



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 2 February 2023
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.

In attendance: member of the public, representative from Redwood (South West) Ltd

11/23 Apologies for absence

The committee accepted the absences of Cllrs Lloyd (holiday), Arrick (prior meeting) Round (ill)

12/23 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.

13/23 Minutes of the last meeting

The minutes of the meeting held 5 January 2023 were agreed and signed as a true record.

14/23 Representations by the public

None

15/23 Planning decisions since January 2023 meeting and submitted to WBC – list 9 January 2023

Reference	Location	Proposal	Comment
WA/2023/00028	WOODLAWN BEACON HILL ROAD HINDHEAD GU26 6QB	Application under Section 73A to remove condition 3 of WA/2019/1993 (restrictions on use) to allow continued use of outbuilding for beauty business.	No objection
WA/2023/00042	13 MEADWAY HASLEMERE GU27 1NW	Certificate of Lawfulness under Section 192 for installation of a rooflight.	No objection

WA/2023/00008	HAZELHURST BUNCH LANE HASLEMERE GU27 1AJ	Listed Building Consent for erection of an extension and internal and external alterations.	No objection
WA/2023/00007	HAZELHURST BUNCH LANE HASLEMERE GU27 1AJ	Erection of an extension and alterations.	No objection
WA/2023/00006	ASHLANDS 14 KEMNAL PARK HASLEMERE GU27 2LF	Erection of detached garage.	No objection
WA/2023/00024	COPSE COTTAGE LYTHE HILL PARK HASLEMERE GU27 3BD	Erection of an extension.	No objection
WA/2023/00029	LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE SCOTLAND LANE HASLEMERE	Change of use of land for provision of community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping.	Extension of time requested until 3 February 2023
WA/2023/00025	1-3 CHURT ROAD HINDHEAD GU26 6PD	Alterations to shopfront and erection of an extension.	No objection

16/23 Planning applications

Reference	Location	Proposal	Comment
WA/2023/00029	LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE HASLEMERE	Change of use of land for provision of community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping.	No objection BUT see comments below
TM/2023/00065	CHAPMAN HOUSE MEADWAY HASLEMERE GU27 1FN	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 48/99	No objection subject to tree officer approval
TM/2023/00070	SERENDIPITY 10 MOORLANDS CLOSE HINDHEAD GU26 6SY	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 14/18	No objection subject to tree officer approval
WA/2023/00096	LOXLEYS HAZEL GROVE HINDHEAD GU26 6BJ	Erection of single storey side extension.	No objection
WA/2023/00095	APRIL COTTAGE 3 CRITCHMERE VALE HASLEMERE GU27 1PS	Erection of first floor extension and alterations to elevations.	No objection
WA/2023/00149	16 SCOTLANDS CLOSE HASLEMERE GU27 3AE	Erection of extensions and alterations to existing elevations.	No objection
WA/2023/00143	PADDOCK HOUSE 2 PADDOCK WAY GRAYSWOOD HASLEMERE GU27 2EE	Certificate of Lawfulness under Section 192 for erection of extensions.	No objection
WA/2023/00128	GRAYSWOOD COTTAGE GRAYSWOOD ROAD	Certificate of Lawfulness under Section 192 for erection of a single storey extension following	No objection

	GRAYSWOOD HASLEMERE GU27 2DE	demolition of existing single storey extension.	
WA/2023/00077	LYTHE PLACE LYTHE HILL PARK HASLEMERE GU27 3BD	Application under Section 73 to vary condition 1 of WA/2021/02138 (approved plans) to allow alterations to design.	No objection
WA/2023/00086	GARAGES ADJACENT TO CORNERWAYS TILFORD ROAD HINDHEAD	Change of use of existing garage with storage above to a dwelling with associated works.	No objection
TM/2023/00072	THE COTTAGE ON THE LINKS STEEPWAYS HINDHEAD GU26 6PG	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER 16/03	No objection subject to tree officer consent
WA/2023/00187	BROADHEATH NUTCOMBE LANE HINDHEAD GU26 6BP	Construction of a new vehicular access and closure of existing access.	No objection
WA/2023/00182	WOOLMER HILL SCHOOL WOOLMER HILL ROAD HASLEMERE GU27 1QB	Construction works for new teaching block, replacement hard play area, drama studio extension, food pod extension and new lift extension and associated landscaping (County Development Application under Regulation 3).	No objection
TM/2023/00174	COPPERFIELDS 18 DEEPDENE HASLEMERE GU27 1RE	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	No objection subject to tree officer consent
WA/2023/00194	SILVER TREES HOLDFAST LANE HASLEMERE GU27 2EY	Erection of an outbuilding following demolition of existing outbuilding.	No objection
WA/2023/00192	EDGECOMBE 10 HILL ROAD HASLEMERE GU27 2JN	Erection of first floor extensions and alterations.	No objection
WA/2023/00186	ORIEL HOUSE DERBY ROAD HASLEMERE GU27 1BP	Erection of vehicular entrance gates and brick piers to replace existing.	No objection
WA/2023/00176	HOLDFAST HOUSE HOLDFAST LANE HASLEMERE GU27 2EU	Erection of extensions and alterations.	No objection
WA/2023/00155	GRAYSWOOD COTTAGE GRAYSWOOD ROAD HASLEMERE GU27 2DE	Erection of extension to existing detached garage.	No objection
WA/2023/00154	YEW TREE COTTAGE 56 LOWER STREET HASLEMERE GU27 2NX	Listed Building Consent for replacement roof tiles and battens.	No objection subject to listed building officer consent
WA/2023/00193	LOG COTTAGE PORTSMOUTH ROAD HINDHEAD GU26 6BQ	Erection of a single storey extension and associated works.	No objection

WA/2023/00029 - LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE HASLEMERE

The committee discussed this application extensively. Members were there to assess it on its own merits and not as part of the wider Phase 2 Scotland Park application, which was pending decision at WBC.

The location is on the periphery of the town, like the other allotments sites in the Parish area. The Council is aware the waiting list for allotments is very high and this would go toward ameliorating the situation. Any hardstanding for parking could be porous and low impact on the biodiversity of the site, which it was felt would only be improved by the cultivation of fruit and vegetables. There would be barrier screening by way of additional trees and newly planted hedges. The NPPF encourages applications such as this which aims to achieve healthy, inclusive and safe places which promote social interaction and support healthy lifestyles.

However, it was also recognised that there were issues that needed to be looked at. The number of parking spaces (4) for 25 plots was felt to be insufficient. The recreation ground car park is often full at weekends, and users could end up parking on Scotland Lane or the Haslemere Road, causing further problems to roads which are already very busy. The counter argument was that users will go at different times but at peak times, such as weekends, containing the parking on site was vital. It was suggested the applicant be asked to reduce the number of plots and increase the number of parking spaces. Allowing storage/sheds on site would also promote sustainable transport as it was felt no-one would walk or cycle to the site with their tools.

The other main issue to consider was water. Aside from allotment users needing water during the growing months for their own plots, the proposed hedging and orchards would also need watering. The committee is fully aware that water is already a hot topic. Water butts are proposed within the application and many allotment users do provide their own. There has been no response from the statutory water authority about this application so far.

The site also sits within an Area of Great Landscape Value and outside the Haslemere settlement boundary. The Haslemere Neighbourhood Plan policy H1.3 states that development outside the settlement boundary would be strictly controlled and will only be supported which otherwise conforms to national policy. One of the Council's existing allotments sits within the Green Belt and Area of Outstanding Natural Beauty.

Changing the use to allotments would not make the land a brownfield site as there would be no permanent structures.

The committee voted to offer **no objection** subject to its concerns about the lack of parking provision and water availability. It would want Waverley to consider these two considerations carefully in coming to a decision.

WA/2023/00086 GARAGES ADJACENT TO CORNERWAYS, TILFORD ROAD

The committee reviewed this application and felt that as the development was on the existing footprint, it was using an existing brownfield site, in a residential area in the settlement boundary. A smaller property would be welcome and as such the committee voted to offer **no objection**.

17/23 HTC representation at Waverley Planning Committee

None.

18/23 Decisions and Appeals

The list was noted.

19/23 Highways Update

Cllr Weldon spoke of a number of updates

- 1) Surrey Highways now require all reporting of issues (potholes etc) to go through their website.
- 2) An amendment to the Royal School at Farnham Lane s106 application relating to transport had been made. The committee has already lodged its comments, it was just to advise the committee.
- 3) SGN are commencing works on the Hindhead Road during February half term and the road closure/diversion is extensive.
- 4) Cllr Weldon has had an email relating to the Hindhead Road/Critchmere Hill junction and concerns around speeding. It was not felt there was anything the Council could do. Enforcement of speeding is a police matter and there is already street lighting placed not more than 200 yards apart which signifies a restricted speed limit. Further, there is a vehicle activated sign alerting drivers to the junction.

- 5) Cllr Keen informed the committee that she has written to Tim Oliver (Leader of Surrey County Council) regarding her concerns about the multiple potholes in the area and the minimal amount of repair they seem to get which results in a waste of taxpayer's money and increases the size of the pothole when the repair fails, and concerns around cyclist safety.
- 6) Cllr Weldon has had another email from a local resident regarding the A286 and junctions of Hill Road and Courts Hill Road and how dangerous it is. Again it was acknowledged it is an issue, but enforcement is a police matter and there are vehicle activated signs. It is not clear what else could be done.
- 7) Cllr Cole has noted the severe degradation of some footpaths in Grayswood and she will talk to the Deputy Town Clerk so they can be reported to Surrey CC.

20/23 **Next meeting**
2 March 2023

Meeting closed at 8.03pm

Signed: _____ Date: _____
Chairman of Planning