Use Class C3 (residential) use to provide 1 dwelling; erection of two storey extension and associated works.	Extension agreed to 01/04/22
TM/2022/00732	HIGHCLERE SCOTLANDS DRIVE HASLEMERE GU27 2FJ	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/07	No objection subject to tree officer consent
WA/2022/00768	MAROUSI WEYDOWN ROAD HASLEMERE GU27 1DR	Erection of outbuilding for use as a garage and store with ancillary accommodation above and external staircase.	No objection
WA/2022/00733	HILARY COTTAGE 2 MUSEUM HILL HASLEMERE GU27 2JR	Erection of porch.	No objection
WA/2022/00734	LAND COORDINATES 487607 137907 HYDE LANE CHURT FARNHAM	Erection of agroforestry building to serve woodland (revision of WA/2020/0481).	awaiting confirmation of extension to submit comment to 1 April
WA/2022/00722	5 GOLF LINKS AVENUE HINDHEAD GU26 6PQ	Alterations to detached garage to provide additional habitable accommodation with associated landscaping.	Extension agreed to 01/04/22
TM/2022/00772	HILL HOUSE 4 GREENING WOOD TILFORD ROAD HINDHEAD GU26 6TB	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA323	No objection subject to tree officer consent

40/22 Planning applications

Ref	Site Address	Proposal	Comments
WA/2022/00741	WEST DOWN LODGE PORTSMOUTH ROAD HINDHEAD GU26 6BQ	Outline application with some matters reserved for the erection of 1 dwelling.	No objection
PRA/2022/00756	FIRST FLOOR STEVENSON HOUSE WEY HILL HASLEMERE GU27 1BX	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use from commercial, business and service (Use class E) to 2 dwellings (Use class C3).	No objection

WA/2022/00758	WELL LANE HOUSE WELL LANE HASLEMERE GU27 2LB	Change of use from of ground floor from former Use Class B1a(office) to Use Class C3 (residential) use to provide 1 dwelling; erection of two storey extension and associated works.	No objection – see separate comment below
WA/2022/00734	LAND COORDINATES 487607 137907 HYDE LANE CHURT FARNHAM	Erection of agroforestry building to serve woodland (revision of WA/2020/0481).	Objection – see separate comment below
WA/2022/00722	5 GOLF LINKS AVENUE HINDHEAD GU26 6PQ	Alterations to detached garage to provide additional habitable accommodation with associated landscaping.	No objection
WA/2022/00857	1 SICKLE MILL HOUSE STURT ROAD HASLEMERE GU27 3RU	Alterations to provide terrace with glass railing and access from dwelling.	No objection
WA/2022/00859	1 SICKLE MILL HOUSE STURT ROAD HASLEMERE GU27 3RU	Listed Building Consent for erection of porch and internal alterations.	No objection subject to Listed Building Officer consent
WA/2022/00860	1 SICKLE MILL HOUSE STURT ROAD HASLEMERE GU27 3RU	Erection of porch.	No objection
WA/2022/00858	1 SICKLE MILL HOUSE STURT ROAD HASLEMERE GU27 3RU	Listed Building consent for external alterations.	No objection subject to Listed Building Officer consent
WA/2022/00807	THE OLD ORCHARD KEMNAL PARK HASLEMERE GU27 2LF	Erection of a replacement dwelling, detached garage and associated work following demolition of existing dwelling.	Objection – see separate comment
WA/2022/00883	MERESTON HOUSE 23 COURTS HILL ROAD HASLEMERE GU27 2PN	Erection of extensions and alterations to bungalow to form a chalet bungalow including dormer windows, rooflights and pv solar panels.	No objection
WA/2022/00817	TOWN HOUSE 49 HIGH STREET HASLEMERE GU27 2JY	Erection of outbuilding, construction of swimming pool and replacement railings and entrance gates.	Objection – see separate comment below
WA/2022/00816	TOWN HOUSE 49 HIGH STREET HASLEMERE GU27 2JY	Listed Building consent for replacement railings and gates.	No objection subject to Listed Building Officer consent
WA/2022/00829	LAND KNOWN AS NICOLS FIELD CHURT ROAD HINDHEAD	Change of use of land to community recreation and sport including parking and associated works (Use Class F2).	No objection
WA/2022/00943	BLACKDOWN COTTAGE DENBIGH ROAD HASLEMERE GU27 3AP	Erection of a first floor extension over existing garage and alterations to provide an ancillary annexe together with minor elevational changes to the main dwelling.	No objection subject to the annexe remaining ancillary to the main building
WA/2022/00855	11 THE FURLONGS, DEEPDENE, HASLEMERE GU27 1RE	Application under Section 73 to vary condition 1 of WA/2021/0218 (approved plan numbers) to allow for reduction in size of proposed scheme.	No objection

WA/2022/00824	LAND COORDINATES 487659 134101 HIGH PITFOLD HINDHEAD	Construction of a sand school with surrounding post and rail fence.	No objection
WA/2022/00899	103 LION LANE HASLEMERE GU27 1JL	Alterations to roofspace to provide habitable accommodation; erection of single storey extension (revision of WA/2021/02928).	No objection
WA/2022/00871	22 CHESTNUT AVENUE HASLEMERE GU27 2AT	Certificate of Lawfulness under Section 192 for alterations to roof including dormer extension with juliet balcony and rooflights to provide additional habitable accommodation.	No objection
WA/2022/00870	WOODLANDS CLAMMER HILL ROAD GRAYSWOOD HASLEMERE GU27 2DX	Erection of extension and alterations following demolition of existing attached garage.	No objection
WA/2022/00827	DIDLICOTT 1 HILL ROAD HINDHEAD GU26 6QN	Erection of extensions and alterations following demolition of existing garage and conservatory (revision of WA/2022/00229).	No objection
WA/2022/00949	DENE END FARM MIDHURST ROAD HASLEMERE GU27 3AA	Erection of a detached garage.	No objection
WA/2022/00942	LITTLE MEADOW ASH TREE CLOSE GRAYSWOOD HASLEMERE GU27 2DS	Certificate of Lawfulness under Section 192 for replacement fenestration, soffits and guttering.	No objection
WA/2022/00945	HILL BRAE COTTAGE CLOVELLY ROAD HINDHEAD GU26 6RW	Erection of a garage and workshop with associated works following demolition of existing garage.	No objection
WA/2022/00395	14 GLENVILLE GARDENS HINDHEAD GU26 6SX	Erection of extension (amended).	No objection
WA/2021/02076	1 HIGH PITFOLD COTTAGES HIGH PITFOLD HINDHEAD GU26 6BN	Erection of extensions and alterations (as amplified by preliminary ecological appraisal/bat survey report received 02/11/2021 and amended by plans received 07/02/2022).	No objection
WA/2022/00981	64 WEY HILL HASLEMERE GU27 1HN	Erection of a first floor side and roof extension to existing habitable accommodation; alterations to shopfront.	No objection
WA/2022/00986	23 UNDERWOOD ROAD HASLEMERE GU27 1JQ	Erection of outbuilding for use as a garden room and storage following demolition of existing garage.	No objection
TM/2022/00973	10 DEEPDENE HASLEMERE GU27 1RE	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 22/99	No objection subject to tree officer approval
WA/2022/00983	LITTLE STROUD GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DJ	Erection of extensions and alterations to elevations and roof, including dormer extensions, to provide a two storey dwelling.	No objection
WA/2022/01023	HUMEWOOD HOUSE CHURCH LANE HASLEMERE GU27 2BJ	Erection of extensions and alterations to elevations together with a carport.	No objection

TM/2022/00968	HOLTES 2 PARK ROAD HASLEMERE GU27 2NL	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER HIND 19	No objection subject to tree officer approval
NMA/2022/00992	27 BRIDGE ROAD HASLEMERE GU27 2AY	WA/2021/02322- Glazing alterations: rear glazing revised and skylight moved West by 150mm. - Roof material alteration: changed from standing seam zinc to dark grey EPDM. - Rear glazing revised to maximise sunlight and for ease of construction (one lintel rather than two). - Skylight moved 150mm to align with edge of glazing. - Roof material revised to dark grey EPDM for ease of construction and to match local flat roof finishes (same colour of the permitted zinc).	No objection
WA/2022/01003	GREEN RIDGES CHURT ROAD HINDHEAD GU26 6HY	Construction of dormer windows and alterations to outbuilding.	No objection
WA/2022/01002	GREEN RIDGES CHURT ROAD HINDHEAD GU26 6HY	Certificate of Lawfulness under Section 192 for erection of three single storey extensions and alterations to elevations.	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

WA/2022/00758 WELL LANE HOUSE, WELL LANE, HASLEMERE, GU27 2LB

The committee discussed this application and felt that it had no material grounds to object to it. However, it wanted to register its disappointment about the loss of office space for an important facility in our town. Members felt that it would be difficult to find new premises particularly at a time when more people will need the CAB service.

WA/2022/00734 LAND COORDINATES 487607 137907 HYDE LANE CHURT

Members felt that this proposal appears to be much more than an agroforestry building and had all the hallmarks of a domestic dwelling. It voted to **object** on the following grounds:

- It constitutes inappropriate development in the Green Belt as no special circumstances have been demonstrated that would outweigh the harm done contrary to policy RE2 of the Local Plan Part 1 and to allow it would set a precedent;
- It fails to protect or enhance the character of the AONB & AGLV contrary to policies RE, RE & TD1 of the Local Plan Part 1; and
- The building has already been erected, and is subject to enforcement action, which has resulted in this application.

WA/2022/00807 THE OLD ORCHARD, KEMNAL PARK, HASLEMERE GU27 2LF

The committee discussed this application at some length. It looked at the suitability of access for construction traffic and noted that neighbours had concerns about overlooking. It had concerns that the design of the building was out of keeping of the character of the area and the amount of light pollution that would be caused by the floor to ceiling windows. It voted to **object** on the following grounds.

- The design is out of keeping with, and detrimental to, the character and appearance of the area, contrary to policy TD1 of the Local Plan Part 1 and retained policies D1 & D4 of the Local Plan 2002.
- Concern about light pollution given the floor to ceiling windows and the adverse impact on local wildlife and neighbouring properties contrary to policy H10 of the Haslemere Neighbourhood Plan.

WA/2022/00817 TOWN HOUSE, 49 HIGH STREET, HASLEMERE GU27 2JY

The committee discussed this application with the associated application WA/2022/00816. The house and its curtilage sit close to road in the Conservation Area. It was concerned to note there was no mention of any archaeological assessment of the site given the nature of the proposed works and possible noise pollution from the pumps. It voted to **object** on the following grounds.

- The building, and garden walls, are Grade II* listed within the Haslemere Conservation area and an area of high archaeological potential. Given the proposal will involve ground disturbance no archaeological assessment of the site has been submitted as part of the application, contrary to retained policy HE14 of the Local Plan 2002 and policy HA1 of the Local Plan Part 1.
- It has concerns that the swimming pool is being situated too closely to the protected garden walls and is not safeguarding this heritage asset contrary to policy HA1 of the Local Plan Part 1.

41/22 Decisions and Appeals

The list was noted.

42/22 Highways Update

No updates recorded.

43/22 Licencing application

No objection.

44/22 Next meeting

28th April 2022

Meeting closed at 20.22

Signed: _____ Date: _____

Chairman of Planning