



HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
01428 654305 / deputy.clerk@haslemeretc.org

Planning & Highways Committee

Minutes of the meeting held at 7pm on 27 September 2022
Town Hall, High Street, Haslemere GU27 2HG

Chairman	Cllr Terry Weldon*
Vice Chairman	Cllr John Robini*
Councillors	Arrick*, Cole*, Davidson, Dear*, Ellis*, Hewett*, Keen*, Lloyd, Round* and Whitby*

*Present

Meeting clerked by: Pippa Auger, Deputy Town Clerk and supported by Lisa O'Sullivan, Town Clerk
In attendance: 22 members of the public

94/22 Apologies for absence

The committee accepted the absences of Cllrs Davidson & Lloyd (holiday).

95/22 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs 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.

Pippa Auger declared an interest in WA/2022/02211 as the application relates to a site directly opposite her house.

96/22 Minutes of the last meeting

The minutes of the meeting held 18 August 2022 were agreed and signed as a true record.


97/22 Representations by the public

None.

98/22 Planning decisions since August 2022 meeting and submitted to WBC – list 22 August 2022

Noted below

Ref	Site Address	Proposal	Comments
WA/2022/02112	TECHNOLOGY HOUSE CHURCH ROAD HASLEMERE GU27 1NU	Alterations to existing building to create 3 additional residential units, retaining existing retail unit, together with associated car parking.	No objection


 13/10/22

WA/2022/02056	HUCCLECOTE LITTLE HAMMER LANE BRAMSHOTT CHASE HINDHEAD GU26 6BT	Erection of extensions and alterations together with replacement roof to detached garage.	No objection
WA/2022/02064	BRASA BURGER LTD 86 WEY HILL HASLEMERE GU27 1HS	Change of use from retail (Use Class A1) to cafe/restaurant (Use Class E) and the installation of kitchen extractor system with ducting.	No objection
NMA/2022/02054	18 SUNVALE AVENUE HASLEMERE GU27 1PH	Amendment to WA/2021/03024 to change the proposed flat roof from sedum to membrane and the black zinc fascia's to black UPVC; as well as removing one of the skylights	No objection
WA/2022/02061	LAND AT EDGECOMBE 10 HILL ROAD HASLEMERE	Erection of a dwelling together with the formation of a new vehicular access off Hill Road and associated works (revision of WA/2020/2062 under appeal reference APP/R3650/W/22/3301852).	No objection
WA/2022/02095	15 CHURCH ROAD HASLEMERE GU27 1BJ	Erection of a single storey extension together with alterations to part of attached garage along with creation of 2 dormer windows and 2 rooflights in roof space to provide additional habitable accommodation.	No objection
PRA/2022/02057	GARAGES ADJACENT TO CORNERWAYS WOOD ROAD HINDHEAD	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 1 dwellinghouse (Use Class C3).	No objection
WA/2022/02094	ROSEWOOD HIGHFIELD CRESCENT HINDHEAD GU26 6TG	Erection of a detached garage.	No objection

99/22 Planning applications

WA/2022/01887 Land centred coordinates 489803 131978 Midhurst Road

Ref	Site Address	Proposal	Comment
WA/2022/01887	LAND CENTRED COORDINATES 489803 131978 MIDHURST ROAD HASLEMERE	Hybrid application consisting of an Outline application (all matters reserved except access) for residential dwellings accessed from the proposed access road (linking to Midhurst Road), associated landscaping, restricted access for emergency access, community growing space and associated infrastructure including green infrastructure. Full application for the erection of 2 dwellings and associated works; a junction alteration from Midhurst Road, associated access road to serve the development (including the diversion of a	Objection

 13/10/22

		public footpath), car park, associated landscaping and drainage; the erection of a scout facility/nursery (use class F) and education facility (use class F); a Suitable Alternative Natural Greenspace (SANG). This application is accompanied by an Environmental Statement.	
--	--	--	--

7.05pm Cllr Ellis arrived during Howard Brown's presentation objecting to application WA/2022/01887 and he was asked to stop by the Chairman. Cllr Ellis was asked to declare any interest she may have in any of the applications. She stated she believed she had none but nevertheless wanted to read a short statement. She indicated she would then withdraw from the Chamber for WA/2022/01887 because she had a few hours before seen a solicitor's letter threatening legal action if she participated in the discussion.

Cllr Dear disputed that this was the appropriate place for a statement to be read out if it was going to relate to the application. Cllr Weldon allowed Cllr Ellis to proceed. Cllr Ellis continued her speech but when she referred to the voting record of members of a political party, several Councillors objected. Cllr Dear stated personal comments were not allowed. The Chairman asked her to moderate her speech at which point she started talking about large developments in the Town's Areas of Outstanding Natural Beauty. The Chairman used his discretion and asked her to stop speaking.

Brown was asked to resume before Councillor Ellis had left the Chamber. At the conclusion of his presentation Cllr Ellis was asked to leave the chamber for the duration of the discussion about the application and did so.

The notes from the presentation given by Mr Brown, Mr Beavis, Mrs Roper and Mrs Simonsson are appended to the end of these minutes.

Mr Collins spoke on behalf of the applicant and his notes are also appended.

After lengthy discussion the committee voted to **object** to the application because no exceptional circumstances had been shown to exist to allow building in this Area of Outstanding Natural Beauty, as per the Haslemere Neighbourhood Plan and Local Plan Part 1.

8.08pm The Chairman agreed to take WA/2022/02211 next and Pippa Auger left the room, Lisa O'Sullivan clerking. Cllr Ellis returned to the Chamber.

WA/2022/02211	LAND AT HOLDFAST COTTAGE HOLDFAST LANE HASLEMERE GU27 2EY	Construction of an equestrian arena and associated works; erection of 3 stables, tack room and hay barn.	No objection
---------------	---	--	--------------

WA/2022/02211 Land at Holdfast Cottage – the committee discussed the application which is situated in the Green Belt. It is felt it is an appropriate use of the land within this constraint as long as it remains so. The committee voted to offer **no objection** to the application.

Pippa Auger returned to the Chamber.

WA/2022/02214	LAND COORDINATES 489444 132452 HEDGEHOG LANE HASLEMERE	Outline application with all matters reserved except access for the erection of 16 dwellings (11 affordable dwellings and 5 self-build dwellings).	Objection – see below
---------------	---	--	-----------------------

WA/2022/02214 Land at Hedgehog Lane – Ian Rhodes speaks for the applicant confirming this is duplicate of a previous application which WBC has not yet determined. It is for a mix of affordable and self-build homes. The self-build homes will be subject to individual planning applications.

AR 13/10/22

With respect to the affordable housing, they are in negotiation with WBC. A proposal has been put to WBC which will offer these either as standard affordable housing as per WBCs definition, or the applicant is prepared to donate the land for these units free to a Registered Social Landlord. Site is in mix of AONB/AGLV designated land and is just outside the settlement boundary but does adjoin it. It would be well shielded and there would be no additional roadworks.

The committee asked clarifying questions and after much discussion voted to **object** to the application because no exceptional circumstances have been shown to exist to permit building in this Area of Outstanding Natural Beauty, as per the Haslemere Neighbourhood Plan and Local Plan Part 1.

WA/2022/02248	LONGDENE HOUSE HEDGEHOG LANE, HASLEMERE	Approval of all reserved matters following outline approval of WA/2021/0201 for the erection of a dwelling.	No objection
---------------	---	---	--------------

WA/2022/02248 Longdene House – Ian Rhodes speaks for the applicant. Outline approval has been given for the erection of the dwelling (WA/2021/0201) which cannot exceed the footprint or height of the existing building. The proposal is for a square, modular dwelling with an interior courtyard.

Members of the committee stated they wanted to be wowed by a modern design, and some felt this proposal fell short whilst others liked it. The committee voted to offer **no objection** to the application.

WA/2022/02284	LAND AT HOLDFAST HOUSE HOLDFAST LANE HASLEMERE GU27 2EU	Change of use and alterations to former agricultural/equestrian barn to provide a dwelling.	No objection subject to it remaining ancillary to the main dwelling
---------------	--	---	---

WA/2022/02284 - LAND AT HOLDFAST HOUSE HOLDFAST LANE


The committee discussed this application at length. The application states it is for a self-contained independent dwelling for the use of the applicants' parents/in law. The committee felt it was situated quite far away from the house if parents were elderly and felt there was no way of monitoring who used it. The committee voted to offer **no objection** subject to the condition that it remains ancillary to the main dwelling.

WA/2022/02372	LAND AT FAR BEN SCOTLAND LANE HASLEMERE GU27 3AB	Erection of a detached dwelling including parking area and associated works; erection of boundary walls.	Objection – see comment below
---------------	---	--	-------------------------------

WA/2022/02372 Land at Far Ben, Scotland Lane


The committee felt that this application amounted to overdevelopment and voted to **object** on that basis.

WA/2022/02136	4 WEYSRINGS HASLEMERE GU27 1DE	Erection of two storey extension and alterations to elevations with associated landscaping.	No objection
WA/2022/02143	10 HALF MOON HILL HASLEMERE GU27 2JW	Erection of extensions and alterations following demolition of existing conservatory.	No objection
WA/2022/02152	43 WHITFIELD ROAD HASLEMERE GU27 1DX	Erection of a single storey extension.	No objection
WA/2022/02133	CRANBROOK BEACON HILL ROAD HINDHEAD GU26 6QD	Erection of a single storey front extension.	No objection
TM/2022/02159	SKIBBEREEN LINKSIDE NORTH	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/03	No objection subject to tree

 13/10/22

	HINDHEAD GU26 6NZ		officer consent
WA/2022/02190	PIGHTLE FARNHAM LANE HASLEMERE GU27 1HD	Certificate of Lawfulness under Section 192 for erection of a detached outbuilding for use as a gym (revision of WA/2022/01616).	No objection
WA/2022/02198	ROBINS ROOST 29 THE AVENUE HASLEMERE GU27 1JT	Erection of a two storey extension and dormer window.	No objection
WA/2022/02189	48 CHERRY TREE AVENUE HASLEMERE GU27 1JP	Erection of a single storey extension and decking area.	No objection
WA/2022/02199	YEW TREE COTTAGE 56 LOWER STREET HASLEMERE GU27 2NX	Erection of 2 sheds.	No objection
WA/2022/02228	LAND CENTRED COORDINATES 489000 132865 LION LANE HASLEMERE	Erection of toilet block and storeroom.	No objection
TM/2022/02246	20A CRITCHMERE HILL HASLEMERE GU27 1LS	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER 09/15	No objection subject to tree officer consent
WA/2022/02219	BAILDON UPLANDS CLOSE HASLEMERE GU27 2BT	Erection of extensions and alterations.	No objection
WA/2022/02204	GRAYSWOOD BEECHES HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Construction of swimming pool, jacuzzi and barbecue area, together with erection of outbuilding and freestanding pergola and associated hard landscaping.	No objection
NMA/2022/02202	REDCROFT CLAMMER HILL ROAD GRAYSWOOD HASLEMERE GU27 2DX	Amendment to WA/2022/01447 to provide reduction in window size on new rear dormer.	No objection
TM/2022/02200	WEST OAKS WOOD ROAD HINDHEAD GU26 6PZ	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 25/00	No objection subject to tree officer consent
WA/2022/02319	MAROUSSI WEYDOWN ROAD HASLEMERE GU27 1DR	Erection of outbuilding for use as a garage and store with ancillary accommodation above and external staircase (following withdrawn application WA/2022/00768).	No objection
WA/2022/02274	5 HEATH CLOSE HINDHEAD GU26 6RX	Erection of a single storey extension.	No objection
TM/2022/02263	VALLEY EDGE LINKSIDE EAST HINDHEAD GU26 6NY	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 15/03	No objection subject to tree officer consent
TM/2022/02367	BURSTON WOOD ROAD HINDHEAD GU26 6PZ	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 25/00	No objection subject to tree officer consent

8.53pm Cliff Round offers his apologies and leaves the meeting.

 13/10/22

100/22 Decisions and Appeals

The list was noted.

101/22 Highways Update

Cllr Robini reported that Wey Hill has now been resurfaced.

Cllr Robini also advised that he is in communication with the hospital about a footpath running parallel to Church Road to improve pedestrian safety. There may be a request to the CIL committee about match funding this project.

Cllr Whitby reported the pigeon guano outside the Comrades Club & the Swan, and that it was dangerous and unsightly. Deputy Town Clerk will report this to WBC Environmental Health team.

102/22 Licencing application – Dilli Indian Restaurant

This was noted and there were no comments.

103/22 Next meeting

13 October 2022.

Meeting closed at 8.59pm

Signed: _____
Chairman of Planning

Date: _____

13/10/22

13/10/22