

Waverley Borough Council Decisions & Appeals - Applications Objected to by Haslemere Town Council

Planning Ref	Site Address	Proposal	Committee Date	Comment	Decision by planning authority	Appeal Details (if applicable)
WA/2022/01782	LAND AT HAMPTON TERRACE 3 BEACON HILL ROAD HINDHEAD	Outline application with all matters reserved except for access, appearance, layout and scale for erection of a detached dwelling and associated parking.	Aug 2022	Objection	Refused 1) site has no safe vehicle access and access would impact the safety of other road users, specifically pedestrians contra S9 NPPF, TD1 & St LPP1, DM9 of LPP2, H7 of HNP, WBC parking guidelines & obj of Surrey Transport Plan 4	
WA/2022/01887	LAND CENTRED COORDINATES 489803 131978 MIDHURST ROAD HASLEMERE	Hybrid application consisting of an Outline application	Sept 2022	Objection	Refused on 8 grounds (see appended decision notice)	
WA/2021/01950	FORMER BARONS HINDHEAD LONDON ROAD HINDHEAD GU26 6AE	Erection of 38 dwellings (including 4 affordable) construction of access roads parking areas landscaping and associated works following demolition of existing buildings and remediation of land (as amended by plans received 01/12/2021 and 07/09/2022)	Sept 2021	Objection	Granted	

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WA/2022/01926	THE HEIGHTS, 5 HILL ROAD, HASLEMERE GU27 2JP	Application under Section 73 to vary Condition 2 of WA/2018/1771 (approved plans) to include dormer and velux windows to allow residential accommodation within the roof space in plots 6-11, 13, 15, 17, 19 and 21 and reduction in roof pitch and provision of slate tiles to plots 22-25.	Aug 2022	Objection	Pending	Appeal withdrawn
WA/2022/01531	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE	Erection of a building to provide 8 residential units with associated refuse/cycle store and parking (revision of WA/2021/02420).	June 2022	Objection	Pending	Appealing on non-determination
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).	Jan 2022	Objection	Pending	Appealing on non-determination

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WA/2022/00568	TECHNOLOGY HOUSE CHURCH ROAD HASLEMERE GU27 1NU	Alterations to existing building to create 6 residential units and a ground floor retail unit together with associated car parking (revision of WA/2021/02406).	Mar 2022	Objection	Refused 2 grounds 1) Bulk, mass & design result in contrived layout and overdeveloped site, poor design not in keeping with visual character of the surrounding area contra TD1 LPP1, H6 of HNP, retained policies D1 & D4 of LP 2002 2) Insufficient info submitted to demonstrate it would prejudice highway safety contra ST1 LPP1	Appealing
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).	Sept 2022	Objection	Pending	
WA/2022/03128	LAND AT BRINDELL TILFORD ROAD HINDHEAD GU26 6RB	Change of use from storage building (use class B8) and construction of a dwelling (use class C3) to Passivhaus Standards including PV panels and associated works.	Jan 2023	No objection change of use Objection lack of parking	Pending	
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.	Mar 2023	Objection	Pending	

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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.	Mar 2023	Objection	Pending	
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	Mar 2023	Objection	Pending	
WA/2023/00934	LAND AT TRIMMERS FIELD WOOD ROAD HINDHEAD	Erection of a detached dwelling and associated works.	Apr 2023	Objection	Pending	

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02 May 2023

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2022/01887

Waverley Borough Council as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 (as amended), **DO HEREBY** signify their **REFUSAL** of planning permission for the development specified in the form of application deposited by you with the Council on 27/06/2022 and described in the First Schedule.

FIRST SCHEDULE

Hybrid application consisting of an Outline application (all matters reserved except access) for up to 111 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 1 dwelling and associated works; a junction alteration from Midhurst Road, associated access road to serve the development (including the diversion of a public footpath), car park, associated landscaping and drainage; the erection of a scout facility/nursery (use class F) and an education facility (use class F); a Suitable Alternative Natural Greenspace (SANG). This application is accompanied by an Environmental Statement

LAND CENTRED COORDINATES 489803 131978

MIDHURST ROAD

HASLEMERE

SECOND SCHEDULE

The reasons for the decision of the Council to refuse permission for the development are:

1. The proposal would fail to preserve and enhance the landscape and scenic beauty of the AONB and the setting of the South Downs National Park, and would result in major development that would harm the landscape character, without exceptional circumstances. The quantum of development would also harm the intrinsic character and beauty of the Countryside. The proposal would be contrary to Policies SP2, RE1 and RE3 of the Local Plan

Part 1 (2018), Policies DM11 and DM15 of the Local Plan Part 2 (2023), Policy H9 of the Haslemere Neighbourhood Plan and paragraphs 176, 177 and 180 of the NPPF.

2. The ecological information submitted with the application fails to demonstrate that the proposed development would not negatively affect and/or fragment the wildlife corridors adjacent to Midhurst Road and within the northern central area of the application site. Additionally, the ecological information fails to demonstrate that there would not be a detrimental impact on protected species being great crested newts, hazel dormice and bat species, and Habitats of Principal Importance. The proposal is contrary to Policy NE1 of the Local Plan Part 1 (2018), Policy DM1 of the Local Plan Part 2 (2023), Policy H12 of the Haslemere Neighbourhood Plan and paragraphs 174 and 179 of the NPPF.
3. In the absence of an agreed tenure mix and appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need, the proposal fails to create a sustainable, inclusive and mixed community, contrary to Policy AHN1 of the Local Plan Part 1 (2018), Policy H4 of the Haslemere Neighbourhood Plan and paragraph 64 of the NPPF.
4. The applicant has failed to enter into an appropriate legal agreement to secure the delivery, maintenance and management of the onsite SANG. The proposal would have a likely adverse effect on the integrity of the Wealden Heaths Special Protection Area (SPA). The proposal conflicts with Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, Policy H12 of the Haslemere Neighbourhood Plan, the adopted Avoidance Strategy and paragraph 180 of the NPPF.
5. In the absence of an appropriate legal agreement to secure the contributions towards upgrading of the Rights of Way network within the vicinity of the site, the provision of funding in respect of the future monitoring of the Travel Plan, and the provision by the County Council of a Demand Responsive Bus Service, the proposal would fail to maximise opportunities for sustainable travel in conflict with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2), Policy H7 of the Haslemere Neighbourhood Plan and paragraph 110 of the NPPF.
6. In the absence of an updated Road Safety Audit and associated off site works there would be insufficient provision for off-site highways safety mitigation works to adequately accommodate the proposed development, contrary to Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2), Policy H7 of the Haslemere Neighbourhood Plan and paragraphs 110 and 111 of the NPPF.

Yours faithfully



Claire Upton-Brown
Executive Head of Service - Planning Development

Informatives:

1. The drawing numbers relevant to this decision are: 17054-002 Rev F, 17054-004 Rev C, 17054-24 Rev A (sheets 1 to 8), 17054-018 Rev C, 17054-026 Rev C, Flood Risk and Drainage Strategy Plans (ESA Appendix 4), SL202_L_X_GA_0_01_Rev A, SL202_L_X_GA_1_01_Rev A, SL202_L_X_GA_0_02_Rev A, SL202_L_X_GA_0_03 Rev A, SL202_L_X_GA_0_04, SL202_L_X_GA_0_05, SL202_L_X_GA_0_06, 6046 / PL 01, 6046 / PL 02A, 6046 / PL 04A, 6046 / PL 05A, 6046 / PL 06A, 6046 / PL 07A, 6046 / PL 08A, 6046 / PL 09A, 6046 / PL 10A, 6046 / PL 11A, 6046 / PL 12A, 6046 / PL 13A, 6046 / PL 14, 6046 / PL 20A, 6046 PL_100A, 6046 PL_101A, 6046 PL_104, 6046 PL_105, 6046 PL_106, 6046 PL_107, 6046 PL_108 and 6046 PL_109.
2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2021.

WA/2022/01887