



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 13 October 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.

In attendance: member of the public from the Farnham & Bunch Lane Triangle Residents Association

104/22 Apologies for absence

The committee accepted the absences of Cllr Weldon (holiday), Cllrs Whitby, Arrick & Lloyd (work), Cllr Round (prior arranged meeting), and Cllr Keen (family).

105/22 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, Dear & 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.

106/22 Minutes of the last meeting

The minutes of the meeting held 27 September 2022 were agreed and signed as a true record.

107/22 Representations by the public

Alwyn Welch from the Farnham & Bunch Lane Triangle Residents Association made a statement to the committee in relation to WA/2021/03150 – the application to modify the s106 agreement at the Royal School Farnham Lane (notes appended to these minutes).

It was agreed the clerk would resend to WBC the committees comments following the January 2022 meeting.

108/22 Planning applications

Ref	Site Address	Proposal	Comment
WA/2022/02444	RIDGE PLACE HINDHEAD ROAD HINDHEAD GU26 6BB	Erection of garden building following demolition of two existing outbuildings.	No objection
WA/2022/02443	THE ROYAL SCHOOL FARNHAM LANE HASLEMERE GU27 1HQ	Listed Building Consent for internal and external alterations including removal of external fire escape; installation of canopy and handrails.	No objection subject to listed building officer consent

WA/2022/02439	THE ROYAL SCHOOL FARNHAM LANE HASLEMERE GU27 1HQ	Alterations including removal of external fire escape; installation of canopy and handrails.	No objection
TM/2022/02389	ST IVES SCHOOL THREE GATES LANE HASLEMERE GU27 2ES	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA256	No objection subject to tree officer approval
WA/2022/02410	14 HIGH STREET HASLEMERE GU27 2JE	Erection of 2 dwellings with parking, alterations to existing elements including access and internal layout following partial demolition of unlisted building in a Conservation Area(following withdrawn application WA/2021/02890).	No objection
TM/2022/02424	YEW TREE COTTAGE 56 LOWER STREET HASLEMERE GU27 2NX	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER WA264	No objection subject to tree officer approval
WA/2022/02445	HIGHFIELD BEACON HILL ROAD HINDHEAD GU26 6QD	Erection of extensions and alterations following demolition of existing extension.	No objection
WA/2022/02489	KINGFISHER FARM SANDY LANE HASLEMERE GU27 1QE	Alterations and use of existing outbuildings to provide a dwelling and a cycle/garden/bin store.	No objection
WA/2022/02466	COURTYARD LODGE LYTHE HILL PARK HASLEMERE GU27 3BD	Installation of French doors following removal of a door and window.	No objection
WA/2022/02465	COURTYARD LODGE LYTHE HILL PARK HASLEMERE GU27 3BD	Listed Building Consent for the installation of French doors following removal of a door and window together with associated alterations.	No objection subject to listed building officer consent
WA/2022/02522	ROUNABOUTS THREE GATES LANE HASLEMERE GU27 2ET	Certificate of Lawfulness under Section 192 for the erection of a two storey rear extension, single storey side extension, rooflights and hardstanding.	No objection
WA/2022/02537	COPSE COTTAGE LYTHE HILL PARK HASLEMERE GU27 3BD	Erection of extension, alterations to elevations and fenestrations with associated works following demolition of existing extensions and part of original building.	Comment to follow
WA/2022/02530	7 DERBY ROAD HASLEMERE GU27 1BS	Installation of ground mounted array of 20 solar panels.	No objection

WA/2022/02539	SEPTEMBER LODGE CHURT ROAD HINDHEAD GU26 6PR	Erection of a detached car port.	No objection
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109/22 Decisions and Appeals

The list was noted.

110/22 Highways Update

Cllr Davidson noted the planned work by SGN on the Hindhead Road has been postponed from 22 October until February 2023 half term.

The clerk asked if Petworth Road could be put on the resurfacing list and was advised that it is.

Cllr Robini urged councillors to report dangerous roadside trees to Surrey Highways through the Report It function on SCC website.

111/22 Licensing applications

Apothecary 27 – the committee had no objection to the application for a new premises licence

Brasa Burger – the committee had no objection to the application for a new premises licence

112/22 Next meeting

10 November 2022

Meeting closed at 7.45pm

Signed: _____ Date: _____

Chairman of Planning

AW Statement for HTC Planning Meeting (4 minutes)

Firstly may I thank you for allowing me to talk to you today. I am speaking for the Farnham and Bunch Lane Triangle, a residents group. I have lived in Farnham Lane for over 27 years.

In 1997, the Royal School applied to expand school buildings and a condition was the current Section 106 agreement, which limits day pupils in Farnham Lane to 200. This simple and enforceable measure was mandated due to concerns over the impact of traffic on residents at the time. Today there are more houses, more residents, wider cars, and the Lane is no wider or shorter.

Under its new owners, United Learning (or UL), the School wants to consolidate onto one site, to improve operational efficiency, and it needs to grow significantly to be financially viable. UL is a £1Bn business, with plenty of cash.

Nobody will tell us, or any elected body involved, the size needed for viability. 500 day pupils has been hinted-at. The current number in Farnham Lane is around 130: so growth of 4 times seems very possible. No wonder UL want the current day pupil limit to be replaced with a traffic limit.

Our concern is not UL Business but the impact, and even the very feasibility, of their plans. Since their original submission that you reviewed in January, they have measured current traffic and estimated that they need a peak hour traffic limit of over 2.2 times the current volume. With current levels of traffic Farnham Lane is congested: this would be far, far worse. Anyway, we doubt they can keep traffic down to this level.

The School's plan includes a minibus shuttle, and banning most parents from driving to the School. But all this does is move the traffic elsewhere in Haslemere which will see, next September, an additional 200-400 vehicle movements every day. Another proposed measure is to walk children across the common from Hindhead, in all weathers – are they serious? They will also encourage staff and others to arrive outside of peak hours – not reducing traffic but extending its damage.

Then there is the environmental impact. To quote Surrey Highways, *“Farnham Lane is a residential long and very narrow rural sunken lane with very limited / no real scope to increase capacity”*. The National Trust, which owns part of the banks along the Lane, is already concerned about damage from current traffic and has written objecting to this proposal.

The reality is that you cannot add another 150 day pupils to this site next year, and then grow to a viable size, without very material environmental damage and loss of amenity, as well as creating major traffic issues all along Farnham Lane and elsewhere in Haslemere.

Surrey Highways commented on additional extra traffic congestion in Haslemere, and also wrote that *“a cap on vehicle numbers is not enforceable and any further assessment should be undertaken on the basis of the number of pupils”*.

Residents have no confidence in the traffic plan. Attitudes have hardened significantly, especially since the School has told current and prospective parents that this site consolidation is a done deal.

Apart from over 200 letters of Objection, mostly from Farnham Lane residents, we have recently surveyed our members who overwhelmingly objected to the proposals.

We wanted to ensure that you are aware of these developments since you reviewed this application. We are asking you to reconfirm your decision of January this year to Waverley Planning Committee and to inform them that UL's traffic plan is totally unacceptable to the residents of Farnham Lane and other residents of Haslemere.

Thank you for your time.