



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 5 January 2023
Town Hall, High Street, Haslemere GU27 2HG

Chairman	CLlr Terry Weldon*
Vice Chairman	CLlr John Robini
Councillors	Arrick, Cole*, Davidson*, Dear*, Hewett*, Keen, Lloyd, Round and Whitby*

*Present

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: member of the public

1/23 Apologies for absence

The committee accepted the absences of Cllrs Robini (prior engagement) Keen & Round (ill-health)
No apologies were received from Cllrs Arrick or Lloyd

2/23 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson & Dear 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.

3/23 Minutes of the last meeting

The minutes of the meeting held 8 December 2022 were agreed and signed as a true record.

4/23 Representations by the public

None.

5/23 Planning decisions since December 2022 meeting and submitted to WBC – list 12 December 2022

Noted.

Ref	Site Address	Proposal	Comment
WA/2022/03056	SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL	Application under Section 73 to vary condition 1 of WA/2021/03063 (approved plans) to allow alterations to first floor and elevations.	No objection
WA/2022/03029	36 PITFOLD AVENUE HASLEMERE GU27 1PN	Certificate of Lawfulness under Section 192 for insertion of window to side elevation.	No objection

WA/2022/03067	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.	Extension to 6 January 2023 given
WA/2022/03059	23 LONGDENE ROAD HASLEMERE GU27 2PG	Erection of an extension to provide additional storey to dwelling.	No objection
WA/2022/03035	SCOTLANDS COACH HOUSE SCOTLANDS DRIVE HASLEMERE GU27 2FJ	Erection of a single storey extension.	No objection
WA/2022/03023	THE LODGE HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Erection of extensions following demolition of existing extensions.	No objection
WA/2022/03068	THE OAKS TILFORD ROAD HINDHEAD GU26 6SF	Erection of extensions.	No objection
WA/2022/03046	LITTLE OAKS WHITMORE VALE ROAD HINDHEAD GU26 6JA	Certificate of Lawfulness under Section 192 for erection of a single storey rear extension.	No objection
WA/2022/03038	BRINDELL TILFORD ROAD HINDHEAD GU26 6RB	Certificate of Lawfulness under Section 191 to demonstrate that the land known as Brindell, Tilford Road Hindhead has been continuously used since August 2012 for the storage of construction materials, vehicles, machinery and plant associated with the South Oak Developments.	No objection

6/23 Planning applications

Ref	Site Address	Proposal	Comments
WA/2022/03067	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 – see separate comment below
WA/2022/03130	LAND COORDINATES 488295 135098 PORTSMOUTH ROAD HINDHEAD	Outline application with all matters reserved for extension to existing dwelling to create a dwelling and erection of a detached dwelling (revision of WA/2021/02959).	No objection – see separate comment below
WA/2022/03126	LAND AT BLUE HILLS THREE GATES LANE HASLEMERE GU27 2ET	Installation of a ground mounted solar array.	No objection – see separate comment below
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.	No objection/objection – see separate comment below

WA/2022/03152	3 FIR TREE AVENUE HASLEMERE GU27 1PL	Application under Section 73 to vary conditions 1 & 2 of WA/2022/01683 (approved plans & restrictions on external materials) to allow an amended scheme and changes to external cladding materials.	No objection
NMA/2022/03113	WEST ROWALLAN FARNHAM LANE HASLEMERE GU27 1HE	Amendment of WA/2021/02267 for the alteration of rear glazing of garage conversion to a single set of doors with side lights	No objection
WA/2022/03144	INWOOD 4 ELIOT DRIVE HASLEMERE GU27 1NZ	Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing conservatory.	No objection
WA/2022/03121	MARINERS 88 PETWORTH ROAD HASLEMERE GU27 3AU	Certificate of Lawfulness under Section 192 for erection of a single storey rear extension.	No objection
WA/2022/03116	WOODSIDE 9 LOWER ROAD GRAYSWOOD HASLEMERE GU27 2DR	Erection of extension and alterations following demolition of existing lean-to (revision of WA/2021/03237).	No objection
WA/2022/03122	MARINERS 88 PETWORTH ROAD HASLEMERE GU27 3AU	Certificate of Lawfulness under Section 192 for erection of an ancillary building.	No objection
NMA/2022/03099	51 HIGH STREET HASLEMERE GU27 2JY	Amendment to WA/2021/01591 for minor changes to front bay and associated roof, front door and location of dwelling on the plot	No objection
TM/2022/03111	BADGERS GRAYSWOOD ROAD HASLEMERE GU27 2BW	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 44/07	No objection subject to tree officer approval
WA/2022/03136	PEAR TREE HOUSE 84 HIGH STREET HASLEMERE GU27 2LA	Erection of a single storey extension and alterations following demolition of existing extension and chimney.	No objection
WA/2022/03160	4 DENBIGH ROAD HASLEMERE GU27 3AP	Erection of extensions and alterations including removal of chimney stack; link extension and alterations to existing detached garage to provide habitable accommodation.	No objection
NMA/2022/03133	ANDREWS OF HINDHEAD LTD ANDREWS PORTSMOUTH ROAD HINDHEAD GU26 6AL	Amendment to WA/2022/00498 - To amend the wording of conditions 6 and 7 to exempt demolition works from the restrictive component of these conditions.	No objection
CA/2022/03093	LLOYDS BANK PLC 12 HIGH STREET HASLEMERE GU27 2JG	HASLEMERE CONSERVATION AREA REMOVAL OF TREES	No objection subject to tree officer approval
PRA/2022/03180	115 LION LANE HASLEMERE GU27 1JL	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.00 M for which the height would be 3.67 M and for which the height of the eaves would be 3.00 M.	No objection

WA/2022/03174	HIGH PITFOLD FARM HIGH PITFOLD HINDHEAD GU26 6BN	Application for a deemed consent under Section 37 Form B (Type III) of the Electricity Act 1989 to change overhead line from single user to multi user line.	No objection
TM/2022/03203	29 UNDERWOOD ROAD HASLEMERE GU27 1JQ	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 34/07	No objection subject to tree officer approval
S52/2022/03170	LAND TO REAR OF HARSCROSSE, 48 PETWORTH ROAD, HASLEMERE GU27 2HX	Request to modify a Section 106 legal agreement relating to WA/2017/1857 to replace the original Landscape and Ecological Management Plan report with a new updated Ecology report.	No objection
WA/2022/03193	MAGPIES PRESTWICK LANE GRAYSWOOD HASLEMERE GU27 2DU	Erection of an extension.	No objection
TM/2022/03171	THE HEIGHTS 5 HILL ROAD HASLEMERE GU27 2JP	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/19	No objection subject to tree officer approval

WA/2022/03067 THE HEIGHTS, 5 HILL ROAD, HASLEMERE GU27 2JP

The committee discussed the various aspects of this application. Allowing dormer and velux windows will increase the overall number of bedrooms of the development by 11, which will intensify the scale of activity on the site, particularly in relation to car parking and traffic movement. Members were disappointed to note that WBC's requirement for affordable housing of 30% on development sites providing a net increase of at least 11 dwellings is deemed by the applicant to not be viable.

Whilst the committee approved of the reduction in roof heights of the various plots, overall it voted to **object** to the application on the grounds that it represent intensification of the site and traffic movement, lack of affordable housing and loss of visitors parking spaces.

WA/2022/03130 LAND COORDINATES 488295 135098, PORTSMOUTH ROAD, HINDHEAD

The committee agreed that as the principle of development has already been granted it had **no objection** to this application.

WA/2022/03126 LAND AT BLUE HILLS, THREE GATES LANE HASLEMERE GU27 2ET

The committee discussed this application at length. A number of concerns were raised including the impact on the Green Belt, the application for 72 solar panels at Blue Hills and that the panels are so low to the ground there may be a negative impact on biodiversity. However, the panels would not be visible to the public. The committee felt it would be advantageous for WBC to have a policy in place for future guidance. Given that a precedent has been set in not objecting to the Blue Hill application, it voted to offer **no objection** subject to concerns about biodiversity due to the design of the low panels.

WA/2022/03128 LAND AT BRINDELL, TILFORD ROAD, HINDHEAD GU26 6RB

The committee has no objection to the change of use but does to the proposed dwelling. There is a discrepancy between the application which proposes three parking spaces and the design and access statement which only allows for two spaces.

If the application is correct, it has not demonstrated that there is sufficient space on site for vehicles to park and turn so they can leave the site in forward gear. Resulting in obstruction of free flowing and safe traffic, inconvenience to pedestrians and conditions prejudicial to highway safety, contrary to policy ST1 LPP1 and Section 9 NPPF.

If the Design & Access statement is correct, the application has failed to provide sufficient on-site parking spaces to meet WBC's parking guidelines.

8/23 **Decisions and Appeals**

The list was noted.

9/23 **Highways Update**

Councillors reported a number of potholes which the clerk confirmed would be forwarded to Surrey Highways

Cllr Davidson – Grayshott Road heading into Grayshott just before Boundary Road

Cllr Cole – Lower Road by the Grayswood Club is a cluster of potholes

Cllr Davidson – Wey Hill, heading to Haslemere, between the Esso Garage and Lion Lane

Simon Hodgins – Lower Road, heading to Haslemere just past Allen Court in the middle of the road.

10/23 **Next meeting**

2 February 2023

Meeting closed at 7.38pm

Signed: _____ Date: _____

Chairman of Planning