



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 3 February 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: Ian Rhodes and press

11/22 Apologies for absence

The committee accepted the absences of Cllrs Isherwood (ill), Ellis (family commitment), Lloyd (work) and Arrick who will be arriving late (work).

No apologies were received from Cllr Barton.

12/22 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.

13/22 Minutes of the last meeting

The minutes of the meeting held 6 January 2022 were agreed and signed as a true record.

14/22 Representations by the public

None.

15/22 Haslemere Neighbourhood Plan

The chairman took this agenda item out of order as he wanted the committee

16/22 Planning decisions since January 2022 meeting and submitted to WBC – weekly list 4 & 10 January 2022

Ref	Site Address	Proposal	Comment
WA/2021/03231	32 FOX ROAD HASLEMERE GU27 1RG	Erection of extensions and alterations.	No objection
WA/2021/03232	GRAYSWOOD HOUSE LOWER ROAD GRAYSWOOD HASLEMERE GU27 2DR	Listed Building Consent to outbuilding for internal and external alterations.	No objection subject to listed building officer consent

WA/2021/03237	WOODSIDE 9 LOWER ROAD GRAYSWOOD GU27 2DR	Erection of extensions and alterations following demolition of existing lean to.	Objection - see separate comment below
WA/2021/03221	THE LODGE, RED COURT SCOTLAND LANE HASLEMERE GU27 3AN	Erection of extensions and alterations following demolition of attached outhouse, erection of detached garage and store with studio above and associated works.	No objection
WA/2021/03220	THE LODGE, RED COURT SCOTLAND LANE HASLEMERE GU27 3AN	Listed Building consent for internal and external alterations to main dwelling.	No objection subject to listed building officer consent
WA/2021/03243	GREENWAYS WEYDOWN ROAD HASLEMERE GU27 1DT	Erection of extensions and alterations following demolition of existing conservatory.	No objection subject to suitable bat protection
WA/2021/03227	HEARTSEASE, GRAYSWOOD ROAD, HASLEMERE GU27 2BS	Application under Section 73 to vary Condition 1 (approved plans) of WA/2021/0081 to allow for alterations to fenestration	No objection
WA/2021/03222	HEATHER CLOSE TILFORD ROAD HINDHEAD GU26 6RB	Erection of outbuilding for use as ancillary habitable accommodation following demolition of existing garage and shed.	No objection subject to it remaining ancillary to the main dwelling
NMA/2022/00031	LAND AT STURT FARM, STURT ROAD, HASLEMERE GU27 3SE	Amendment to WA/2017/1346 to extend working hours for construction activities on site.	No objection
WA/2022/03256	Long Coppice Field FARNHAM LANE HASLEMERE GU27 1HG	Erection of a replacement agricultural building and utility shed (retrospective)	No objection
WA/2022/00052	28 THE AVENUE HASLEMERE GU27 1JT	Erection of single storey extension.	No objection
WA/2022/00056	145 KINGS ROAD HASLEMERE GU27 2QQ	Alterations to elevations together with alterations to integral garage to form habitable accommodation.	No objection
WA/2022/00012	GRAYSWOOD COTTAGE GRAYSWOOD ROAD HASLEMERE GU27 2DE	Erection of single storey extensions following demolition of existing side and rear extensions.	No objection
WA/2022/00091	Land to the rear of 32 WEST STREET HASLEMERE GU27 2AB	Conversion of the existing building to a two bedroom dwelling.	Comment to follow 4 February 2022
WA/2022/00068	BEECHFIELD CHURCH LANE HASLEMERE GU27 2BJ	Erection of extensions and alterations following demolition of existing detached garage.	No objection
WA/2022/00088	BLUE HILLS THREE GATES LANE HASLEMERE GU27 2ET	Change of Use of land to residential use and construction of a tennis court and associated fencing	Comment to follow 4 February 2022
WA/2022/00106	AMBERLEY MIDHURST ROAD HASLEMERE GU27 2NQ	Erection of extensions and alterations and erection of detached garage with associated works.	No objection

WA/2022/00094	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	Sitting of three umbrellas	Comment to follow 4 February
WA/2022/00093	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	Erection of single storey extension.	No objection
WA/2022/00096	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	Listed building consent for the erection of a single storey extension.	No objection subject to listed building officer consent
WA/2022/00097	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	Listed building consent for the erection of a metal framed and glazed terrace enclosure and retractable awning to private terrace.	No objection subject to listed building officer consent
WA/2022/00072	POUND CORNER HOUSE 90 HIGH STREET HASLEMERE GU27 2LA	Installation of solar panels.	No objection
WA/2022/00071	POUND CORNER HOUSE 90 HIGH STREET HASLEMERE GU27 2LA	Listed Building consent for installation of solar panels.	No objection subject to listed building officer consent
WA/2022/00092	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	Erection of a metal framed and glazed terrace enclosure and retractable awning to private terrace.	No objection
WA/2022/00079	FIVEOAKS WHITMORE VALE ROAD HINDHEAD GU26 6JA	Erection of extensions and alterations.	No objection
WA/2022/00001	ST EDMUNDS SCHOOL TRUST LTD ST EDMUNDS SCHOOL PORTSMOUTH ROAD HINDHEAD GU26 6BH	Demolition of office building, and provision of new dining halls and kitchen.	No objection

WA/2021/03237 Woodside, 9 Lower Road, Grayswood

Haslemere Town Council wishes to **object** to this application on the following grounds:

- Loss of natural light enjoyed by neighbour contrary to retained policies D1 & D4 of the Local Plan 2002 and TD1 of the Local Plan Part 1; and
- The proposed side extension appears close to the neighbouring boundary and there is no information about how far it is set back from the boundary line.
- Should the Council be minded to approve this please ensure appropriate conditions are put in place which take into consideration the comments of the neighbour at 11 Lower Road.

17/22 Planning applications

Ref	Site Address	Proposal	Deadline for comments
WA/2022/00234	59 LION LANE HASLEMERE GU27 1JF	Erection of single storey extension and alterations.	No objection
WA/2022/00251	ORCHARD VIEW 4 STURT ROAD HASLEMERE GU27 3SB	Erection of extension and raised flagstone terrace with guardrails (revision of WA/2021/02436).	No objection
WA/2022/00210	GEMINI CHAPEL KINGS ROAD	Conversion of existing Chapel into 3 residential dwellings with associated amenity	Objection – see comment below

	HASLEMERE GU27 2QA	space, refuse and cycle storage following demolition of existing extension.	
WA/2022/00302	HIGH TREES FARNHAM LANE HASLEMERE GU27 1EU	Erection of extension to roof and alterations to provide additional habitable accommodation together with erection of a porch.	No objection
WA/2022/00290	ARDQUIN FINE ARTS LTD 15 JUNCTION PLACE HASLEMERE GU27 1LE	Erection of extensions and alterations to provide 5 dwellings following demolition existing single storey extension.	Objection – see comment below
WA/2022/00281	STURT FARM BARN STURT ROAD HASLEMERE GU27 3SE	Outline application with all matters reserved, other than means of access, for the demolition of existing garage and outbuildings and development of 6 dwellings	No objection
WA/2022/00260	45 LOWER ROAD GRAYSWOOD HASLEMERE GU27 2DR	Erection of two storey extensions.	No objection
WA/2022/00259	24 HIGH STREET HASLEMERE GU27 2HJ	Consent to display one non-illuminated fascia sign.	Objection – see comment below
WA/2022/00347	GRAYSWOOD BEECHES HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Certificate of Lawfulness under S192 for erection of outbuilding for use as part garden store and part garden room (revision of WA/2021/02886).	No objection

7.38pm Cllr Arrick arrives

WA/2022/00307	IMBHAMS FARM HOLDFAST LANE HASLEMERE GU27 2EX	Change of use of an agricultural field to a mixed agricultural and outdoor recreation use for residential camping, educational day camps and rural activities.	No objection
WA/20221/03162	Land at Tynley Wood (now LAND CENTRE COORDINATES 485772 137420 CHURT ROAD CHURT FARNHAM	Erection of 2 dwellings and associated works	Objection – see comment below
WA/2022/00091	Land to the rear of 32 WEST STREET HASLEMERE GU27 2AB	Conversion of the existing building to a two bedroom dwelling.	Objection – see comment below
WA/2022/00094	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	Sitting of three umbrellas	No objection
WA/2022/00159	DOWNLANDS 42 THE AVENUE HASLEMERE GU27 1JT	Erection of two storey extension, changes to elevations and rear terrace (revision of WA/2021/01157).	No objection
WA/2022/00117	HUNTERS WOOD LIPHOOK ROAD HASLEMERE GU27 1PA	Erection of single storey extension, garage extension and roof replacement.	No objection
WA/2022/00189	4 THE PADDOCK HASLEMERE GU27 1HB	Erection of extensions and alterations	No objection
NMA/2022/00186	21 UNDERWOOD ROAD HASLEMERE GU27 1JQ	Amendment to WA/2021/01567 - Change roof from clay coloured shingles to slate tiles	No objection
WA/2022/00088	BLUE HILLS THREE GATES LANE HASLEMERE GU27 2ET	Change of Use of land to residential use and construction of a tennis court and associated fencing	No objection
WA/2022/00106	AMBERLEY MIDHURST ROAD HASLEMERE GU27 2NQ	Erection of extensions and alterations and erection of detached garage with associated works.	No objection
WA/2022/00124	FERNBANK 13 STOATLEY RISE HASLEMERE GU27 1AF	Erection of extension and alterations to elevations, and alterations to roof including hip to gable and dormer extensions with associated works.	No objection

WA/2022/00139	BAMBERS GRAYSWOOD ROAD HASLEMERE GU27 2BW	Erection of single-storey two bedroom dwelling with associated landscaping, parking and driveway.	Objection
WA/2022/00152	ROUNDBABOUTS THREE GATES LANE HASLEMERE GU27 2ET	Erection of extensions and alterations.	No objection
WA/2022/00153	ROUNDBABOUTS THREE GATES LANE HASLEMERE GU27 2ET	Erection of garage following demolition of existing garage.	No objection
WA/2022/00190	14 SCOTLANDS CLOSE HASLEMERE GU27 3AE	Erection of extensions and alterations	No objection
WA/2022/00150	OAK VIEW COTTAGE CHURCH CLOSE GRAYSWOOD HASLEMERE GU27 2DB	Alterations to elevations, and extension and alterations to outbuilding to provide additional habitable accommodation following demolition of existing conservatory.	No objection
NMA/2022/00169	DOWNSIDE TENNYSONS LANE HASLEMERE GU27 3AF	Amendment to WA/2021/02074 To change the material of the garage doors from matching existing (timber) to steel.	No objection
WA/2022/00151	FOXWARREN, 2 DENBIGH ROAD, HASLEMERE GU27 3AP	Application under Section 73 to vary Condition 1 of WA/2021/0169 to allow the increasing of the pitched roof.	No objection
WA/2022/00115	NODDON CHURT ROAD HINDHEAD GU26 6HY	Erection of extensions and alterations.	No objection
WA/2022/00340	8 STURT ROAD HASLEMERE GU27 3SB	Erection of raised decking and demolition of shed.	No objection
WA/2022/00280	PINEWOOD HALL FARNHAM LANE HASLEMERE GU27 1HE	Construction of detached garage following demolition of curtilage structure and proposed formation of lean-to log store on garage	No objection
WA/2022/00312	19 WEYSRINGS HASLEMERE GU27 1DF	Single storey extension.	No objection
WA/2022/00245	UPFOLD FARM HIGH PITFOLD HINDHEAD GU26 6BN	Listed building consent to waterproof cellar.	No objection
WA/2022/00209	CORPORATE HOUSE KINGS ROAD INDUSTRIAL ESTATE HASLEMERE GU27 2QH	Change of Use of Ground Floor of existing Industrial Unit to Members-Only Retail Warehouse (sui generis) of the Use Classes Order 1987 (as amended).	No objection
WA/2022/00288	WOOLMER HILL RECREATION GROUND WOOLMER HILL ROAD HASLEMERE	Application under Regulation 3 for the construction of a Community 3G Football Turf Pitch (FTP) with associated features, including fencing, lighting, hardstanding and vehicular access. Construction of new ground maintenance and emergency vehicular access to the Northern sports field following the removal and replacement of an athletics store.	No objection
WA/2022/00231	CHARTON DERBY ROAD HASLEMERE GU27 1BP	Erection of a glasshouse.	No objection
WA/2022/00250	MARINERS 88 PETWORTH ROAD HASLEMERE GU27 3AU	Erection of extensions and alterations following demolition of existing outbuildings.	No objection
WA/2022/00331	40 STOATLEY RISE HASLEMERE GU27 1AG	Erection of extensions and alterations	No objection
WA/2022/00308	7 POPES MEAD HASLEMERE GU27 2AR	Erection of extension.	No objection

WA/2022/00303	24 HIGH STREET HASLEMERE GU27 2HJ	Alterations to elevations.	No objection
WA/2022/00229	DIDLICOTT 1 HILL ROAD HINDHEAD GU26 6QN	Erection of extensions and alterations following demolition of existing garage and conservatory.	No objection
WA/2022/00279	VINTAS BEACON HILL ROAD HINDHEAD GU26 6QD	Erection of extension and erection of boundary fence following demolition of existing wall.	No objection
WA/2022/00374	MARWOOD HOUSE 15 THE AVENUE HASLEMERE GU27 1JT	Erection of extensions, alterations and associated works	No objection
WA/2022/00403	SPRINGFIELD 28 WEYSRINGS HASLEMERE GU27 1DE	Erection of outbuilding.	No objection
WA/2022/00366	LONGDOWN HOUSE HINDHEAD ROAD HINDHEAD GU26 6BB	Alterations to elevations with associated works, and creation of new vehicular access.	No objection
WA/2022/00423	BORDER COTTAGE LITTLE HAMMER LANE BRAMSHOTT CHASE HINDHEAD GU26 6BT	Erection of detached garage following demolition of existing detached garage.	No objection
WA/2022/00419	SANTIS 42 COURTS MOUNT RD HASLEMERE GU27 2PP	Erection of extensions and alterations.	No objection
WA/2022/00431	THE OLD MANSE 36 PETWORTH ROAD HASLEMERE GU27 2HX	Erection of a extension and alterations	No objection
WA/2022/00395	14 GLENVILLE GARDENS HINDHEAD GU26 6SX	Erection of extension.	No objection
TM/2022/00375	STONELANDS TILFORD ROAD HINDHEAD GU26 6RA	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA187	No objection subject to tree officer consent

WA/2022/00281 Sturt Farm Barn

Mr Ian Rhodes for the applicant addressed the committee in relation to this outline application. This is a windfall site at the periphery of the Sturt Farm development, utilising the new access. The application comprises 6 3-4 bed houses with parking on site.

The committee voted to offer **no objection** to the outline application but it wants to see buildings of quality design given they will be in the immediate vicinity of the Sturt Farm listed building. It felt the building line of the first unit was substantially different to the others and will need to be revisited. It also has concerns about water, sewerage and flooding and would expect the applicant to pay serious attention to these factors when it submits its further application.

WA/2022/00210 Gemini Chapel, Kings Road, Haslemere

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

- The development fails to provide onsite parking or offer a suitable alternative, causing inconvenience to surrounding neighbours contrary to WBC parking guidelines 2013, retained polices D1 & D4 of the Local Plan 2002, TD1 of the Local Plan Part 1 and policy H7.1 of the Haslemere Neighbourhood Plan;
- The proposal represents overdevelopment of the site with no amenity space for future occupiers contrary to retained polices D1 & D4 of the Local Plan 2002, and TD1 of the Local Plan Part 1;
- Loss of privacy harming the amenities of the neighbouring occupiers contrary to retained polices D1 & D4 of the Local Plan 2002, TD1 of the Local Plan Part 1; and
- Loss of a local community building.

WA/2022/00259 24 High Street, Haslemere

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

- The proposed door colour is inappropriate to the sensitivity of the Haslemere Conservation Area. It neither preserves or enhances the character of the area or respects the fabric of the building and neighbouring shopfronts. Please refer to the Haslemere Design Statement (design guidelines for Haslemere Town and Conservation area & appendix 2 WBC's shop front policy), retained policy HE8 Local Plan 2002 and policy HA1 of the Local Plan 2002.

WA/2022/00290 15 Junction Place, Haslemere

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

- The development fails to provide onsite parking or offer a suitable alternative, causing inconvenience to surrounding neighbours contrary to WBC parking guidelines 2013, retained policies D1 & D4 of the Local Plan 2002, TD1 of the Local Plan Part 1 and policy H7.1 of the Haslemere Neighbourhood Plan. The neighbouring areas are already full of cars parking on the streets; and
- The proposal represents overdevelopment of the site contrary to retained policies D1 & D4 of the Local Plan 2002, and TD1 of the Local Plan Part 1.

WA/2022/00307 Imbhams Farm, Holdfast Lane, Haslemere

The committee discussed this application as it affects land designated as AONB in the Green Belt. They felt the benefits outweighed the potential harm to the openness to the Green Belt in that it provides outdoor leisure facilities for young people. It voted to offer **no objection** to the application.

WA/20221/03162 Land at Tynley Wood (now LAND CENTRE COORDINATES 485772 137420 CHURT ROAD CHURT FARNHAM

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

- The proposed site sits in an Area of Outstanding Natural Beauty outside the Neighbourhood Plan settlement boundary and is a greenfield site. Policy H1.3 of the Haslemere Neighbourhood Plan will only support applications for development outside the settlement boundary which otherwise conform with national and local planning policies.

WA/2022/00091 Land to the rear of 32 West Street Haslemere

The committee discussed this application and voted to **object** to this application on the following grounds:

- The development fails to provide onsite parking or offer a suitable alternative, causing inconvenience to surrounding neighbours contrary to WBC parking guidelines 2013, retained policies D1 & D4 of the Local Plan 2002, TD1 of the Local Plan Part 1 and policy H7.1 of the Haslemere Neighbourhood Plan.

WA/2022/00139 Bambers, Grayswood Road, Haslemere

The committee reviewed the applications and voted to **object** to this application on the following grounds:

- It has concerns about access onto the A286 obstructing the free flow of traffic contrary to ST1 of the Local Plan Part 1 2018 and policy H7 of the Haslemere Neighbourhood Plan; and
- The proposal constitutes overdevelopment of the of the site which is out of keeping with, and detrimental to, the character of area and the amenity of neighbouring properties contrary to policy TD1 of the Local Plan Part 1 2018 and retained policies D1 & D4 of the Local Plan 2002.

The Chairman asked committee members to come to meetings having read the applications they wish to speak on as it was clear that not everyone does.

18/22 Decisions and Appeals

The list was noted.

19/22 Licencing application Co-op

No objection.

20/22 Licencing application Dial House

No objection.

21/22 South Downs National Park Authority Consultation

No comment.

22/22 **Waverley Affordable Homes Delivery Strategy 2022-25 Consultation**

No comment.

23/22 **Highways Update**

Cllr Robini is looking at the possibility of resurfacing Sturt Road once the development has completed. It was also suggested that Woolmer Hill is in poor condition and needs to be looked at.

24/22 Next meeting
3 March 2022

Meeting closed at 8.18pm

Signed: _____ Date: _____
Chairman of Planning