



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 3 March 2022
Town Hall, High Street, Haslemere GU27 2HG

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: Ian Rhodes

25/22 Apologies for absence

The committee accepted the absences of Cllrs Isherwood & Ellis (ill health), Dear (Mayoral engagement) and Keen (family commitment).

No apologies were received from Cllrs Barton & Lloyd.

26/22 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson & 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.

27/22 Minutes of the last meeting

The minutes of the meeting held 3 February 2022 were agreed and signed as a true record.

28/22 Representations by the public

None

29/22 Planning decisions since February 2022 meeting and submitted to WBC – list 7 February 2022

<u>Ref</u>	<u>Site Address</u>	<u>Proposal</u>	<u>Comment</u>
WA/2022/00474	LAND OPPOSITE JUNCTION OF GLEN LEA NUTCOMBE LANE HINDHEAD	Change of use from agriculture to a mixed use of agriculture and equestrian use.	No objection
WA/2022/00453	OLD ORCHARD COTTAGE GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DE	Erection of extensions and alterations and erection of detached garage following demolition of existing garage.	No objection

WA/2022/00693 Longdene House, Hedgehog Lane, Haslemere

Ian Rhodes spoke on behalf of the Applicant to confirm this is the second reserved matter in relation to this development. The application relates to the change in the approved location of the two garages (under WA/2019/1492) and the external appearance of both property A & B. Property A will be a mix of stone and brick and property B will be brick and render. These changes reflect the materials used for the Arts and Crafts style of Longdene House and give each house a more individual appearance.

The committee voted and had **no objection** to the application.

<u>Ref</u>	<u>Site Address</u>	<u>Proposal</u>	<u>Comments</u>
WA/2022/00532	THE WHITE HORSE 22 HIGH STREET HASLEMERE GU27 2HJ	Alterations to elevations; Installation of external freezer, fencing and associated works.	No objection
WA/2022/00533	THE WHITE HORSE 22 HIGH STREET HASLEMERE GU27 2HJ	Listed Building consent for internal and external alterations; erection of fence with gate.	No objection
WA/2022/00524	THE KNOWLE THREE GATES LANE HASLEMERE GU27 2ET	Erection of outbuilding for use as home gym, office and summer house.	No objection subject to the building remaining ancillary to the main dwelling
WA/2022/00552	THE KNOWLE THREE GATES LANE HASLEMERE GU27 2ET	Erection of single storey extension.	No objection
WA/2022/00586	THE KNOWLE THREE GATES LANE HASLEMERE GU27 2ET	Erection of extension (as amplified by letter and brochure received 16/02/2022).	No objection
WA/2022/00498	ANDREWS OF HINDHEAD LTD ANDREWS PORTSMOUTH ROAD HINDHEAD GU26 6AL	Erection of a 74-bed care home (Use Class C2) with associated car parking, landscaping and vehicular access following demolition of existing buildings and structures (revision of WA/2021/01365).	No objection but see separate comment below

7.23pm Cllr Arrick arrives

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).	Objection – see separate comment below
WA/2022/00609	THE FLAT 13 PARSONS GREEN HASLEMERE GU27 1EE	Erection of extensions and alterations to first floor and roof to provide 7 dwellings with alterations at ground floor for cycle and refuse store (revision of WA/2020/1739).	Objection – see separate comment below
WA/2022/00628	30 HIGH STREET HASLEMERE GU27 2HJ	Alterations to shop front together with installation of doors and associated works.	No objection
WA/2022/00627	30 HIGH STREET HASLEMERE GU27 2HJ	Listed building consent for internal and external alterations together with external signage.	No objection subject to Listed Building consent
WA/2022/00542	27 PINE VIEW CLOSE HASLEMERE GU27 1DU	Erection of extension and alterations to elevations.	No objection
WA/2022/00525	32 STOATLEY RISE HASLEMERE GU27 1AG	Erection of single storey extension and associated works.	No objection

WA/2022/00545	PILGRIM LODGE CHURT ROAD HINDHEAD GU26 6PE	Erection of single storey extension.	No objection
WA/2022/00596	THE LODGE ST MARYS ABBEY WOOLMER HILL ROAD HASLEMERE GU27 1QA	Erection of detached garage and garden store.	No objection
TM/2022/00613	21 TROUT ROAD HASLEMERE GU27 1RD	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 23/99	No objection subject to Tree officer consent
WA/2022/00589	8 MANOR CRESCENT HASLEMERE GU27 1PB	Erection of single storey extension following demolition of existing conservatory.	No objection
TM/2022/00566	14 SCOTLANDS CLOSE HASLEMERE GU27 3AE	APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 27/00	No objection subject to Tree officer consent
WA/2022/00576	14 SCOTLANDS CLOSE HASLEMERE GU27 3AE	Erection of extensions and alterations (revision of WA/2022/00190).	No objection
TM/2022/00607	OAKHAVEN HILL ROAD HINDHEAD GU26 6QW	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA232	No objection subject to Tree officer consent
WA/2022/00259	24 HIGH STREET HASLEMERE GU27 2HJ	Consent to display one non-illuminated fascia sign (amended plans received 18/02/22).	No objection
WA/2022/00646	FAIRACRE FARNHAM LANE HASLEMERE GU27 1HA	Erection of detached garage and workshop with associated landscaping.	No objection
WA/2022/00712	2 CHILCROFT ROAD HASLEMERE GU27 1JJ	Erection of two storey extension and alterations.	No objection
WA/2022/00670	GRAYSWOOD BEECHES HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Construction of swimming pool with associated landscaping, extension of existing terracing with glass balustrades and erection of pergola.	No objection
WA/2022/00654	GRAYSHURST LODGE HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Erection of extensions and alterations following demolition of existing porch and ground floor extension.	Objection – see separate comment below
WA/2022/00660	HOLDFAST HOUSE HOLDFAST LANE HASLEMERE GU27 2EU	Change of use from agricultural/equestrian barn (Use Class Su1 Generis) to ancillary residential (Use Class C3) along with associated alterations (revision of WA/2021/01946).	No objection
WA/2022/00701	GARDEN COTTAGE 70 HIGH STREET HASLEMERE GU27 2LA	Erection of extensions and alterations to provide a two storey dwelling.	No objection
WA/2022/00696	24 HIGH STREET HASLEMERE GU27 2HN	Installation of extractor flue and alterations to windows to facilitate use of ground floor as a restaurant	No objection
WA/2022/00693	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE	Part approval of reserved matters (appearance layout and scale) following the outline approval of WA/2019/0337 for the construction of 2 dwellings in relation to Area B only	No objection
WA/2022/00643	12 GLENVILLE GARDENS HINDHEAD GU26 6SX	Erection of single storey extension, alterations to elevations and construction of covered link between dwelling and detached garage.	No objection

PRA/2022/00665	PGL ADVENTURE MARCHANTS HILL TILFORD ROAD HINDHEAD GU26 6RF	Demolition notification: G.P.D.O. Schedule 2, Part 11, Class B: Demolition of water tower.	No objection
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WA/2022/00532 & WA/2022/00533 The White Horse, High Street, Haslemere

The committee briefly discussed the applications and voted **no objection** to the two applications.

WA/2022/00524, WA/2022/00552 & WA/2022/00586 The Knowle, Three Gates Lane, Haslemere

The committee discussed the applications and voted **no objection** to the three applications provided that the outbuilding (WA/2022/00524) remains ancillary to the main dwelling.

WA/2022/00498 Andrews of Hindhead, Portsmouth Road, Hindhead GU26 6AL

Councillors discussed their various concerns about this development such as sewerage, strain on local GP services, an excess of care homes in the vicinity, parking, traffic and design. Some of these concerns are not material planning considerations and others, such as sewerage have been commented on by Thames Water who have no objection to the application.

The number of rooms has been reduced by two because of the objections to overlooking properties. The design of the exterior is improved by adding gables to windows and doors, and the parking allocation conforms with WBC standards of parking at care homes. There will be CCTV and parking enforcement will be used to ticket people with no valid reason for parking on site. However, Councillors still have concerns that parking may be pushed out to surrounding streets and the impact that the increased traffic, particularly during shift changes, will have on the area.

Cllr Robini confirmed that the application will be coming before the WBC Western Planning committee soon.

The committee voted **no objection** but wants its concerns about parking and traffic raised to the planning officer at WBC.

WA/2022/00568 Technology House, Church Road, Haslemere GU27 1NU

Councillors considered that this application has not improved enough since the last time it was before the committee. 6 parking spaces is not adequate for staff and customers of the retail unit and occupiers and visitors of the six one-bed properties. This will cause considerable inconvenience to surrounding residents. In addition, Councillors consider that this is overdevelopment of the site. The Committee voted to **object** to the application on the following grounds:

- Failure to provide adequate parking provision which will inconvenience surrounding residents contrary TD1 of the Local Plan Part 1, retained policies D1 & D4 of the Local Plan, WBC's Parking Guidelines and H7 of the Haslemere Neighbourhood Plan; and
- The proposal by way of scale, mass and design would result in cramped and overdeveloped site, failing to take the opportunity for improving the character of the area, harm to the area and out of keeping with the street scene contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002.

WA/2022/00609 The Flat, 13 Parsons Green, Haslemere GU27 1EE

Councillors discussed this application at some length and felt the application has not improved since the previous one. Parking is still inadequate for the proposal and will impact on surrounding residents and the proposal still represents overdevelopment of this site. The committee voted to **object** on these grounds.

- The lack of parking provision is not acceptable and will inconvenience surrounding residents contrary TD1 of the Local Plan Part 1, retained policies D1 & D4 of the Local Plan, WBC's Parking Guidelines and H7 of the Haslemere Neighbourhood Plan; and

- The proposal by way of scale, mass and design would result in cramped and overdeveloped site, failing to take the opportunity for improving the character of the area, harm to the area and out of keeping with the street scene contrary to policy TD1 of the Local Plan Part 1, and retained policies D1 & D4 of the Local Plan 2002.

WA/2022/00627 & WA/2022/00628 30 High Street, Haslemere

Councillors reviewed this application and voted **no objection**.

WA/2022/00654 Grayshurst Lodge, Highercombe Road, Haslemere

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

- The proposal constitutes inappropriate development in the Green Belt and no very special circumstances have been demonstrated to outweigh the harm to the Green Belt contrary to policy RE2 of the Local Plan Part 1 and paragraph 148 of the NPPF;
- It is felt the extension and alterations will result in disproportionate additions over and above the size of the original building contrary to paragraph 149 of the NPPF;
- It feels that far from improving the aesthetic of the building and matching the existing character the design is poor and detracts from the Arts and Crafts style contrary to retained policies D1 and D4 of the Local Plan 2002, TD1 of the Local Plan Part 1 and H6 of the Haslemere Neighbourhood Plan.

WA/2022/00660 Holdfast House, Holdfast Lane, Haslemere

Despite the property being in the Green Belt the proposed development is contained within the existing footprint of the barn, and on this basis the committee voted **no objection** to the application.

WA/2022/00696 24 High Street Haslemere

The committee voted **no objection** to the installation of the extractor flue.

31/22 Decisions and Appeals

The list was noted.

32/22 Highways Update

CLlr Robini confirmed that the road works were coming to an end but the Highways team is seeing an increase in the number of potholes. He is meeting the Surrey Highways engineer next week to discuss the potential linking of pavements by the Haslemere Heath centre.

The committee would like to thank the Highways officers for their prompt action in removing the fallen trees following Storm Eunice. CLlr Robini confirmed he would pass this on.

33/22 Planning & Highways Terms of Reference

The Terms of Reference were reviewed and there are no recommended changes to go Council.

34/22 Next meeting

31 March 2022

Meeting closed at 20.18

Signed: _____ Date: _____

Chairman of Planning

Send draft minutes to all councillors