



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 4 November 2021
at the 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: Sam Dudman and another member of the public

81/21 Apologies for absence

The committee accepted the absences of Cllrs Isherwood & Ellis (ill health), Arrick & Dear (prior engagements) and Barton (family commitment)

82/21 Declarations of Pecuniary and Non-Pecuniary Interests

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

Cllrs Keen and Robini declared non-pecuniary interests in WA/2021/02448 as they know a neighbour who is present at the meeting and objecting to the application.

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.

83/21 Minutes of the last meeting

The minutes of the meeting held 7 October 2021 were agreed and signed as a true record.

84/21 Representations by the public

None

85/21 Planning decisions since October 2021 meeting and submitted to WBC – list 11 October 2021

Noted

Ref	Proposal	Site Address	Comment
WA/2021/02436	4 STURT ROAD HASLEMERE GU27 3SB	Erection of a lower ground floor rear extension.	No objection

WA/2021/02406	TECHNOLOGY HOUSE CHURCH ROAD HASLEMERE GU27 1NU	Erection of a building comprising 9 residential units and a ground floor retail unit together with associated works following demolition of existing building.	Extension of time to comment allowed so that the committee could discuss this
WA/2021/02429	36 HIGH STREET HASLEMERE GU27 2HJ	Application for display of illuminated and non illuminated signs; repaint of shop front.	No objection
WA/2021/02420	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	Erection of a building to provide 8 residential units with associated refuse/cycle store and parking.	Extension of time to comment allowed so that the committee could discuss this
TM/2021/02391	BEACON HILL COURT HINDHEAD SURREY GU26 6PU	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 23/00	No objection subject to tree officer approval
TM/2021/02416	1 PINE BANK HINDHEAD SURREY GU26 6SR	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 30/99	No objection subject to tree officer approval
CA/2021/02422	PILGRIMS TANNERS LANE HASLEMERE GU27 1BL	HASLEMERE CONSERVATION AREA WORKS TO TREE	For info only
CA/2021/02411	HEATH COTTAGE 29 SHEPHERDS HILL HASLEMERE GU27 2NB	HASLEMERE CONSERVATION AREA WORKS TO TREES	For info only
CA/2021/02417	HUMEWOOD HOUSE CHURCH LANE HASLEMERE GU27 2BJ	HASLEMERE CONSERVATION AREA REMOVAL OF TREES	For info only

86/21 Planning applications

Mr Sam Dudman addressed the committee in relation to his objections to application **WA/2021/02448** Chapman House, Meadway.

His objections covered visual amenity, loss of privacy and overlooking, overbearing and overshadowing, inadequate parking provision and highway safety, light nuisance and destruction of a tree subject to a Tree Protection Order.

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CA/2021/02417	HUMEWOOD HOUSE CHURCH LANE HASLEMERE GU27 2BJ	HASLEMERE CONSERVATION AREA REMOVAL OF TREES	For info only
WA/2021/02448	CHAPMAN HOUSE MEADWAY HASLEMERE GU27 1NN	Erection of extensions and alterations to roof to provide 7 dwellings and associated landscaping works following partial demolition of existing storage building.	OBJECTION – see comment below
WA/2021/02454	19 DERBY ROAD HASLEMERE GU27 1BS	Certificate of Lawfulness under S192 for erection of single storey side extension.	No objection
WA/2021/02480	COURTS MOUNT BARN 6 COURTS MOUNT ROAD HASLEMERE GU27 2PP	Construction of dormer and alterations to existing dormer to provide additional habitable accommodation following removal of chimney stack.	No objection
WA/2021/02485	THE OLD POST OFFICE BEACON HILL ROAD HINDHEAD GU26 6QL	Erection of 2 storey extension, alterations to elevations and associated works.	OBJECTION – see comment below

TM/2021/02445	TAN HOUSE WOOD ROAD HINDHEAD GU26 6PZ	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 25/00	No objection subject to tree officer approval
TM/2021/02469	NEWLYN CHURT ROAD HINDHEAD GU26 6PR	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/00	No objection subject to tree officer approval
CA/2021/02472	12 A SHEPHERDS HILL HASLEMERE GU27 2NF	HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	For info only
NMA/2021/02492	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE	Amendment to WA/2019/0337 to allow the development to be completed in phases.	For info only
CA/2021/02473	ST BARTHOLOMEWS C OF E SCHOOL DERBY ROAD HASLEMERE GU27 1BP	HASLEMERE CONSERVATION AREA WORKS TO TREES	For info only
CA/2021/02494	OLIVERS HOUSE 53 HIGH STREET HASLEMERE GU27 2JY	HASLEMERE CONSERVATION AREA WORKS TO TREE	For info only
WA/2021/02502	3 NUTCOMBE HILL HINDHEAD ROAD HINDHEAD GU26 6AZ	Alterations to elevations to provide additional habitable accommodation with rooflights.	No objection provided that the recommendations set out in the bat report are met
TM/2021/02525	BLUE HAZE FARNHAM LANE HASLEMERE GU27 1EY	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER HIND 34	No objection subject to tree officer approval
TM/2021/02554	7 DEEPDENE HASLEMERE GU27 1RE	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	No objection subject to tree officer approval
WA/2021/02501	19 DERBY ROAD HASLEMERE GU27 1BS	Erection of extension and alterations to elevations to existing detached garage to provide a gym and home office.	No objection
WA/2021/02503	FOX COTTAGE 3 CHATSWORTH AVENUE HASLEMERE GU27 1BA	Erection of detached garage and store.	No objection provided the garage remains always ancillary to the main building
WA/2021/02522	LANES END CHURT ROAD HINDHEAD GU26 6HT	Erection of extensions and alterations.	No objection
CA/2021/02497	ROSELANDS 6 STURT ROAD HASLEMERE GU27 3SB	SPRINGHEAD RIVER WEY CONSERVATION AREA REMOVAL OF TREES	For information only

CA/2021/02552	LITTLE MEAD CHURCH LANE HASLEMERE GU27 1AT	HASLEMERE CONSERVATION AREA REMOVAL OF TREE	For information only
WA/2021/02570	SCOTLANDS COACH HOUSE, SCOTLANDS DRIVE, HASLEMERE GU27 2FJ	Application under section 73 to vary condition 1 of WA/2019/1540 (approved plan numbers) to allow a revised scheme.	No objection
WA/2021/02558	FLAT 2 THORLANDS FARNHAM LANE HASLEMERE GU27 1EZ	Erection of a single storey side extension and alterations together with associated works following demolition of existing conservatory and lobby.	No objection
WA/2021/02577	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	Listed Building consent for internal and external alterations.	Comment to follow
NMA/2021/02596	47 KINGS ROAD, HASLEMERE GU27 2QA	Amendment to WA/2020/1814 to fenestration and slightly widening of rear facing dormer. Alterations to material finish from Brimstone Ash to Brimstone Poplar. Reduce build costs but using cheaper Velux windows, cladding and sitting dormer cheek on internal brickwork skin	For information only

WA/2021/02448 CHAPMAN HOUSE MEADWAY HASLEMERE GU27 1NN

The committee discussed this application at length following Mr Dudman's address. Cllr Robini advised that he has called it in to Waverley Planning. In any event the committee agreed to **object** to this application on the following grounds:

- The proposal by way of scale, mass and design would result in cramped and overdeveloped site, failing to take the opportunity for improving the character of the area, harm to the area and out of keeping with the street scene contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002;
- The proposal harms the amenities of neighbouring properties by way of overlooking, loss of light during the day, light pollution at night, overbearing appearance and outlook contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & 4 of the Local Plan 2002;
- Failure to provide adequate onsite parking or offer suitable alternative, causing inconvenience to surrounding residents contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002, WBC parking guidelines and s9 of the NPPF; and
- The proposal requires a tree subject to the Tree Preservation Order to have work done for the development to proceed. This is contrary to policy NE2 of the Local Plan Part 1 which requires new development to make a **positive** contributions to biodiversity by maintaining and enhancing existing trees and hedgerows.

WA/2021/02406 TECHNOLOGY HOUSE CHURCH ROAD HASLEMERE GU27 1NU

After much discussion the committee agreed to **object** to this application on the following grounds:

- The design and access statement refers to on street parking outside the property and additional public car parking opposite, used by the Church. The on-street parking is limited to several spaces outside the property on the main A287 Hindhead to Midhurst Road, which is a bus route. The public car park opposite is in fact owned by the Church and is not available as overflow parking to this development or other residents. The lack of adequate parking, or ability to offer a suitable alternative will cause inconvenience to surrounding residents to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002, WBC parking guidelines and s9 of the NPPF;
- The proposal by way of scale, mass and design would result in cramped and overdeveloped site, failing to take the opportunity for improving the character of the area, harm to the area and out of keeping with the street scene contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002; and
- The proposal harms the amenities of neighbouring properties by way of overlooking, an overbearing appearance and outlook contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & 4 of the Local Plan 2002;

WA/2021/02420 GEORGIAN HOUSE HOTEL, 37-41 HIGH STREET, HASLEMERE, GU27 2JY

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

- Failure to provide adequate onsite parking or offer suitable alternative, causing inconvenience to surrounding residents contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002, WBC parking guidelines and s9 of the NPPF;
- The proposal by way of scale, mass and design would result in cramped and overdeveloped site contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002; and
- The piecemeal application has resulted in a lack of affordable housing provision on the site contrary to policy AHN1 of the Local Plan Part 1.

WA/2021/02485 THE OLD POST OFFICE BEACON HILL ROAD HINDHEAD GU26 6QL

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

- The proposed extension results in the removal of the hard standing in front of the property, which has been used for parking on this very busy road. Removal of this parking space will cause inconvenience to surrounding residents as it will put additional strain on existing parking provision in Beacon Hill. This is contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002, WBC parking guidelines and s9 of the NPPF; and
- The proposal by way of scale and mass would result in a cramped and overdeveloped site contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002.

WA/2021/02502 3 NUTCOMBE HILL HINDHEAD ROAD HINDHEAD GU26 6AZ

The committee did **not object** to this application provided that the recommendations set out in the bat report are met.

WA/2021/02503 FOX COTTAGE 3 CHATSWORTH AVENUE HASLEMERE GU27 1BA

The committee did **not object** to this application provided the garage remains always ancillary to the main building.

WA/2021/02577 GEORGIAN HOUSE HOTEL, 37-41 HIGH STREET, HASLEMERE, GU27 2JY

The committee voted to defer making comment on this application.

87/21 Decisions and Appeals

The list was noted.

88/21 Highways Update

Cllr Robini confirmed that the number of roadworks in the area had diminished

There are reported issues in High Lane with residents putting concrete blocks on the verges to prevent people parking outside their houses.

89/21 Next meeting

2 December 2021

Meeting closed at 8.10pm

Signed: _____ Date: _____

Chairman of Planning