



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 25 April 2024
Town Hall, High Street, Haslemere GU27 2HG

Chairman	Cllr Weldon*
Vice Chairman	Cllr Robini*
Councillors	Aslam, Bridge*, Carter*, Davidson*, Keen*& Miller

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: Mrs Walton-Swan on behalf of the Farnham Bunch Lane Triangle Residents Association with Mr Reincke and Mrs Elders. Mr & Mrs Kaye in relation to April Wood applications

49/24 Apologies for absence

The committee accepted the absences of Cllrs Aslam (prior engagement) & Miller (holiday)

50/24 Declarations of Interests

Cllr Robini declared a non-registrable interest as a member of the Surrey County Council Planning Committee. Cllrs Keen, Robini & Weldon declared non-registrable interests as members of the WBC 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 Davidson declared non-registrable interests as a substitute member of the WBC Area Planning Committee. He reserves the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

51/24 Minutes of the last meeting

The minutes of the meeting held 28 March 2024 were agreed and signed as a true record.

52/24 Representations by the public

Maggie Walton-Swan appeared on behalf of the Farnham Bunch Lane Triangle Residents' Association to make a statement in relation to Waverley Borough Council's proposal for the Fair. The statement is set out verbatim below.

My name is Maggie Walton-Swan and I am here representing the Committee of the Farnham Bunch Lane Triangle Residents' Association on whose behalf I would like to make a representation to the Haslemere Town Council about the proposed development of the Fairground Carpark at the top of Weyhill. I am joined by two of my fellow Committee members Richard Reincke and Chris Elders.

We have written to our members - over 115 households - to explain our understanding of the Fairground Site Development proposal as it currently stands and to request their opinions. The response so far is one overwhelmingly of concern about the nature of the proposal and its probable impact on the Haslemere Community and wider users of the town's facilities.

For anyone here perhaps not fully familiar with the issue – on 9th April at a Waverley Council Executive meeting, a decision was made to progress to a detailed planning stage for development of this site as an option for Waverley to fulfil its LLP2 obligations; this alone is expected to cost nearly £300K. Waverley Council now owns the land, acquiring it a few years ago **in a controversial swap with an inaccessible piece of hillside land, thus making it a site for potential development.**

In summary the proposal is to create 32 low-cost homes on the site with some parking for residents and a ground floor retail facility suitable for a supermarket. The total anticipated cost of developing this site is currently thought to be £21.4M. A considerable use of taxpayer funds and a risky proposition if not at least partially funded by a retailer.

First Point - Parking

Currently the all-day parking is largely full each day and utilised by commuters who cannot park at the station. The short-term parking near the Haslemere Youth Hub is primarily used by people shopping or visiting businesses on Weyhill or dropping /collecting from the Youth Hub. To facilitate this development, it is proposed that the Youth Hub is relocated to the Weydown Road carpark. To do this, we understand that about 65 of the 191 parking spaces in Weydown Road will be lost in addition to roughly 150 car park spaces at the Fairground site itself.

We understand that a parking survey has been carried out concluding that “A car park capacity study has been undertaken to understand current local trends for parking in the area and demonstrates that there will be adequate parking available in the vicinity to support the local shops and businesses.”

For anyone here who regularly tries to park in the immediate area, either for the shops or the railway station, you will know that finding a parking space after a certain time on a weekday morning is virtually impossible with current capacity. Quite where it is envisaged that the displaced car parking spaces are situated remains unknown as no further detail is available.

We also assume that a supermarket would ringfence a proportion of the parking spaces that remain. We would anticipate objections from the existing Tesco and M&S businesses as inevitably their car parks will be utilised for general parking to some extent.

So, our first point of concern is with regards to the impact this will have on the town’s parking facilities, and it is important to note that reducing parking in this way will not just impact commuters: older and less mobile residents will find it less easy to park close to the railway and so will be inhibited from using public transport. We submit that general parking on Bunch Lane, Weysprings, Farnham Lane and other roads closer to the station will increase to the detriment of residents and their safety. In particular, how does the Council ensure that Haslemere is maintained as a strong and resilient local economy, attracting new enterprises and employment opportunities if people cannot access “reasonable” parking?

Second Point – Congestion and Damage to Local Businesses

Linked to this is the inevitable increase in congestion in the area that will occur both during and after any such development. Anyone who regularly tries to drive from the station through Weyhill, particularly on a term-time evening, will know how busy it is. Even just one delivery van on Weyhill can cause traffic to gridlock, causing frustration and pollution. Adding an additional supermarket into the mix can surely only make things worse?

Third Point – Consultation

We understand the HTC are intending to initiate a process for community engagement. We really think that this process should start now, in parallel to the planning application development. Could the Council publish some information on exactly how you propose to go about this with a rough indication of schedule?

So, in summary, residents of the area likely to be most affected by this development would like to be asked to engage in the process sooner rather than later. Having a remit to represent some of them via the FBLTA, I ask that the HTC publicly address the issues raised this evening. Perhaps lack of information is causing a negative reaction to what should be a positive housing development for the town?

The Chairman brought agenda item 9 relating to the Fairground Car Park development forward and dealt with it following Ms Walton-Swan’s statement.

53/24 **Fairground Car Park development by Waverley Borough Council**

Cllr Weldon updated the committee and members of the public who were in attendance.

The decision to develop the Fairground Car Park was taken a long time ago and Waverley Borough Council are now starting the process of feasibility and what the proposed development might look like. It is currently used by Haslemere Parish residents and many commuters who drive in from outside the Parish to take advantage of the free parking. The concern that cars will park on surrounding streets is for Surrey Highways to resolve and an in-depth study should be undertaken. Weydown Road Car Park is rarely at full capacity, and it is felt that South West trains could be offering more parking space at the station.

At the moment, Waverley Borough Council has agreed a provisional budget which will enable the scheme for a new community hub and residential/commercial development to be worked up. No final decisions have been taken and whilst WBC will be the primary lead on any consultation, it is expected that that Haslemere Town Council will do what it can to facilitate the consultation.

The commercial aspect of the development may increase congestion but without it the affordable housing element of the scheme may not be able to proceed, and Haslemere needs more affordable housing.

54/24 **Highways Update**

- Weycombe Road will be closed for five days from 29 April for Surrey Highways to carry out pavement repairs
- Cllr Carter and Davidson advised that there is a large pothole at the entrance to the Waverley Borough Council car park in Beacon Hill which has been reported by Cllr Davidson directly to WBC as it is their land.
- Cllr Carter advised that the white lining at the junction of Woolmer Hill Road and Sandy Lane is fading
ACTION: Clerk to report to Surrey Highways and copy Cllr Robini in.
- Cllr Carter also advised that the cluster of potholes on Beacon Hill Road outside Beacon Hill garage have still not been dealt with.
ACTION: Clerk to report direct to Cllr Harmer.
- Cllr Davidson stated the undergrowth on the pavements between Lower Street and West Street needed attention and the committee agreed there should be a Councillor led community clean up.
ACTION: Clerk to arrange a date and then put a call out on social media.

55/24 **Planning applications**

Ref	Site Address	Proposal	Deadline for comments
WA/2024/00582	APRIL WOOD SCOTLAND LANE HASLEMERE GU27 3AR	Erection of extensions together with alterations to roof space to provide habitable accommodation and associated landscaping following demolition of existing extension and detached garage.	Object – see comment below
WA/2024/00580	APRIL WOOD SCOTLAND LANE HASLEMERE GU27 3AR	Erection of 2 dwellings and garage; associated landscaping and works including alterations to access to provide shared vehicular access onto Scotland Lane following demolition of existing detached garage.	Object – see comment below
WA/2024/00620	ROYAL OAK CRITCHMERE HILL HASLEMERE GU27 1LS	Application under Section 73 to vary Conditions 1 (approved plans), 2 (materials), 3 (flood risk), 4 (pedestrian crossing points), 5 (vehicular access), 6 (parking spaces), 7 (electric vehicle charging points), 10 (tree reports) and 19 (landscape plan) of WA/2023/00554	No objection

		to allow for changes to design and layout of scheme.	
WA/2024/00596	38 THE AVENUE HASLEMERE GU27 1JT	Erection of a garage and attached car port with creation of terrace above and associated works.	No objection – see comment below
PRA/2024/00708	TECHNOLOGY HOUSE CHURCH ROAD HASLEMERE GU27 1NU	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of commercial, business and service (Use Class E) to 5 dwellings.	No comment
WA/2024/00686	LAND NORTH OF FIELDSIDE COTTAGE HIGH PITFOLD HINDHEAD	Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission granted under WA/2021/01236 for the erection of 1 dwelling and associated works.	No objection
WA/2024/00731	LAND TO REAR OF COURTMEDE 13 DERBY ROAD HASLEMERE GU27 1BS	Erection of three detached dwellings with vehicular access and associated works.	No objection
WA/2024/00608	RED COURT SCOTLAND LANE HASLEMERE GU27 3AN	Erection of a garage building with ancillary floor space above and kennel building following demolition of existing garage and kennel building.	No objection subject it remaining as ancillary to the main dwelling
WA/2024/00637	LEASLIP SWAN BARN ROAD HASLEMERE GU27 2HY	Erection of two storey extensions and alterations including dormer windows; construction of raised patio with basement below and associated works following demolition of existing extensions.	No objection
WA/2024/00663	13 ROZELDENE HINDHEAD GU26 6TW	Erection of extensions alterations to existing garage and porch.	No objection
WA/2024/00662	1 THE MOORINGS HINDHEAD GU26 6SD	Erection of a detached outbuilding with ancillary accommodation above following demolition of existing garage.	No objection subject it remaining as ancillary to the main dwelling
WA/2024/00657	1 THE MOORINGS HINDHEAD GU26 6SD	Erection of a single storey extension following demolition of existing conservatory.	No objection
TM/2024/00650	ROCKFORT TOWER ROAD HINDHEAD GU26 6SL	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/99	No objection subject to tree officer's consent
WA/2024/00634	LOWER PUNCHBOWL FARM HYDE LANE CHURT FARNHAM	Certificate of Lawfulness under Section 192 for the stationing of a shipping container within the land edged in red on the submitted location plan for use ancillary to the lawful agricultural use of the land.	No comment
WA/2024/00718	BLACK DOWN HOUSE PETWORTH ROAD HASLEMERE GU27 3AX	Certificate of Lawfulness under Section 191 for alterations to roofspace to provide habitable accommodation including rear dormer.	No comment
WA/2024/00717	CHURCH HILL GATE TANNERS LANE	Listed building consent for internal and external alterations including	No objection, subject to listed building officer

	HASLEMERE GU27 1BL	replacement windows and formation of doorway.	approval
WA/2024/00716	CHURCH HILL GATE TANNERS LANE HASLEMERE GU27 1BL	Alterations to elevations including replacement windows and formation of doorway; alterations to existing garage to form home office with storage together with erection of a lean to extension.	No objection
WA/2024/00715	75 LOWER ROAD GRAYSWOOD HASLEMERE GU27 2DR	Application under Section 73A to vary Condition 1 (approved plans) of WA/2017/1442 to allow for changes to fenestrations.	No objection
WA/2024/00669	19 JUNCTION PLACE HASLEMERE GU27 1LE	Application under Section 73 to vary Condition 1 (approved plans) of WA/2023/01149 to allow for alterations to design of roof and second floor windows.	No objection
NMA/2024/00723	37-41 HIGH STREET HASLEMERE GU27 2JY	Amendment to WA/2021/01484 - Condition 1, approved plans. Footprint of House 1 shifted north by 1350mm. Enable access to electricity substation.	No objection
WA/2024/00772	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE	Application under Section 73 to vary Condition 1 of WA/2021/01484 (approved plans) to alter siting of House 1.	No objection
WA/2024/00745	30 SUNVALE AVENUE HASLEMERE GU27 1PJ	Erection of a detached garage.	No objection
TM/2024/00736	12 ROZELDENE HINDHEAD GU26 6TW	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 36/99	No objection subject to tree officer's consent

WA/2024/00582 & WA/2024/00580 April Wood, Scotland Lane, Haslemere GU27 3AR

Mrs Karen Kaye presented objections on behalf of neighbours to both applications and a verbatim note is appended to these minutes. Essentially, the objections relate to over-development of the site, material loss of amenity for neighbours and the proposed access onto Scotland Lane.

The committee discussed the applications at length and whilst it supports the principle of infill development it felt that three dwellings on this site was one too many. It voted to **object** to them on the following grounds:

WA/2024/00580 – erection of 2 dwellings and garage

- The proposal amounts to unacceptable overdevelopment of the site which conflicts with the pattern of prevailing development in the area and will be detrimental to the street scene and character of this area.
- The houses in Scotland Lane and Denbigh Road sit in larger plots. The proposed two dwellings, plus the retained April Wood, will not integrate with existing settlement giving a cramped and contrived appearance. This is contrary to policy H6.1 of the Haslemere Neighbourhood Plan.
- The proposed dwellings are also planned to be three storey properties which again will be detrimental to the street scene and character of an area which is predominantly two storey dwellings.
- The overbearing nature of the proposal will harm the residential amenity of immediate neighbouring properties by way of directly overlooking gardens, and into the neighbouring properties, causing loss of privacy contrary to policy H6.1 of the Haslemere Neighbourhood Plan.
- The proposed vehicular access is at the narrowest point of Scotland Lane, where it is already difficult for two cars to pass each other. This will pose a danger to pedestrians and car users who use Scotland Lane at a point

where there are no pavements and vegetation encroaching the carriageway. This is contrary to policy H7 of the Haslemere Neighbourhood Plan.

WA/2024/00582 – ERECTION OF EXTENSIONS AND ALTERATIONS TO ROOF SPACE

- The proposed alterations to the existing property, April Wood, with the addition of a third storey will cause harm to the residential amenity of neighbouring properties by way of overlooking causing loss of privacy.
- The overbearing nature will also have a negative impact to the existing street scene and character of the area contrary to policy H6.1 of the Haslemere Neighbourhood Plan contrary to policy H6.1 of the Haslemere Neighbourhood Plan.

WA/2024/00596 - 38 THE AVENUE, HASLEMERE GU27 1JT

The committee had **no objection** to the application, but it did have concerns about any loss of trees on sloping ground causing overlooking and harm to neighbours amenity. The clerk has been asked to raise this as a comment to the planning officer.

PRS/2024/00708 TECHNOLOGY HOUSE CHURCH ROAD HASLEMERE GU27 1NE

The Chairman stated this was a legal consideration and the committee voted **no objection**.

WA/2024/00686 LAND NORTH OF FIELDSIDE COTTAGE, HIGH PITFOLD

The committee voted **no objection**.

WA/2024/00731 – LAND AT THE REAR OF COURTMEDE, 13 DERBY ROAD

The committee supported the principle of this infill development and voted **no objection**.

WA/2024/00637 – LEASLIP, SWAN BARN ROAD, HASLEMERE

The committee voted **no objection**.

WA/2024/00634 – LOWER PUNCHBOWL FARM HYDE LANE, CHURT

The committee voted **no objection**.

NMA/2024/00637 – 37-41 HIGH STREET, HASLEMERE GU27 2JY

The committee voted to offer **no response**.

WA/2024/00772 – GEORGIAN HOUSE HOTEL, 37-41 HIGH STREET, HASLEMERE GU27 2JY

The committee voted **no objection**.

WA/2024/00745 – 30 SUNVALE AVENUE, HASLEMERE GU27 1PJ

The committee voted **no objection**.

56/24 HTC representation at Waverley Planning Committee

None

57/24 Decisions and Appeals

The list was noted.

ACTION: As Borough Ward Councillor, Cllr Davidson has been asked to call in planning application WA/20232/002240 Little Heath as a decision is still to be made at Waverley Borough Council

58/24 Neighbourhood Plan update

Cllr Robini updated the committee of the outcome of the Neighbourhood Plan working party meeting. Given that Haslemere has a robust Neighbourhood Plan in place, together with the town being surrounded by protected land it was felt that Waverley Borough Council should continue to allocate sites for development. They have the knowledge and expertise to do so, and it would be time consuming and expensive for the Town Council to take this on. The Council would be able to influence development in such sites when WBC consult on the outcome of the call for sites. Against this is a loss of control of the number of dwellings on each site but this is covered in the Haslemere Neighbourhood Plan.

This has not yet been confirmed to Waverley as a meeting with WBC officers is awaited to discuss a few queries, before taking a recommendation to Full Council.

59/24 Next meeting

23 May 2024

Meeting closed at 8.17pm

Signed: _____ Date: _____
Chairman of Planning

We would like to state our objection to both references WA/2024/00580 as well as 582.

We are here on behalf of ourselves and other neighbours to represent collective concerns.

It's important to state that we don't object to the principle of development per se.

The key objection here is over-development.

April Wood is a single house, double storey plot in keeping with the vast majority of houses in the immediate neighbourhood. Splitting the plot into three, would render the plots significantly smaller than the vast majority, would change the line of housing Denbigh Road and would not be in keeping with the character of the area. The houses would appear crammed and it would impact street scene. Importantly, houses in the immediate neighbourhood tend to be 2 storeys not 3.

This would set a precedent with a low bar for future development. Waverleys Local Plan Part 2 reference 2.22 states the importance of ensuring new development takes proper account of the character and distinctiveness of the area in which it is located. We urge you to protect the integrity of the local plan - something that we all participated in.

Many mature trees were removed by the current owner and the plans not only suggest further removal of trees, they do not provide for sufficient screening. The plans are also potentially misleading in that they include trees belonging to neighbours on the plan that provide no screening.

Material loss of amenity for neighbours

These three storey houses will lead to loss of privacy, light and create overshadowing of existing homes. A few photos to share to illustrate:

Photo A shows High Pines garden overlooked by the proposed third storey large bank of windows in the current April Wood house.

Photo B shows the bottom third of High Pines garden where our children play. This would be completely overlooked by Plot 1. We don't consider this safe or appropriate. In practical terms, it would render (at least) the back third of our garden unusable.

Photo C shows the midpoint of High Pines garden also overlooked by the new proposed house on Plot 1 obliterating privacy.

Diagram D shows High Pines kitchen windows, (where we spend most of our time together as a family). It also shows a child's bedroom window. Using the 45° rule all three would be materially overlooked/overshadowed and have reduced light as a result of the proposed house in Plot 1 (represented by the red shading). This would render family life in our long term home unbearable for us.

Photo E shows Foxwarren which is opposite the April Wood plot on Denbigh Road. The proposed house on Plot 2 (again 3 storeys) would directly overlook the main garden where children play as well as children's bedroom windows. This is considered unsafe and inappropriate and would reduce enjoyment of family time.

The final material theme to draw out is the access onto Scotland Lane.

Photo F shows a child and a dog as a vehicle passes at the proposed access point onto Scotland Lane. This is the narrowest point of the lane and right on the apex of the bend. There is a well used

byway opposite. We're worried that this is dangerous particularly given the development of Red Court which will make the lane significantly busier.