



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 18 August 2022
Town Hall, High Street, Haslemere GU27 2HG

Chairman	Cllr Terry Weldon*
Vice Chairman	Cllr John Robini*
Councillors	Arrick, Barton*, 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

83/22 Apologies for absence

The committee accepted the absences of Cllrs Lloyd & Barton (family commitments), Round (Trustee meeting) & Hewett (ill health).

Cllr Arrick had given her apologies (holiday) but clerk did not remember to mention this.

84/22 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.

Cllr Whitby declared a non-registrable interest in PC/2022/01947 as it affects the wellbeing of a relative.

85/22 Minutes of the last meeting

The minutes of the meeting held 14 July 2022 were agreed and signed as a true record.

86/22 Representations by the public

None.

87/22 Planning decisions since July 2022 meeting and submitted to WBC – list 18 & 25 July 2022

Noted.

Reference	Location	Proposal	Comments
PRA/2022/01789	LAND COPPICE FIELD AT THE ANNEXE, COOMBESWELL FARNHAM LANE HASLEMERE	General Permitted Development Order 2015, Schedule 2, Part 6 - Application for the erection of a forestry building.	No objection

WA/2022/01783	BROOKFIELD COTTAGE 9 BELL ROAD HASLEMERE GU27 3DQ	Alterations to elevations including alteration to roof heights and removal of chimneys. Erection of an outbuilding and garden wall following demolition of existing; installation of solar panels and a Air source heat pump.	No objection
WA/2022/01807	26A UNDERWOOD ROAD HASLEMERE GU27 1JQ	Erection of extension and alterations to elevations.	No objection
WA/2022/01861	LITTLE PITFOLD HAZEL GROVE HINDHEAD GU26 6BJ	Certificate of Lawfulness under Section 192 for erection of a detached outbuilding to provide garden office.	No objection
TM/2022/01796	20A SUNVALE AVENUE HASLEMERE GU27 1PH	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 28/01	No objection subject to tree officer approval
WA/2022/01842	1 THE AVENUE HASLEMERE GU27 1JT	Erection of single storey extension and alterations.	No objection
WA/2022/01791	7 KILN AVENUE HASLEMERE GU27 1BE	Alterations to roof space to provide habitable accommodation including roof lights.	No objection
WA/2022/01862	COURTS FARM BLACKDOWN LANE HASLEMERE GU27 3AZ	Certificate of Lawfulness under Section 192 for proposed use of an existing domestic outbuilding as incidental residential accommodation.	No objection
WA/2022/01850	LAND TO REAR OF 32 WEST STREET HASLEMERE GU27 2AB	Application under Section 73 to vary condition 1 of WA/2022/00091 (approved plans) to allow alteration to a clay tile roof.	No objection
WA/2022/01855	13 PEPPERHAM ROAD HASLEMERE GU27 1EB	Erection of two storey extension and alterations to elevations with associated landscaping following demolition of single storey workshop and store.	No objection
PRA/2022/01847	9 NORTHWOOD COTTAGES TILFORD ROAD HINDHEAD GU26 6RQ	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 m, for which the height would be 2.96 m, and for which the height of the eaves would be 2.96 m.	No objection

Ref	Site Address	Proposal	Comments
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.	Objection – see separate comment below
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 roofspace in plots 6-11, 13, 15, 17, 19 and 21 and reduction in roof pitch and provision of slate tiles to plots 22-25.	Objection with caveat that no objection to reduction in roof pitch to plots 22-25

7.12pm Cllr Barton arrived

7.13pm Cllr Round arrived

PC/2022/01947	LAND NORTH OF 1 TO 16 STURT AVENUE CAMELSDALE LINCHMERE GU27 3SJ	Consultation by a neighbouring authority on a new access bridge.	No objection
---------------	--	--	--------------

Cllr Whitby left the room for the discussion of PC/2022/01947 and returned following the conclusion of voting.

WA/2022/01895	9 NORTHWOOD COTTAGES TILFORD ROAD HINDHEAD GU26 6RQ	Certificate of Lawfulness under Section 192 for a roof extension to allow loft conversion.	No objection
WA/2022/01942	2 WOODLANDS LANE HASLEMERE GU27 1JU	Erection of single storey extension.	No objection
WA/2022/01991	AMBERLEY CHASE LANE HASLEMERE GU27 3AG	Erection of extensions, alterations to elevations and fenestrations together with creation of balcony at first floor and associated landscaping works.	No objection
TM/2022/01971	YEW TREE COTTAGE 56 LOWER STREET HASLEMERE GU27 2NX	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA264	No objection subject to tree officer approval
TM/2022/01948	10 KEMNAL PARK HASLEMERE GU27 2LF	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 43/07	No objection subject to tree officer approval
WA/2022/01938	MUIRFIELD PLACE BUNCH LANE HASLEMERE GU27 1AE	Erection of stables building following demolition of existing stables building.	No objection
WA/2022/01979	TALL TREES, MEAD ROAD, HINDHEAD GU26 6SG	Application under Section 73A to vary condition 1 of WA/2020/2071 (approved plans) to allow render to extension and garage.	No objection
NMA/2022/01954	SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL	Amendment to WA/2021/03063 to move specific rooms in the plots and to add door access from the new	No objection

		bedroom.	
WA/2022/02034	ANNEXE COOMBESWELL FARNHAM LANE HASLEMERE	Certificate of Lawfulness under Section 191 for use of the Annexe at Coombeswell as a separate dwelling together with domestic curtilage for a period in excess of 4 years.	No objection
WA/2022/02035	RIDGECOMBE HINDHEAD ROAD HINDHEAD GU26 6BA	Certificate of Lawfulness under Section 192 for erection of two single storey extensions and alterations to elevation following demolition of existing conservatory extension.	No objection
WA/2022/02043	LAND OPPOSITE JUNCTION OF GLEN LEA NUTCOMBE LANE HINDHEAD	Certificate of Lawfulness under Section 192 for the siting of a caravan for use ancillary to the mixed agriculture/equestrian use.	No objection
WA/2022/02000	3 LAUREL COTTAGES GRAYSWOOD ROAD HASLEMERE GU27 2BW	Certificate of Lawfulness under Section 192 for erection of single storey extension.	No objection
WA/2022/02019	COURTS FARM BLACKDOWN LANE HASLEMERE GU27 3AZ	Erection of a garden shed.	No objection
WA/2022/02018	COURTS FARM BLACKDOWN LANE HASLEMERE GU27 3AZ	Hard and soft landscaping including installation of a pond.	No objection
WA/2022/02021	HARROW GLEN ROAD HINDHEAD GU26 6QE	Alterations to existing garage to provide ancillary habitable accommodation to the main house.	No objection subject to it remaining ancillary to the main dwelling

WA/2022/01782 Land at Hampton Terrace, Beacon Hill Road, Hindhead

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

- Overdevelopment of the site by virtue of its bulk, mass and scale contrary to policy TD1 of Local Plan Part 1 and saved policies D1 & D4 of Local Plan 2002;
- Loss of neighbour's amenity in relation to light and overlooking contrary to policy TD1 of Local Plan Part 1 and saved policy D1 & D4 of Local Plan 2002; and
- Lack of sufficient parking which will result in inconvenience to local residents as a result of on street and public car park parking contrary to WBC's Parking Guidelines (2013).

WA/2022/01782 THE HEIGHTS, 5 HILL ROAD, HASLEMERE GU27 2JP

After much discussion the committee voted to **object** to this application relating to the variation of Condition 2 to allow residential accommodation within the roof space in plots 6-11, 13, 15, 17, 19 and 21 on the following grounds:

- It will represent intensification of use of the dwellings contrary to retained policies D1 & D4 of the Local Plan 2002, and policy TD1 of the Local Plan Part 1;
- The intensification of use will result in an insufficient number of parking spaces causing an inconvenience to surrounding residents because of on street parking contrary to WBC's Parking Guidelines 2013; and
- Loss of amenity to neighbours by way of overlooking contrary to retained policies D1 & D4 of the Local Plan 2002, and policy TD1 of the Local Plan Part 1.

However, the Council welcomes the reduction in the roof pitch and provision of slate tiles to plots 22-25.

PC/2022/01947 Land to the North of 1-16 Sturt Avenue, Camelsdale, Linchmere

The committee discussed this application at some length. It felt that it had no grounds to object to it.

WA/2022/02043 LAND OPPOSITE JUNCTION OF GLEN LEA, NUTCOMBE LANE, HINDHEAD

The committee discussed this application and felt that whilst it had no grounds to object to it, it would like to see the rationale behind the decision made by the planning officers.

ACTION: Deputy Town Clerk to forward the officer's report to the committee once the decision has been made.

89/22 Decisions and Appeals

The list was noted.

90/22 Highways Update

- Cllr Robini confirmed there are two remaining roads in the parish (Weycombe and one other) which will be resurfaced in this financial year.
- He will be using his SCC Highways member's allocation to refurbish highways signs and will be asking SCC Highways officers to review Tanners Lane with a view to installing an island and/or review the parking in West Street.
- Cllrs Barton & Ellis asked Cllr Robini to review the history of accidents at the junction of Scotland Lane and the Midhurst Road.
- Cllr Cole confirmed that the signage at the Mount in Grayswood still hasn't been looked at – she will send photos to the Deputy Town Clerk so that this can be chased up.
- Cllr Keen advised that the grips in Polecat Lane failed during the latest wet weather causing a huge run off of water down to Lion Lane. The groynes were excavated a number of years ago and have worked well with surface water running off to National Trust land, however they probably need re-excavating.

ACTION: Deputy Town Clerk to contact Highways/national Trust about this

91/22 Licencing application – Carlos Bistro Beacon Hill Road

The application was noted.

92/22 East Hampshire draft housing outside the settlement boundaries SPD consultation

The consultation was noted. No comment to offer.

93/22 Next meeting

15 September 2022

Meeting closed at 7.59pm

Signed: _____ Date: _____
Chairman of Planning