



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 1 February 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: Mr & Mrs Stockdale, Mrs Cronk & Mr Marshall

10/24 Apologies for absence

The committee accepted the absences of Cllr Keen (recovering from operation).

11/24 Declarations of Interests

Cllr Robini declared a non-registrable interest as a member of the Surrey County Council Planning Committee. Cllrs 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 Carter confirmed that he has written to WBC as a private resident of Beacon Hill to object to WA/2024/00001 but comes to this meeting reserving the right to change his view should he be persuaded by the tone of the discussion.

12/24 Minutes of the last meeting

The minutes of the meeting held 4th January 2024 were agreed and signed as a true record.

13/24 Representations by the public

None.

14/24 Highways Update

Cllr Weldon raised the issue of non-enforcement of the parking at the Fairground Car Park, particularly the retailers' and shoppers' side. WBC is waiting for an indication from Council that enforcement should go ahead with system that protects the retailers and shoppers but targets commuters.

7.04pm Cllr Bridge arrives

7.07pm Cllr Aslam arrives

ACTION: It was agreed that this should be a Full Council agenda with recommendations.

Cllr Robini confirmed that he has used all his 2024/25 Surrey County Council budget and next year's budget will be used in its entirety on resurfacing the Petworth Road.

15/24 Street Trading - application for renewal – Imeda Ltd

The committee had no objection to the application.

16/24 Consultation – East Hampshire District Council Local Plan

The committee had no response to the consultation.

17/24 Consultation – Surrey County Council Right of Way Improvement Plan

The committee discussed this and agreed that a draft response would be considered at the next meeting.

ACTION: Clerk to draft an initial response in time for the meeting on 29 February.

18/24 Consultation – Surrey Road Safe Vision Zero

The committee discussed this and agreed that a working party should be set up to take a recommendation to the Full Council meeting on 14 March. Cllrs Robini, Carter, Miller and Bayliss (in his absence) will form the working party.

ACTION: Clerk to get dates and set up first meeting.

19/24 Planning decisions since January 2024 meeting and submitted to WBC – list 8 January 2024

Noted as below.

Ref	Site Address	Proposal	Ward	Comments
TM/2024/00049	15 CHURCH ROAD HASLEMERE GU27 1BJ	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/19	Has North	No objection subject to tree officer approval
WA/2024/00052	45 LIPHOOK ROAD HASLEMERE GU27 1NL	Erection of two storey extension and entrance porch.	Has West	No objection
WA/2024/00017	GARDEN COTTAGE BEACON HILL PARK CHURT ROAD HINDHEAD GU26 6HU	Erection of an extension following demolition of existing conservatory.	Hindhead & Beacon Hill	No objection
WA/2024/00001	1-3 CHURT ROAD HINDHEAD GU26 6PD	Erection of an external staircase and installation of plant and machinery with associated works.	Hindhead & Beacon Hill	Extension given so it can be considered at committee

20/24 Planning applications

Ref	Site Address	Proposal	Ward	Comments
WA/2024/00001	1-3 CHURT ROAD HINDHEAD GU26 6PD	Erection of an external staircase and installation of plant and machinery with associated works.	Hindhead & Beacon Hill	Objection – see comment below 2 February
WA/2024/00060	FOXLEYS 50 PETWORTH ROAD HASLEMERE GU27 2HX	Erection of a detached dwelling and associated works following partial demolition of existing dwelling; creation of a new vehicular access and closure of existing vehicular access (revision of WA/2022/02817).	Haslemere South	No objection – see below

WA/2024/00114	RED COURT SCOTLAND LANE HASLEMERE GU27 3AN	Erection of ancillary outbuilding with associated works following demolition of existing garage and kennel outbuildings.	Haslemere South	No objection
WA/2024/00111	KEMNAL GRAYSWOOD ROAD HASLEMERE GU27 2BP	Certificate of lawfulness under section 192 for change of use from sheltered accommodation (use class C2) to a residential dwelling (use class C3).	Haslemere South	No objection
WA/2024/00110	11 DOLPHIN CLOSE HASLEMERE GU27 1PU	Erection of extensions and alterations; installation of solar panels on roof and removal of chimney stack following demolition of attached garage and conservatory.	Haslemere West	No objection & supports installation of the solar panels
WA/2024/00130	70 WEY HILL HASLEMERE GU27 1HN	Erection of first, second and third floor extensions and alterations to existing building to form 20 dwellings with associated external amenity space, car parking and cycle/refuse storage following demolition of part of the existing building.	Haslemere West	Objection
WA/2024/00104	BEDE HOUSE BEECH ROAD HASLEMERE GU27 2BX	Erection of extension and alterations following demolition of existing conservatory.	Haslemere South	No objection
WA/2024/00095	GLENMERE 7 COURTS HILL ROAD HASLEMERE GU27 2NG	Erection of a single storey extension.	Haslemere South	No objection
WA/2024/00081	PLOT 14 LAND NORTH OF HIGH GREEN OLD HASLEMERE ROAD HASLEMERE GU27 2NN	Erection of a dwelling and associated works.	Haslemere South	Objection – see below
WA/2024/00071	LITTLE PITFOLD HAZEL GROVE HINDHEAD GU26 6BJ	Erection of extensions and alterations following demolition of existing conservatory.	Nutcombe	No objection
WA/2024/00057	LOG COTTAGE PORTSMOUTH ROAD HINDHEAD GU26 6BQ	Creation of additional vehicular access.	Hindhead & Beacon Hill	No objection
WA/2024/00132	40 PEPPERHAM ROAD HASLEMERE	Erection of link extension with alterations to outbuilding for ancillary use.	Haslemere North	No objection

	GU27 1EA			
NMA/2024/00121	RIDGE END HILL ROAD HASLEMERE GU27 2JP	WA/2023/02187 - To amend the fenestration on the side elevation to provide double doors and sidelights incorporating a Juliet balcony	Haslemere South	No objection
WA/2024/00131	ROSECROFT HEADLEY ROAD HINDHEAD GU26 6TL	Erection of a first floor extension and alterations to roof following removal of dormer window.	Hindhead & Beacon Hill	No objection
TM/2024/00160	LANGDONS GRAYSWOOD ROAD HASLEMERE GU27 2BW	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 44/07	Has South	No objection subject to tree officer approval
WA/2024/00148	KANTARA HIGH LANE HASLEMERE GU27 1BD	Application under Section 73 to vary condition 1 of WA/2021/01795(approved plans) to allow for alterations to design.	Has North	No objection
TM/2024/00159	13 ROZELDENE HINDHEAD GU26 6TW	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 36/99	Hindhead	No objection subject to tree officer approval

WA/2024/00060 FOXLEYS, 50 PETWORTH ROAD, HASLEMERE, GU27 2HX

Mrs Stockdale addressed the committee, and her presentation is appended to these minutes.

The committee discussed the application and agreed that it supported the infill development. The applicants have looked at the reasons for refusal of their previous application and sought to address the concerns raised. Whilst the house is contemporary in design, and is not in keeping with other properties, it is sufficiently screened from view to not be cause for concern. The committee voted to offer **no objection** to the application.

WA/2024/00081 PLOT 14, LAND NORTH OF HIGH GREEN, OLD HASLEMERE ROAD, HASLEMERE GU27 2NN

Mrs Cronk addressed the committee, and her presentation is appended to these minutes.

The committee discussed this application at length. Whilst they broadly support the idea of development on this site, the proposed dwelling looks to be excessively large for the plot size and almost abuts the boundary of High Green. The proposed elevations show an unnecessarily high roof, which taken with the topography of the Old Haslemere Road, will cause it to be overbearing in nature to neighbouring properties. It is felt that the Planning Officer must undertake a site visit and view the proposal from both neighbouring properties.

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

- The proposal amounts to overdevelopment of the site. The dwelling looks out of proportion which is not in keeping with the character of the street scene and area, where other properties have clear amounts of space around them.
- The roof appears to be excessively tall when viewing the proposed elevation plan.
- In addition, the proposed site and roof plan appears show three gables in the roof to the west elevation and five Velux windows in the roof to the east elevation, neither of which appear on the proposed elevation plan. The implication of this is that there is a clear intent to convert into the roof space to make more habitable rooms. This will result in overlooking and loss of privacy in both neighbouring gardens.
- Given the topography of the site, there is a concern about surface water drainage and the impact that will have.
- The Arboricultural Impact Assessment is dated 2019 and relates to the former Haslemere Heights School, not this specific site.

- Finally, the existing roadside hedgerow to the roadside must be retained or replaced with similar, not high closed boarded fencing.

WA/2021/00001 1-3 Churt Road, Hindhead GU26 6BD

The committee reviewed this application and noted that anyone accessing the proposed external plant room will be able to see into neighbouring property causing overlooking and loss of privacy, and loss of visual amenity to the neighbours.

The proposed 2.5m high plant room is planned to be constructed on top of an already approved single story extension, which we are advised by local residents has been built higher than the approved plans under (WA/2023/02077). The committee want this point referred to the Enforcement Team at Waverley for review. The proposal is unsightly and unnecessary. It is suggested the applicant could relocate the plant room away from neighbouring residential properties and have internal access to it. The access to the site is over private land and no permission has been given to contractors to use it.

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

- Overlooking and loss of privacy, and
- Loss of visual amenity to the neighbours.
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ACTION: the clerk to refer the issue of the single story extension height to the enforcement team.

WA/2024/00114 Red Court, Scotland Lane, Haslemere

The committee noted the site is more than large enough to not have any effect on neighbouring properties and agreed to offer **no objection**.

WA/2024/00111 Kemnal, Grayswood Road, Haslemere

The property is no longer viable as sheltered accommodation, and it is appropriate for it to be used as a residential dwelling. The committee offered **no objection**.

WA/2024/00110 11 Dolphin Close, Haslemere

The committee had **no objection** to this application and actively supported the installation of the solar panels together with the removal of the chimney stack.

WA/2024/00130 70 Wey Hill, Haslemere

The committee discussed this application at length. Whilst it supports the principle of development there are a number of concerns that members raised, namely:

- Insufficient parking provision for the number of dwellings proposed. 7 spaces in total for 20 dwellings. The WBC parking guidelines state that 12x1 bed flats requires 12 parking spaces, and 8x2 bed flats requires (8 or 16 depending on location). In the Transport Statement the applicant asserts that 7 spaces will be allocated to pre-determined units and the balance of properties will be rented out on the basis a tenant cannot bring a vehicle to the site or try to park within the local area, which is a nonsense and unenforceable.
- The height of the proposed stories will amount to overdevelopment and have an overbearing impact on the street scene.

Based on the above points, the committee voted to **object** to the application.

21/24 TC representation at Waverley Planning Committee

None.

22/24 Decisions and Appeals

The list was noted.

23/24 Planning training

Cllrs Aslam, Bridge, Carter, Robini & Weldon would all like to attend the training course on 11 March 2024 at 6.30pm.

ACTION: clerk to arrange.

24/24 Next meeting

29th February 2024.

Meeting closed at 8.25pm

Signed: _____ Date: _____
Chairman of Planning

Haslemere Town Council Planning committee : 1.2.24

Re. **WA/2024/00060/** revision of **WA/2022/02817**

Applicants: Mr and Mrs Stockdale

History: WA/2022/02817

HTC Planning Committee considered this application in November 2022; Pending comment from SCC Highways, **no objection** raised to the application for our self-build downsize home.

The previous access scheme was approved of Surrey Highways (with conditions) and there are no changes regarding access; all other statutory bodies consulted did not raise objections. It is accepted by WBC that this site is within the settlement zone and the building does not encroach/impact designated land or Green Belt

Whilst WBC refused our application, officers have been very helpful in giving constructive post-decision advice; we had pre-app conversations with the officer and team leader prior to embarking on our new application - we were unable to do this previously due to Covid restrictions.

Revised Application: WA/2024/00060

Taking on board feedback, the new dwelling for the scheme is markedly different. The unique architect-designed house seeks to address the three concerns raised by officers and neighbours;

1. There is a significant **reduction** in mass, height and volume and an **increase distance** from the boundaries and **no** windows to the east/ overlooking our neighbour at No. 52 Petworth Rd. The roof is broken up to allow for open spaces/reduce bulk. The ridge height is **reduced** by 2.4m.
2. We included a detailed PEA together with an updated arboricultural report.
3. The house, built from locally sourced materials, is set back over 20m from Petworth Rd and is screened by a bank and mature trees (mature beech is protected by a TPO). There is no visual harm to the character of the area and is in keeping with the pattern of development in the immediate vicinity.

In addition, we have included all the latest technology and commissioned an energy efficient report that rates this scheme the highest A grade. Our 3 bedroom downsize home is in a sustainable location and will be built to a very high quality which we feel responds well to its surrounding.

Thank you for allowing me to attend tonight and to share our concerns about this proposed development.

My family have lived at High Green, which is immediately adjacent to the application site for 17 years. Just as an introduction, the application site was until recently part of the small garden to the Headmasters House which was part of the Haslemere Prep School.

When this closed the School and Headmasters House was purchased by Twist Development, and this small site you are looking at today was subdivided from the main site as a speculative opportunity for an additional house at some later date.

As you will be aware the main site is currently under construction by Runnymede Homes for 25 dwellings, including the soon to be constructed replacement for the Headmasters House. This will be replaced with a much larger building with four 1-bed flats immediately to the rear of the small application site before you today.

This application site is very restricted due:

- to the three tree preservation orders relating to two large oak trees and a silver birch tree,
- dramatically varying topography and
- very tight access at the steepest and narrowest point of Old Haslemere Road.

This can only be appreciated with a site visit, including to neighbouring properties, to fully understand the impact the proposed house would have.

We have a number of concerns about this proposed development and these are set out in detail in the document I emailed earlier. For simplicity, our main concerns are:

1. Structural and Overbearing concerns -

The bulk and mass of this house is totally excessive relative to the plot size. It fills the entire width of the site, with the proposed garage virtually touching our boundary which lies at a much higher level. This will involve the excavation of a bank which could destabilize our established trees and hedges, as well as our garden sheds.

The building over of the site with house, garage, drive, and rear patio will have implications for surface water run off on this hillside.

The overall height of the property is unnecessarily tall and will be extremely overbearing to our house and garden. The expanse of roof will be enormous and like looking at a huge wall.

The roof itself is also exceptionally tall, and the plans show clear intent to convert the loft space to provide more bedroom space, making it at least a 6 bedroom house.

This area does not need any more large properties with all the current development taking place, it is smaller 2-3 bedroom properties that are needed.

We understand that the property is to be built for an individual so there is no justification for a house of this size.

2. Loss of Privacy

Due to the topography of this part of Old Haslemere Road, the proposed upper floor windows will have clear and direct sight into our garden and main habitable rooms which sit at a much higher level than the application site. This will lead to total loss of privacy to us both inside and outside of our house.

If the huge loft space is converted to provide additional bedroom space this will worsen the situation still further.

It should also be noted that ALL the rear windows to this property will look directly into the living rooms of the soon to be constructed one bedroom flats which are less than 20 metres away at the back of this site. There will therefore be no privacy for these flats at all. We assume that Runnymede Homes are unable to comment directly due to legal reasons relating to the previous landownership.

The applicant has not provided a daylight or sunlight impact assessment to addressing the 25 and 45 degree rules which we have no doubt will demonstrate significant adverse impacts on the new flats.

3. Protection of trees and boundaries

We are concerned about the protection for the trees and hedges within the site. The report submitted with the application was done in 2019 and does not accurately reflect the current size of the trees and their root protection areas. It does not even identify our hedges which have been there for 40+ years.

Our full concerns are in the document we have provided but we hope that is brief summary is helpful. We therefore object to the overall principle of the development of this site which is trying to shoehorn an excessively large property onto a tiny site with no regard to the neighbouring properties and surrounding area, and is in conflict with the Local Plan, Neighbourhood Plan and Supplementary Planning Documents. Thank you for your time.