



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 12 August 2021
At 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: three members of the public

48/21 Apologies for absence

The committee accepted the absences of Cllrs Isherwood (ill-health), Round (trustees meeting Haslewey), Lloyd (holiday) and Barton (no reason given).

49/21 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.

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

50/21 Minutes of the last meeting

The minutes of the meeting held 29 April 2021 were agreed and signed as a true record.

51/21 Representations by the public

None

52/21 Planning decisions since July 2021 meeting and submitted to WBC – list 19 July 2021

Noted

Ref	Proposal	Site Address	Comments
WA/2021/01630	79 WEY HILL HASLEMERE GU27 1HN	Removal of chimney stack.	No objection
WA/2021/01716	BORDER COTTAGE LITTLE HAMMER LANE BRAMSHOTT CHASE HINDHEAD GU26 6BT	Erection of extension and detached garage following demolition of existing detached garage.	No objection
WA/2021/01685	APRIL COTTAGE POLECAT VALLEY HINDHEAD GU26 6BE	Erection of a single storey rear extension.	No objection

WA/2021/01672	CHURCH HILL HOUSE CHURCH HILL HASLEMERE GU27 1BW	Erection of a single storey outbuilding.	No objection subject to Historic Building Officer consent
WA/2021/01652	JESSES GRAYSWOOD ROAD HASLEMERE GU27 2BS	Listed Building Consent for internal alterations including removal of a stud wall between two bedrooms and install an additional beam.	No objection subject to Historic Building Officer consent
WA/2021/01653	LITTLE ALDERS THREE GATES LANE HASLEMERE GU27 2LE	Erection of extensions, alterations and erection of detached garage with study over following demolition of existing garage and outbuilding.	No objection
WA/2021/01707	TELEPHONE EXCHANGE WEST STREET HASLEMERE GU27 2AP	Provision of 3 storage containers for materials and equipment in support of the local telecoms infrastructure.	No objection
TM/2021/01633	GROVERS MANOR WOOD ROAD HINDHEAD GU26 6JP	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/00	No objection subject to tree officer consent
WA/2021/01683	CLOVELLY BEACON HILL ROAD HINDHEAD GU26 6QD	Erection of a single storey side extension and rear dormer window to create habitable roof space.	No objection

53/21 Planning applications

WA/2021/01774 Little Heath, Linkside West, Hindhead

Barry Wyeth spoke against this proposal on behalf of local residents; the key points of objection being:

- Linkside West and adjoining streets are characterised by detached properties on large plots. This proposal would be out of keeping;
- The area is a low density residential area akin to Weydown Road and Derby Road and, as such, should be afforded the same protection (BE6 Local Plan 2002);
- Previous applications to sub-divide plots have been refused by WBC, so clear precedent has been established;
- Application amounts to garden grabbing. NPPF excludes private residential gardens from being considered as brownfield sites; and
- Any suggestion of an historic intention to develop at a higher density has no relevance to this application.

Ref	Proposal	Site Address	Comments
WA/2021/01774	LITTLE HEATH LINKSIDE WEST HINDHEAD GU26 6PA	Erection of 2 dwellings and associated works following demolition of existing outbuilding; alterations and extensions to existing dwelling.	OBJECTION – see below
WA/2021/01743	44 WEYSRINGS HASLEMERE GU27 1DE	Certificate of Lawfulness under Section 192 for erection of an outbuilding ancillary to main dwelling with associated landscaping.	No objection
WA/2021/01725	53 HIGH STREET HASLEMERE GU27 2JY	Erection of a detached double garage following demolition of existing garage.	No objection
WA/2021/01752	THE WHITE HOUSE GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DJ	Listed Building consent for erection of extension and alterations with associated landscaping following demolition of existing extension.	No objection

WA/2021/01754	THE WHITE HOUSE GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DJ	Erection of extension and alterations with associated landscaping following demolition of existing extension.	No objection
WA/2021/01731	LITTLE CHANTRY TILFORD ROAD HINDHEAD GU26 6RD	Erection of extensions and alterations to elevations.	No objection
NMA/2021/01765	LITTLE MEAD, CHURCH LANE, HASLEMERE GU27 1AT	Section 96A Non-Material Amendment of application to WA/2017/1562 (refer covering letter dated 19 July 2021)	Info only
WA/2021/01371	LONGDOWN HOLLOW HINDHEAD ROAD HINDHEAD GU26 6AY	Alterations to existing garage to form habitable accommodation.	No objection
WA/2021/01839	UNIT 6 KINGS ROAD INDUSTRIAL ESTATE HASLEMERE GU27 2QH	Erection of steel frame industrial unit following demolition of existing unit (revision of WA/2020/1806).	No objection
WA/2021/01773	LAND OPPOSITE JUNCTION OF GLEN LEA NUTCOMBE LANE HINDHEAD	Certificate Of Lawfulness Under Section 191 for the continuous use of keeping non-agricultural horses for a period of more than 10 Years. Land has been used continuously for a period in excess of 10 years for keeping non-agricultural horses and is so being used today.	No objection
WA/2021/01846	BEECHWOOD HINDHEAD ROAD HASLEMERE GU27 1LP	Erection of extensions and alterations following demolition of existing external porch.	No objection
WA/2021/01845	7 WEYSRINGS HASLEMERE GU27 1DF	Erection of a two storey rear/side extension.	No objection
TM/2021/01782	6 FOX ROAD HASLEMERE GU27 1RG	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/99	No objection subject to tree officer consent
WA/2021/01795	KANTARA HIGH LANE HASLEMERE GU27 1BD	Erection of extensions and alterations to elevations, and erection of garage following demolition of existing.	No objection
TM/2021/01783	3 THE SPINNEY WEYCOMBE ROAD HASLEMERE GU27 1SP	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA207	No objection subject to tree officer consent
PRA/2021/01807	SECOND FLOOR WELL LANE HOUSE HASLEMERE GU27 2LB	Prior Notification Application G.P.D.O. Part 3, Class O - Change of use from former Class B1a(office) to Use Class C3 (residential) use to provide 1 dwelling.	No objection
PRA/2021/01808	FIRST FLOOR WELL LANE HOUSE HASLEMERE GU27 2LB	Prior Notification Application G.P.D.O. Part 3, Class O - Change of use from former Class B1a(office) to Use Class C3 (residential) use to provide 1 dwelling.	No objection
WA/2021/01794	TERRIGAL GROVE ROAD HINDHEAD GU26 6QR	Erection of extensions and alterations together with new entrance gates.	No objection
WA/2021/01852	23 JUNCTION PLACE HASLEMERE GU27 1LE	Erection of single storey rear extension and detached garage (follows invalid application WA/2020/0761).	Comment to follow
WA/2021/01858	BRAMSHOTT LODGE WOOLMER HILL ROAD HASLEMERE GU27 1QA	Erection of extension following demolition of existing conservatory.	No objection

PRA/2021/01867	MOORLAND CHASE TILFORD ROAD HINDHEAD GU26 6RB	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.60m, for which the height would be 3.96m, and for which the height of the eaves would be 2.60m.	No objection
NMA/2021/01869	BYWOOD HOUSE, BUNCH LANE, HASLEMERE GU27 1ET	WA/2019/1565 Removal of Utility room extension and revisions to right elevation extension	Information only

WA/2021/01774 Little Heath Linkside West

After some discussion, the Committee agreed to **object** to this application on the following grounds:

- This proposal constitutes overdevelopment of the site and is completely out of keeping with the character of the local area contrary to retained policies D1 and D4 of the Local Plan 2002 and TD1 of Local Plan Part 1;
- It's cramped and crowded layout does not provide external amenity space for future occupiers contrary to retained policy D4 of the Local Plan 2002 and TD1 of Local Plan Part 1;
- It considers that the development will harm the general amenity to the neighbours by way of overlooking contrary to retained policies D1 and D4 and TD1 of Local Plan Part 1;
- It represents poor design which does not respect the local character of the area contra D4 of the Local Plan, TD1 of the Local Plan Part 1 and the Haslemere Design Statement;
- The development's parking provision theoretically meets the overall minimum requirements set out by WBC in its Parking Guidelines October 2013. However, practically it equates to only 8 spaces for three houses with 4+ bedrooms, which will mean one house will not meet the prescribed minimum.
- Linkside West is a narrow cul de sac and any on street parking will impact on road users and pedestrians and change the character of the road.

54/21 Decisions and Appeals

The list was noted.

55/21 Highways Update

Cllr Whitby noted that the electric 30mph sign on the Hindhead to Holy Cross stretch of the Hindhead Road appears be constantly flashing and needs looking at

Cllr Arrick raised concerns about the speeds being driven on the Tilford Road/Churt Road along the Golden Valley and wants SCC to reduce the speed limited. Cllr Robini confirmed SCC wouldn't entertain the idea. It was a police enforcement matter, and perhaps a local voluntary speed watch group to be put together to get evidence of the speeds reached.

56/21 South Downs NPA Design Guide consultation

Noted and no comments to submit.

57/21 WBC Licensing Consultation

Noted and no comments to submit.

58/21 Draft West Sussex Transport Plan 2022-2036 consultation

Noted and no comments to submit.

59/21 Next meeting

9th September 2021

Meeting closed at 7.37pm

Signed: _____ Date: _____

Chairman of Planning