



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 6 January 2022
Town Hall, High Street, Haslemere GU27 2HG

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| 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: two members of the public

1/22 Election of Chairman

In the absence of the Chairman and Vice Chairman Cllr Davidson proposed Cllr Robini chair this meeting, and Cllr Lloyd seconded the proposal.

2/22 Apologies for absence

The committee accepted the absences of Cllrs Isherwood, Weldon, Ellis & Round (illness) and Dear (holiday)

3/22 Declarations of Pecuniary and Non-Pecuniary Interests

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.

Cllr Whitby declared a non-pecuniary interest as a relative works in the Enforcement Section of the WBC Planning Department. Cllr Whitby declared a further non-pecuniary interest in WA/2021/03172 as he is on the Management Board of Whitmore Vale Housing Association who are the landlords.

4/22 Minutes of the last meeting

The minutes of the meeting held 2 December 2021 were agreed and signed as a true record.

5/22 Representations by the public

None

6/22 Planning decisions since December 2021 meeting and submitted to WBC – weekly list 6 December 2021

Noted

| Ref | Site Address | Proposal | Comments |
|---------------|---|---|--------------|
| WA/2021/02878 | CHASEMOOR, PORTSMOUTH ROAD, HINDHEAD GU26 6BZ | WA/2019/1850 Minor changes to building footprints, siting and elevational updates Drawing numbers updated (Old / New): 1170/P-509.B / 21-P0157-01 1170/P-501 / 21-P0157-02 | No objection |

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|---------------|--|--|---|
| | | 1170/P-502 / 21-P0157-03 1170/P-503 / 21-P0157-04 1170/P-504 / 21-P0157-05 1170/P-505 / 21-P0157-06 1170/P-506 / 21-P0157-07 1170/P-507 / 21-P0157-08 1170/P-508 / 21-P0157-09 | |
| WA/2021/02886 | GRAYSWOOD BEECHES HIGHERCOMBE ROAD HASLEMERE GU27 2LH | Certificate of Lawfulness under S192 for erection of an outbuilding for use as part garden store and part garden room. | No objection |
| TM/2021/02841 | WOODRIDGE HILL ROAD HASLEMERE GU27 2JP | APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 15/00 | No objection subject to tree officer approval |
| WA/2021/02857 | STRATHIRE GRAYSWOOD ROAD HASLEMERE GU27 2BW | Erection of extensions. | No objection |
| WA/2021/02894 | MOOR LODGE TILFORD ROAD HINDHEAD GU26 6RA | Erection of detached carport and garden store. | No objection |
| WA/2021/02858 | PENFOLD LODGE CHURT ROAD HINDHEAD GU26 6PE | Erection of two storey side extension, front porch and alterations to roof, including raised ridge height and rear dormer to provide additional habitable accommodation following demolition of existing garage. | No objection |
| WA/2021/02882 | ROSE WOOD HOUSE CHURT ROAD HINDHEAD GU26 6PE | Erection of sun lounge and part basement and installation of new roof following demolition of existing rear sun lounge and rear lower roof | No objection |

7/22 Planning applications

WA/2021/02027 LAND AT STURT ROAD, HASLEMERE GU27 3SE

Mr Ian Rhodes addressed the committee as a professional who has actively been involved in the development applications relating to this site from the beginning. He is now acting the owner of Sturt Farm Barn who, along with neighbouring properties and the wider Sturt Road, have been impacted by flooding coming from the site. It is felt it is as a result of the current contractor not following the consent which was to put in drains before the roads were built.

The changes require full consideration, but it is not possible with the information currently provided.

- a) Where the application relates to road and slab levels they are shown in detail on the site layout. However, the obvious consequence of the changes are offsite and are not shown on the plans. What is proposed for the access road, the adjoining properties and drain running under the access road is not clear.
- b) In the land negotiations a considerable sum of money was put aside to allow the mains to be lowered by Thames Water and protected, and the access road maintained at the existing level which is contained in a separate planning consent. This application varies the Sturt Farm consent not the access consent, but you cannot look at one without the other.
- c) This is a s73 application which is akin to a new planning consent for the scheme so should be considered that way. It seeks to amend a large number of plots by substituting apartments for houses to maintain numbers but there is no accommodation schedule or confirmation that it meets the same mix of housing. In the current S.106 agreement 40% were affordable and put in small groups on a tenure blind basis in order to make sure there was no ghetto effect. There is no detailed information on this point. Given the owner is a Housing Association that all the properties will be affordable but requires proper information and consideration.
- d) Work is already taking place which pre-judges that consent is going to be given.

The committee listened to representations made by Ian Rhodes and discussed the application at some length. It voted unanimously to object to this application on similar and additional grounds to those put forward in September 2021:

1. Insufficient information has been provided by the Applicant in order to make any proper assessment of the planning application;
2. It would request that WBC planning enforcement attend the site and review the work already carried out to ensure that it conforms to all planning consents relating to the site and would welcome seeing a report from the enforcement officer following that site visit.

WA/2021/02956 LAND COORDINATES 489444 132452, HEDGEHOG LANE, HASLEMERE

Mr Ian Rhodes addressed the committee on behalf of the developer/land owner. The application is identical to that submitted in June 2020, which the Planning Committee did not object to. The previous application was withdrawn in order to obtain and provide further information in relation to the affordable and detailed requirements for the self build aspect. The affordable will be offered as half price homes in order to be truly affordable and be protected in perpetuity as such. This will be achieved by the gifting of the land to an appropriate housing charity and Haslemere Community Land Trust has been approached. The self build plots will comply with the Government definition of self build rather than WBC where they are approving custom build.

The only change from a policy point of view since the last application is that the Haslemere Neighbourhood Plan has now been adopted. The HNP seeks to limit development outside the settlement boundary, which this site is. However, there will be some need for sites outside the settlement boundary and some such sites are being allocated in the Local Plan Part 2. The site is in a sustainable location as it is within 400m of the train station. Unique in offering two specialist classes of housing.

The committee discussed the application in detail and voted to **object** to the application, on the following grounds:

1. It is outside the Haslemere settlement boundary and in a designated Area of Outstanding Natural Beauty. Policy H1.3 of the Haslemere Neighbourhood Plan will only support applications for development outside the settlement boundary which other conform with national and local planning policies;
2. The site sits in a designated green finger and development should only be supported where it complies with the policy implications for Areas of Outstanding Natural Beauty and Countryside beyond the Green Belt. This site abuts Sturt Farm which already has planning permission and to allow further development of this area is contrary to policy H11.2 of the Haslemere Neighbourhood Plan;
3. There is a wildlife corridor running along the southern edge of the site (map 8, figure 9 Haslemere Neighbourhood Plan) and development will negatively affect this ecological network contrary to policy H12 of the Haslemere Neighbourhood Plan;
4. Whilst the application is outline only there are additional concerns about how any proposed development would impact on the trees and hedgerows contrary to policy H9 of the Haslemere Neighbourhood Plan; and
5. The proposed development site sits in a dark skies zone and the committee is concerned that should the outline application be allowed such a mass of development can only have a negative impact contrary to policy H10 of the Haslemere Neighbourhood Plan.

7.33pm Cllr Arrick arrived

WA/2021/02957 DENE END FARM MIDHURST ROAD HASLEMERE GU27 3AA

The committee was addressed by the agent for the applicant, who briefly talked through the application. It is on an existing brownfield site and comprises the Dutch barn being developed into four townhouses. They have consulted with neighbours who have not objected. The application seeks to give a biodiversity net gain by removing existing concrete hardstanding and turning it into a wildflower meadow. Corrugated steel will be removed and replaced with black timber cladding which will be an improvement and more in keeping with the area.

The committee voted unanimously to not object to this application.

| Ref | Proposal | Site Address | Comment |
|---------------|--|--|----------------------------------|
| WA/2021/02027 | LAND AT STURT ROAD, HASLEMERE GU27 3SE | Application under Section 73 of WA/2018/0275 to vary Condition 1 to allow changes to footprint, road and slab levels, layout (including to position of substation) and design (including alteration to house types). | Objection – see separate comment |

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| WA/2021/02876 | THE OLD GROVE HIGH PITFOLD HINDHEAD | Outline application with all matters reserved except for access for the erection of up to 18 dwellings and associated works following demolition of existing buildings. | No objection – see separate comment |
| WA/2021/02890 | 14 HIGH STREET HASLEMERE GU27 2JE | Erection of 2 dwellings and alterations to existing elements including access and internal layout following partial demolition of unlisted building in a Conservation Area. | Objection – see separate comment |
| CA/2021/02904 | 8 STURT ROAD HASLEMERE GU27 3SB | SPRINGHEAD RIVER WEY HASLEMERE CONSERVATION AREA WORKS TO TREES | For info only |
| WA/2021/01238 | LAND AT DEERWOOD WOOLMER HILL ROAD HASLEMERE GU27 1QA | Erection of 3 dwellings with associated car parking and landscaping following demolition of existing outbuildings (as amended by plans received 08/12/2021) | No objection – see separate comment |
| WA/2021/02959 | LAND COORDINATES 488295 135098 PORTSMOUTH ROAD HINDHEAD GU26 6BQ | Outline application with all matters reserved for the erection of 2No. semi-detached dwellings and up to 3No. detached houses following demolition of existing garage. | No objection – see separate comment |
| WA/2021/02928 | 103 LION LANE HASLEMERE GU27 1JL | Alterations to roofspace to provide habitable accommodation; erection of single storey extension. | Objection – see separate comment |
| WA/2021/02986 | 37 CHERRY TREE AVENUE HASLEMERE GU27 1JP | Erection of extension. | No objection |
| WA/2021/02984 | 7 LION CLOSE HASLEMERE GU27 1JG | Certificate of Lawfulness under S192 for alterations to roof including dormer extension and rooflight. | No objection |
| WA/2021/02983 | 7 LION CLOSE HASLEMERE GU27 1JG | Erection of extension and alterations to elevations. | No objection |
| WA/2021/02985 | CHASE HOUSE HINDHEAD ROAD HINDHEAD GU26 6AY | Construction of area of hardstanding. | No objection |
| WA/2021/02942 | MUIRFIELD BUNCH LANE HASLEMERE GU27 1AE | Alteration to roof with the addition of dormers and gable | No objection |
| WA/2021/03009 | WEST GRAYS HIGHERCOMBE ROAD HASLEMERE GU27 2LQ | Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing porch. | No objection |
| WA/2021/02956 | LAND COORDINATES 489444 132452 HEDGEHOG LANE HASLEMERE | Outline application for with all matters reserved except for access for the erection of 16 dwellings (11 affordable dwellings and 5 self-build dwellings). | Objection – see separate comment |
| WA/2021/02975 | FOXTROT HIGHERCOMBE ROAD HASLEMERE GU27 2LQ | Erection of extensions and alterations following demolition of existing outbuildings. | No objection |
| WA/2021/02957 | DENE END FARM MIDHURST ROAD HASLEMERE GU27 3AA | Conversion of existing Dutch Barn together with associated alterations and landscaping to provide four dwellings. | No objection – see separate comment |

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| WA/2021/02964 | DEER PATH COTTAGE INVAL HASLEMERE GU27 1AH | Erection of a dwelling and associated works following demolition of existing dwelling. | No objection – see separate comment |
| WA/2021/02974 | ANNESLEY THREE GATES LANE HASLEMERE GU27 2LD | Erection of extensions and alterations. | No objection |
| WA/2021/02973 | MEADFIELDS FARM THREE GATES LANE HASLEMERE GU27 2LD | Erection of outbuilding for use as ancillary habitable accommodation (follows invalid application WA/2020/1274). | No objection – see separate comment |
| WA/2021/02935 | THE OLD HOUSE SCOTLAND LANE HASLEMERE GU27 3AR | Erection of detached garage and brick walls, alterations to existing outbuilding for use as a home gym and associated works. | No objection |
| WA/2021/03021 | Land to the rear of 19 SUNVALE AVENUE HASLEMERE GU27 1PH | Erection of garage following demolition of existing outbuildings. | No objection |
| WA/2021/03063 | SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL | Erection of 2.no detached two storey dwellings with subterranean garages, widening of existing vehicular access to the highway, erection of retaining walls, installation of security gates, and associated works | No objection – see separate comment |
| WA/2021/03024 | 18 SUNVALE AVENUE HASLEMERE GU27 1PH | Erection of extension and porch following demolition of existing conservatory and porch. | No objection |
| PRA/2021/03041 | HALF MOON HOUSE 7 THE PADDOCK HASLEMERE GU27 1HB | The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m, for which the height would be 4m, and for which the height of the eaves would be 3m. | No objection |
| TM/2021/03130 | MILL HOUSE FARNHAM LANE HASLEMERE GU27 1EU | APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 06/10 | No objection subject to tree officer consent |
| WA/2021/03082 | MAYTREE COTTAGE HIGH PITFOLD HINDHEAD GU26 6BN | Erection of two storey outbuilding and creation of swimming pool with associated works. | No objection subject to the building remaining ancillary to the main dwelling |
| WA/2021/03091 | FRENHAM HALL FARM HINDHEAD ROAD HASLEMERE GU27 3PJ | Erection of extension, alterations to elevations and fenestration with associated landscaping. | No objection |
| WA/2021/03092 | FRENHAM HALL FARM HINDHEAD ROAD HASLEMERE GU27 3PJ | Listed Building consent for internal and external alterations | No objection subject to listed building officer consent |
| WA/2021/03043 | NORTH VIEW COTTAGES 3 GRAYSWOOD COMMON THE MOUNT HASLEMERE GU27 2DN | Erection of extensions and alterations, erection of car port following demolition of existing conservatory. | No objection |

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| WA/2021/03132 | SOUTH GRAYS HIGHERCOMBE ROAD HASLEMERE GU27 2LQ | Erection of extensions and alterations including dormers and rooflights following demolition of existing conservatory. | No objection |
| WA/2021/03101 | TREETOPS 3 SCOTLANDS CLOSE HASLEMERE GU27 3AE | Erection of extensions and alterations. | No objection |
| WA/2021/03095 | GRAYSHURST LODGE HIGHERCOMBE ROAD HASLEMERE GU27 2LH | Certificate of Lawfulness under S192 for erection of outbuilding for use as a garage and store. | No objection |
| WA/2021/03077 | MALAIKA 30 SCOTLANDS CLOSE HASLEMERE GU27 3AE | Erection of extensions and alterations and creation of new vehicle crossover, following demolition of existing garage (revision of WA/2020/2012). | No objection |
| WA/2021/03066 | WAVERLEY BOROUGH COUNCIL HIGH LANE COMMUNITY CENTRE 19 WEYCOMBE ROAD HASLEMERE GU27 1EL | Application under section 73 to vary/remove condition 7 of WA/2017/1773 to allow an increased number of children attending the nursery | No objection |
| WA/2021/03052 | CALIS HIGHFIELD CRESCENT HINDHEAD GU26 6TG | Certificate of Lawfulness under S192 for erection of extension. | No objection |
| TM/2021/03070 | GROVERS MANOR WOOD ROAD HINDHEAD GU26 6JP | APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 24/00 | No objection subject to tree office approval |
| WA/2021/03093 | HUNTERS HOLLOW 7 CORY ROAD HINDHEAD GU26 6PB | Erection of extension and alterations with associated landscaping. | No objection |
| WA/2021/03114 | HIGHDOWN TOWER ROAD HINDHEAD GU26 6SN | Erection of extensions and alterations following demolition of existing conservatory. | No objection |
| NMA/2021/03014 | LITTLE MEAD, CHURCH LANE, HASLEMERE GU27 1AT | Amendment to WA/2017/1562 replace the permitted 4 car open garage building with a secure 4 car garage building to provide secure cycle storage and EV charging points. | For info only |
| CA/2021/03069 | ROSEMARY COURT CHURCH ROAD HASLEMERE GU27 1BH | HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES | For info only |
| NMA/2021/03015 | TANGLEWOOD MEAD ROAD HINDHEAD GU26 6SG | Amendment to WA/2021/01353 - change to roof tiles from red/brown (as existing) to grey. | For info only |
| CA/2021/03068 | ALLAN COURT LOWER STREET HASLEMERE GU27 2NX | HASLEMERE CONSERVATION AREA WORKS TO TREE | For info only |
| TM/2021/03158 | SHOTTERMILL INFANTS SCHOOL LION LANE HASLEMERE GU27 1JZ | APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 13/00 | No objection subject to tree office approval |

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| WA/2021/03150 | THE ROYAL SCHOOL FARNHAM LANE HASLEMERE GU27 1HQ | Request to modify a section 106 agreement relating to WA/1997/0587, amend clause 2(1) to refer to traffic movements. | No objection subject to a full travel plan being submitted which is agreeable to the Farnham Lane residents |
| WA/2021/03204 | ARAGON TENNYSONS LANE HASLEMERE GU27 3AF | Erection of extension to existing outbuilding for use as a home gym. | No objection |
| WA/2021/03165 | 10 LOWER STREET HASLEMERE GU27 2NX | Change of use from Class E(a) (retail) to Sui Generis (hot food takeaway). | No objection |
| WA/2021/03208 | GREENWAYS WEYDOWN ROAD HASLEMERE GU27 1DT | Certificate of Lawfulness under S192 for alterations to roof including dormers and rooflights to provide additional habitable accommodation. | No objection |
| WA/2021/03168 | GRAYSWOOD HOUSE LOWER ROAD GRAYSWOOD HASLEMERE GU27 2DR | Change of use of first floor to form additional residential accommodation and alterations to building. | No objection |
| WA/2021/03143 | WESTWARD LINKSIDE WEST HINDHEAD GU26 6PA | Erection of detached garage and workshop. | No objection subject to the building remaining ancillary to the main dwelling |
| WA/2021/03162 | LAND ADJACENT TO TYLNEY WOODS HINDHEAD GU26 6JA | Erection of 2 dwellings and associated works. | Objection – see separate comment |
| WA/2021/03199 | LARCH HOUSE CHURT ROAD HINDHEAD GU26 6HY | Certificate of Lawfulness under S192 for a single storey extension and alterations to outbuilding. | No objection |
| WA/2021/03172 | SALIMA GLEN ROAD HINDHEAD GU26 6QE | Application under Section 73 to remove Condition 1 and 4 of WA/2021/0049 (requirements of 110 litres of water per person per day and scheme of noise levels within residential units to be agreed prior to occupation). | No objection |

WA/2021/01238 LAND AT DEERWOOD WOOLMER HILL ROAD HASLEMERE GU27 1QA

The committee discussed the application at length. There were concerns from some members that the application had not sought to address issues from previous applications such as the narrow access and safety accessing and egressing the site. Others felt that access wasn't an issue. The committee voted **in favour** of the application although the majority abstained from voting (3 in favour, 6 abstentions, 0 against).

WA/2021/02876 THE OLD GROVE HIGH PITFOLD HINDHEAD

The committee heard from members that whilst this application is for 18 dwellings, the Local Plan Part 2 seeks to provide an allocation of 40 dwellings on this site. Whilst it is a brownfield site is in an Area of Outstanding Natural Beauty, which has limited access from either the A3 or via High Pitfold. The committee voted **in favour** of the application.

WA/2021/02890 14 HIGH STREET, HASLEMERE, GU27 2JE

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

1. The proposal is out of keeping with the character of the Conservation Area contrary to TD1 of the Local Plan Part 1;

2. It represents overdevelopment of the site contrary to retained policies D1 & D4 of the Local Plan 2002; and
3. It has concerns over traffic access to and from the site contrary to policy ST1 of the Local Plan Part 1.

WA/2021/02959 LAND COORDINATES 488295 135098 PORTSMOUTH ROAD HINDHEAD GU26 6BQ

Committee members voted to **not object** to this application.

WA/2021/02964 DEER PATH COTTAGE INVAL HASLEMERE GU27 1AH

Committee members voted to **not object** to this application.

WA/2021/02973 MEADFIELDS FARM THREE GATES LANE HASLEMERE GU27 2LD

Committee members voted to **not object** to this application.

WA/2021/03063 SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL

Committee members voted to **not object** to this application.

WA/2021/03162 LAND ADJACENT TO TYLNEY WOODS HINDHEAD GU26 6JA

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

1. 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; and
2. The application did not contain sufficient information or detail for the committee to make a fully informed decision.

WA/2021/02928 103 LION LANE, HASLEMERE GU27 1JL

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

1. Whilst it is not a material planning consideration the committee is aware that the alterations and build of the extension are already in progress;
2. It appears to interfere with access to a right of way;
3. It will cause material loss of natural light enjoyed by neighbours contrary to D1 of Local Plan 2002; and
4. It risks harming the amenity of occupiers of neighbouring properties through lack of drainage contrary to retained policy D4 of Local Plan 2002.

8/22 Decisions and Appeals
Noted.

9/22 Highways Update
None.

10/22 Next meeting
3 February 2022

Meeting closed at 9.13pm

Signed: _____ Date: _____

Chairman of Planning