



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 2 March 2023
Town Hall, High Street, Haslemere GU27 2HG

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| 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

21/23 Apologies for absence

The committee accepted the absences of Cllrs Cole (AONB boundary review webinar), Ellis (family commitment), Lloyd (work & Whitby (ill)).

No apologies were received from Cllr Arrick.

22/23 Method of transport to meeting

Councillors confirmed their usual method of transport to the meeting as that set out in Appendix 1.

23/23 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.

24/23 Minutes of the last meeting

The minutes of the meeting held 2 February 2023 were agreed and signed as a true record.

25/23 Representations by the public

None.

26/23 Planning decisions since February 2023 meeting and submitted to WBC – list 6 February 2023

Noted.

| Ref | Site Address | Proposal | Comments |
|---------------|---|---|--------------|
| WA/2023/00236 | 23A LIPHOOK ROAD HASLEMERE GU27 1NL | Certificate of Lawfulness under Section 191 for existing use as a retail unit (Use Class E(a)). | No objection |

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| WA/2023/00280 | ARAGON TENNYSONS LANE HASLEMERE GU27 3AF | Application under Section 73A to vary condition 1 of WA/2021/03204 (approved plans) to allow a reduction of the approved scheme to provide a detached outbuilding. | No objection |
| WA/2023/00278 | SPRING COTTAGE GRAYSWOOD COMMON THE MOUNT HASLEMERE GU27 2DP | Erection of extensions and alterations with associated landscaping and demolition of porch. | No objection |
| WA/2023/00276 | ORIEL HOUSE DERBY ROAD HASLEMERE GU27 1BP | Construction of dormer extensions and alterations to ancillary outbuilding with erection of external staircase. | No objection |
| TM/2023/00241 | CEDAR COURT HASLEMERE GU27 2BA | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER HIND22 | No objection |
| WA/2023/00230 | OLD COPPERS 37 PETWORTH ROAD HASLEMERE GU27 2HZ | Construction of a vehicular access with parking/turning area and associated works including gates. | No objection |

27/23 Planning applications

| Ref | Site Address | Proposal | Comment |
|----------------|--|---|--------------|
| WA/2023/00343 | WOODLANDS 17 THE AVENUE HASLEMERE GU27 1JT | Erection of extensions and alterations. | No objection |
| WA/2023/00319 | REDWOOD TENNYSONS LANE HASLEMERE GU27 3AF | Erection of detached garage with basement storage together with associated landscaping. | No objection |
| WA/2023/00315 | 7 BUNCH WAY HASLEMERE GU27 1ER | Erection of extensions. | No objection |
| NMA/2023/00301 | THE OLD ORCHARD KEMNAL PARK HASLEMERE GU27 2LF | Amendment to WA/2022/00807 in relation to the overall size of the property with the property marginally reduced in width, depth and height. | No objection |
| WA/2023/00333 | WELLMANS COTTAGE 4 SANDROCK HASLEMERE GU27 2PS | Erection of an extension and porch. | No objection |
| WA/2023/00324 | LAND REAR OF BARNACRE WOOD ROAD HINDHEAD GU26 6PX | Application under Section 73A to vary condition 1 of WA/2019/1979 (approved plans) to provide additional roof light and loft storage area. | No objection |
| WA/2023/00320 | THE LODGE BEACON HILL PARK CHURT ROAD HINDHEAD GU26 6HU | Erection of detached garage and store with ancillary accommodation above accessed via external staircase following demolition of existing garage. | No objection |

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| SC/2023/00372 | Request for Screening Opinion for additional supply of electricity at High Pitfold Farm Stable, High Pitfold, Haslemere, GU26 6BN | HIGH PITFOLD FARM (STABLES) HIGH PITFOLD HINDHEAD GU26 6BN | No objection |
| WA/2023/00362 | 15 SHEPHERDS HILL HASLEMERE GU27 2NB | Listed Building Consent for addition of heritage skylight to single pitch roof over previous kitchen extension. | No objection subject to listed building officer consent |
| WA/2023/00359 | HIGH BEECH 13 SCOTLANDS CLOSE HASLEMERE GU27 3AE | Erection of extensions and alterations. | No objection |
| WA/2023/00358 | BOXWOOD COTTAGE 2 HASTE HILL HASLEMERE GU27 2HA | Erection of a two storey extension. | No objection |
| WA/2023/00378 | WELL LANE HOUSE WELL LANE HASLEMERE GU27 2LB | Erection of detached double garage. | No objection |
| WA/2023/00406 | 23 LONGDENE ROAD HASLEMERE GU27 2PG | Erection of an extension to provide additional storey (revision of WA/2022/03059). | No objection |
| WA/2023/00417 | COVER POINT CRICKET CLOSE HINDHEAD GU26 6RB | Certificate of lawfulness under section 191 for use of land as ancillary residential curtilage to the dwelling known as Cover Point.. | No objection |
| WA/2023/00390 | BRIGHTMAN HOUSE 7 HEATH CLOSE HINDHEAD GU26 6RX | Erection of an extension. | No objection |
| NMA/2023/00394 | RECREATION GROUND OLD HASLEMERE ROAD HASLEMERE GU27 2NN | Amendment to WA/2001/0171 - replacement of the existing obsolete metal halide flood lights on courts 3 and 4 and convert them to new LED lights. All existing lighting columns will be retained in their exact current positions. It is only the heads that are being replaced which are smaller so less obtrusive. The lighting profile and spill of the replacement lights will be similar to the existing. | No objection |
| NMA/2023/00397 | RECREATION GROUND OLD HASLEMERE ROAD HASLEMERE GU27 2NN | Amendment to WA/1995/0742 - replacement of the existing obsolete metal halide flood lights on courts 1 and 2 and convert them to new LED lights. All existing lighting columns will be retained in their exact current positions. It is only the heads that are being replaced which are smaller so less obtrusive. The lighting profile and spill of the replacement lights will be similar to the existing. | Actively support for environmental reasons |

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| SC/2023/00439 | THE ROYAL JUNIOR SCHOOL PORTSMOUTH ROAD HINDHEAD GU26 6BW | Request for Screening Opinion as to whether the part demolition and part conversion of The Royal Junior School in Hindhead to create approximately 110 residential dwellings with associated access, landscaping and other works constitutes a project requiring Environmental Impact Assessment (EIA) in accordance with Regulation 5(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. | Screening opinion required |
| TM/2023/00464 | STEPPING STONES SCHOOL UNDERSHAW PORTSMOUTH ROAD HINDHEAD GU26 6AQ | APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 20/03 | No objection subject to tree officer approval |
| WA/2023/00446 | WOODPECKERS CHASE LANE HASLEMERE GU27 3AG | Erection of extensions and alterations; erection of an outbuilding following demolition of an outbuilding. | No objection |
| TM/2023/00429 | STRATHIRE GRAYSWOOD ROAD HASLEMERE GU27 2BW | APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 18/04 | No objection subject to tree officer approval |
| WA/2023/00462 | GREY CROSS 6 COLLEGE HILL HASLEMERE GU27 2JH | Erection of extensions, alterations and a garage following demolition of garage, extension, log store and porch (revision of WA/2021/02770). | No objection |

SC/2023/00439 THE ROYAL JUNIOR SCHOOL PORTSMOUTH ROAD HINDHEAD GU26 6BW

The committee discussed this application at some length, agreed and voted that a Screening Opinion **should be requested** on the following grounds:

- The decision on whether to require an Environmental Impact Assessment (EIA) is one over which WBC officers have discretion.
- On one hand, the number of houses proposed is fewer than the 150 outlined in the EIA Regulations as the threshold for an Assessment. However the site area here, approximately 9.5 hectares, is greatly more than another threshold of 5 hectares described in another part of the Regulations.
- The Royal School site is in the AONB, it is close to the Wealden Heath 2 Special Protection Area (Devil's Punchbowl), there are protected Ancient Woodlands on site and reportedly rare species.
- With the level of protection at this site and it satisfying one of the main EIA criteria an EIA should be carried out.

NMA/2023/00397 RECREATION GROUND OLD HASLEMERE ROAD HASLEMERE GU27 2NN

The committee discussed this application and voted to **actively support** it on environmental grounds.

28/23 HTC representation at Waverley Planning Committee

None.

29/23 Decisions and Appeals

The list was noted.

30/23 To review the Planning Terms of Reference

The Deputy Clerk ran through the proposed amendments to the Terms of Reference.

Under Constitution item 2, it was proposed and agreed that it would read "no less than 8"

All other amendments as shown in Appendix 6 were agreed.

Recommended: It was proposed and agreed that the committee would constitute at least 8 members and all other amendments as set out in Appendix 6 be agreed.

31/23 Consultation on revising the National Planning Policy Framework

No comments to be submitted.

32/23 Highways Update

S106 application Farnham Lane

Whilst the committee has already submitted its comment under WA/2021/03150 members asked the clerk to write in re-iterating that as neither condition has been fulfilled it does not support the amendments submitted by the Applicant.

20 MPH

Correspondence has been received by residents asking for additional roads to be considered in any application to Surrey Highways for 20mph speed limits in the parish area. The Council has already contact Surrey Highways to consider their request. It is understood that the next step will be a consultation at which time residents can have their own say and ask for additional roads to be added.

Petworth Road

The state of the Petworth Road is getting worse. Cllr Robini confirmed (in his capacity as Surrey County Councillor), that resurfacing work on Petworth Road and Sturt Road have been raised as priorities for this forthcoming financial year.

Speeds on the Grayswood Road and Hindhead Road

Communications from residents express concern about speeding cars and enquiries have been made about the installation of Vehicle Activated Signs. These are possible opportunities for the Council to spend Neighbourhood CIL.

Footpath on Hindhead Road

The signage for the footpaths on Hindhead Road to be improved as parts of it go behind an embankment and may not be clear to pedestrians. Again this is an opportunity for the Council to spend Neighbourhood CIL.

Tilford Road

Councillor Harmer (SCC Hindhead and Western Villages) confirmed that the Tilford Road between Hyde Lane and Green Lane is going to be resurfaced overnight for 4 evenings/nights over the next week, probably starting Wednesday.

33/23 Licencing application relating to Cargo House

No objection.

34/23 Next meeting

30 March 2023

Meeting closed at 8.07pm

Signed: _____ Date: _____

Chairman of Planning