



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 30 March 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: members of the public

35/23 Apologies for absence

The committee accepted the absences of Cllrs Arrick & Ellis (work commitments) and Whitby (ill-health) No apologies were received from Cllr Lloyd

36/23 Method of transport to meetings

Councillors confirmed their usual method of transport to the meeting was the same as set out in Appendix 1.

37/23 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.

38/23 Minutes of the last meeting

The minutes of the meeting held 2 March 2023 were agreed and signed as a true record.

39/23 Representations by the public

None.

40/23 Planning decisions since 2 March 2023 meeting and submitted to WBC – list 6 March 2023

Noted as below.

Ref	Site Address	Proposal	Comments
WA/2023/00517	67 SUN BROW HASLEMERE GU27 2QL	Construction of a raised decking area with balustrade and erection of a fence.	No objection
WA/2023/00506	40 WEYSRINGS HASLEMERE GU27 1DE	Erection of extensions and alterations following demolition of existing garage with additional hardstanding area.	No objection

Handwritten signature and date: *John Robini 27/4*

WA/2023/00479	LAND AT 76 WEY HILL HASLEMERE GU27 1HN	Erection of a building to provide 4 flats with associated parking and amenity space following demolition of existing stores.	Extension sought until 31 March 2023
WA/2023/00474	58 WEYSPRINGS HASLEMERE GU27 1DE	Erection of extensions and porch; alterations to existing garage and roofspace to provide habitable accommodation including a dormer window.	No objection
WA/2023/00469	GEMINI CHAPEL 2A KINGS ROAD HASLEMERE GU27 2QA	Erection of a pergola following demolition of existing single storey extension.	Extension sought until 31 March 2023
NMA/2023/00485	LAND COORDINATES 490217 132204 SCOTLAND LANE, HASLEMERE	Amendment to WA/2020/1213 to minor inaccuracies in the original drawing package notably regarding levels. External appearance and dimensions of the units have not changed from the approved drawings. However, the minor amendments will allow the development to be built out on site appropriately and efficiently in line with the planning permission. Full covering letter attached.	No objection
CA/2023/00484	LLOYDS BANK 12 HIGH STREET HASLEMERE GU27 2JG	HASLEMERE CONSERVATION AREA WORKS TO TREES	No objection subject to tree officer approval

41/23 Planning applications

Ref	Site Address	Proposal	Comments
WA/2023/00479	LAND AT 76 WEY HILL HASLEMERE GU27 1HN	Erection of a building to provide 4 flats with associated parking and amenity space following demolition of existing stores.	Objection – see separate comment
WA/2023/00469	GEMINI CHAPEL 2A KINGS ROAD HASLEMERE GU27 2QA	Erection of a pergola following demolition of existing single storey extension.	No objection
WA/2023/00560	CHAPMAN HOUSE MEADWAY HASLEMERE GU27 1NN	Erection of extensions to side and roof of building to provide 6 additional dwellings together with partial demolition of existing storage building and works to existing elevations and external landscaping.	Objection – see separate comment
WA/2023/00554	ROYAL OAK CRITCHMERE HILL HASLEMERE GU27 1LS	Erection of 6 dwellings and associated works together with widening of existing western vehicular access and closure of existing eastern vehicular access following demolition of existing public house.	No objection
WA/2023/00589	STURT FARM BARN STURT ROAD HASLEMERE GU27 3SE	Outline application with all matters reserved except access for the erection of up to 5 dwellings following the demolition of garage and outbuildings.	Objection – see separate comment

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WA/2022/01887	LAND CENTRED COORDINATES 489803 131978 MIDHURST ROAD HASLEMERE	(Amendment to) Hybrid application consisting of an Outline application	Objection – see separate comment
WA/2023/00682	1 & 2 LONGDENE COTTAGES HEDGEHOG LANE HASLEMERE GU27 2PH	Outline application with all matters reserved for the erection of 4 dwellings following demolition of 2 dwellings, garages and parking area.	No objection
WA/2021/01302	4 PINE BANK HINDHEAD GU26 6SR	(amendment to 01302) Retention and alterations to front wall.	No objection
WA/2023/00537	3 OLD MILL PLACE VICARAGE LANE HASLEMERE GU27 1NE	Erection of single storey extensions and alterations including erection of retaining walls following demolition of existing conservatory and single storey extension.	No objection
TM/2023/00526	MAYFIELD DENBIGH ROAD HASLEMERE GU27 3AP	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 19/08	No objection subject to tree officer approval
TM/2023/00527	WHITE PINES DENBIGH ROAD HASLEMERE GU27 3AP	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 19/08	No objection subject to tree officer approval
NMA/2023/00550	DEER PATH COTTAGE INVAL HASLEMERE GU27 1AH	Amendment to WA/2021/02964 - Raising the line of hanging tiles flush with the top of the first-floor windows (north-west, north-east and south-east) Alteration to the south-west facing gable from a finish of brick and hanging tiles to be wholly brick Change rear kitchen and study (north-west) French windows to sliding patio windows Change to ground floor layout to accommodate a new plant room Addition of a new rooflight	No objection
WA/2023/00541	1 EAST COTTAGES HILL ROAD HINDHEAD GU26 6QN	Erection of extensions and alterations following demolition of existing car port and extension.	No objection
WA/2023/00577	S T ENGINEERING LTD S T ENGINEERING ST CHRISTOPHERS GREEN HASLEMERE GU27 1DG	Erection of a canopy structure and palisade boundary fence with gate.	No objection
WA/2023/00572	4 LION LANE HASLEMERE GU27 1JD	Certificate of Lawfulness under Section 192 for construction of a dormer window to front elevation.	No objection

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WA/2023/00565	3 ST STEPHENS CLOSE HASLEMERE GU27 1NT	Certificate of Lawfulness under Section 192 for erection of a single storey rear extension following demolition of existing extension.	No objection
NMA/2023/00594	3 FIR TREE AVENUE HASLEMERE GU27 1PL	Amendment to WA/2022/01683 - a Velux window has been added to the eastern roof slope.	No objection
NMA/2023/00602	11 CHILCROFT ROAD HASLEMERE GU27 1JJ	Amendment to WA/2021/02827 to: - Extend the width of the main kitchen window - Change the width of the window in the utility room, to make it a bit narrower - Omit the main en-suite window - Reduction to the extent of timber cladding on North elevation - Entrance porch added to front door - Apex gable windows removed on West elevation	No objection
WA/2023/00563	BAYNARDS HILL ROAD HASLEMERE GU27 2JP	Erection of extensions and alterations to existing single storey dwelling to provide a two storey dwelling.	No objection
WA/2023/00667	ARAGON TENNYSONS LANE HASLEMERE GU27 3AF	Erection of an outbuilding.	No objection
WA/2023/00662	REDWOOD TENNYSONS LANE HASLEMERE GU27 3AF	Extension of existing basement to provide additional ancillary accommodation; relocation of existing pool including landscaping and associated works.	No objection
WA/2023/00661	DUNSTER 3 KEMNAL PARK HASLEMERE GU27 2LF	Erection of extensions and alterations to elevations; alterations to attached garage to provide habitable accommodation; associated hard landscaping.	No objection
WA/2023/00702	THE LODGE HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Certificate of lawfulness under section 192 for erection of a detached garage and store.	No objection
WA/2023/00657	COPPERFIELD 30 STOATLEY RISE HASLEMERE GU27 1AG	Certificate of Lawfulness under Section 192 for erection of single storey extension.	No objection
WA/2023/00699	WEST GRAYS HIGHERCOMBE ROAD HASLEMERE GU27 2LQ	Erection of garage and store with ancillary accommodation above.	No objection
WA/2023/00695	WIDFORD WEYDOWN ROAD HASLEMERE GU27 1DS	Erection of extensions and alterations to elevations; construction of new driveway and additional vehicular access with two entrance gates and associated works.	No objection

NMA/2023/00715	GRAYSWOOD HOUSE LOWER ROAD GRAYSWOOD HASLEMERE GU27 2DR	Amendment to WA/2021/03168 - ground floor door opening in west elevation to install crittal door opening with timber shutter on the outside. To improve the appearance and to match the approved crittal door in the larger opening adjacent.	No objection
WA/2023/00645	HUNTERS HOLLOW CORRY ROAD HINDHEAD GU26 6PB	Erection of extensions, alterations and landscaping.	No objection

WA/2023/00589 STURT FARM BARN, STURT ROAD, HASLEMERE, GU27 3SE

Vikki Ames spoke against the application:-

- The reasons for refusal of the 6 houses (WA/2022/00281) refused Jan 2023 remain the same
- Sturt Farm grade II listed building & Sturt Farm Barn listed as building of merit
- Site designated AGLV and countryside beyond the green belt.
- Haslemere Neighbourhood Plan policy 11 designates the area as a green space
- Risk of flooding has increased, Sturt Avenue already floods regularly. Water issues from completed developments (Sturt Farm & Red Court) are yet to be full understood.
- The farm and buildings were listed in 1973 and since then individual planning applications have gradually harmed the listed setting and Area of Great Landscape Value

Ryan Snow spoke on behalf of the applicant:

- The committee supported the previous application and this is an improved scheme so we hope they will continue their support.
- The site is surrounded on all sides by residential development. It is adjacent to the development of 132 dwellings at Sturt Farm and is not a valued landscape or open space. Surrey Hills AONB Adviser has confirmed he raises no objection to this scheme.
- Waverley do not have a Five year Housing Land Supply and this site is far more sustainable than other sites Waverley are currently considering – sites in the local area such as Scotland Park and The Royal School. It is sites like this that we should be supporting.
- The current proposal, unlike the previous scheme, has been designed with a comprehensive Landscape and Ecological Management Plan which will bring about a biodiversity net gain on site.
- The flood risk could be mitigated and managed by conditions set by Waverley.

The committee discussed this application at length. Since it had offered no objection to the original 6 dwelling scheme, flooding due to surface run off had become a significant problem affecting particularly the residents in neighbouring parish of Linchmere and the River Wey has been polluted by foul water. The committee also felt the applicant had not addressed the reasons for refusal by the Waverley Borough Council planning officers.

Members voted to **object** on the following grounds:

- Concerns about flooding and water infiltration onto the flood plain contrary to policy CC4 of the Local Plan Part 1;
- The applicant has not overcome the issues raised by WBC planning officers, namely harm to the building of Local Merit and Grade II listed buildings contrary to HA1, RE1 & RE3 of the Local Plan Part 1; and
- Overdevelopment of the site contrary to H6 of the Haslemere Neighbourhood Plan, and TD1 of the Local Plan Part 1.

WA/2023/00479 LAND AT 76 WEY HILL HASLEMERE GU27 1HN

The committee discussed the pros and cons of this application. It is in a sustainable location and building at a density set out in the Haslemere Neighbourhood Plan. Precedent has already been set for development behind the line of commercial buildings. However, it appears to be an overly cramped and contrived development which has the potential of overlooking neighbours. The access to and from the site is narrow and very close to a pedestrian crossing. On balance, the committee voted to **object** on the following grounds:

- The narrow access to and from the site does not contribute to the safety of pedestrians, and road users contrary to policy TD1 of the Local Plan Part 1 and H7 of the Haslemere Neighbourhood Plan.

WA/2023/00469 GEMINI CHAPEL, 2A KINGS ROAD, HASLEMERE, GU27 2QA

Having reviewed the application, the committee voted to offer **no objection**.

WA/2023/00560 CHAPMAN HOUSE, MEADWAY, HASLEMERE, GU27 1NN

Whilst it was recognised that a previous application had been allowed on appeal (WA/2021/02448), overall committee members felt that the scheme amounted to overdevelopment, and it was out of keeping with the residential street scene. The committee voted to **object** to this application on the following grounds:

- Overdevelopment of the site, and its overbearing impact would harm the residential amenity of the neighbours contrary to policy TD1 of the Local Plan Part 1 and H6 of the Haslemere Neighbourhood Plan; and
- It is also out of keeping with the character of the area contrary to policy TD1 of the Local Plan Part 1 and H6 of the Haslemere Neighbourhood Plan.

WA/2023/00554 ROYAL OAK, CRITCHMERE HILL, HASLEMERE, GU27 1LS

Having reviewed the application, the committee voted to offer **no objection**.

WA/2022/01887 LAND CENTRED COORDINATES 489803 131978, MIDHURST ROAD, HASLEMERE

The committee voted to confirm that their original **objection** still stands.

WA/2023/00682 1 & 2 LONGDENE COTTAGES, HEDGEHOG LANE, HASLEMERE, GU27 2PH

Having reviewed the application, the committee voted to offer **no objection**.

WA/2021/01302 4 PINE BANK, HINDHEAD, GU26 6SR

Having reviewed the application, the committee voted to offer **no objection** subject to officer's approval as it had a few concerns around the finish of the brick.

42/23 HTC representation at Waverley Planning Committee

None

43/23 Decisions and Appeals

The list was noted.

44/23 Highways Update

Cllr Robini reported that potholes were still a problem and he has written to the Portfolio Holder about them. Further, a reminder that SCC will be taking back control of on street parking enforcement and environmental maintenance from WBC on 1 April 2023.

45/23 Consultation of Waverley Borough Council Statement of Licensing policy

No response to submit.

46/23 Street Trading Licence for Susan's Cruisin Cuisine

No objection.

47/23 Next meeting

27 April 2023

Meeting closed at 8.06pm

Signed: _____

Chairman of Planning

Date: _____

27/4/2023