



# HASLEMERE TOWN COUNCIL

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## Planning & Highways Committee

Minutes of the meeting held at 7pm on 28 March 2024  
Town Hall, High Street, Haslemere GU27 2HG

<b>Chairman</b>	Cllr Weldon
<b>Vice Chairman</b>	Cllr Robini*
<b>Councillors</b>	Aslam*, Bridge, Carter*, Davidson*, Keen & Miller*

\*Present

**Meeting clerked by:** Pippa Auger, Deputy Town Clerk.

**In attendance:** member of the public

### **37/24** Apologies for absence

The committee accepted the absences of Cllrs Bridge (ill), Keen (ill) and Weldon (holiday).

### **38/24** Declarations of Interests

Cllr Robini declared a non-registrable interest as a member of the Surrey County Council Planning Committee. Cllr Davidson and Robini also declared non-registrable interests as members of the WBC Area Planning Committee. They 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 a non-registrable interest in the Wheatsheaf application as he is on the Licencing Committee at WBC.

Cllr Carter declared a non-registerable interest in WA/2024/00527 as he Chairman of Governors at Woolmer Hill School.

### **39/24** Minutes of the last meeting

The minutes of the meeting held 29 February 2024 were agreed and signed as a true record.

### **40/24** Representations by the public

None.

### **41/24** Highways Update

- The clerk updated the committee about Cllr Harmer's confirmation that he is putting forward the pedestrian protection measures in the vicinity of Tilford Road/Wood Road as the number one priority when bidding for the £1m funding from Surrey. It is not a done deal but funding this project will be applied for.
- Cllr Carter confirmed that the pothole outside the garage on the Beacon Hill Road has still not been re-repaired and there is now a cluster of potholes which need to be reported.  
**ACTION:** Cllr Carter to report it again and report the cluster.
- Cllr Carter advised the A287 above Polecat Lane to the Hindhead Road has not been properly repaired by the utility company when the work was completed, it just been patched. Cllr Carter to send pictures to Cllr Robini so he can take this up with SCC.

**42/24 Licensing application – The Wheatsheaf**

The committee voted to object to the 1am time for live and recorded music with the exception of celebration days (Christmas Eve, Boxing Day, New Year’s Eve, St Patrick’s Day & St George’s Day). They felt that 11.30pm was much more appropriate in this location. Cllr Davidson abstained from voting.

**43/24 Consultations – WBC statement of community involvement**

The committee all agreed they had no comment to submit to the statement of community involvement.

**44/24 Planning decisions since 29 February 2024 meeting and submitted to WBC – list 4 March 2024**

Noted.

Ref	Site Address	Proposal	Comments
<b>WA/2024/00404</b>	WEYDOWN HOUSE, WEYDOWN ROAD, HASLEMERE GU27 1DS	Alterations to existing attached annex to form an independent residential dwelling together with associated amenity space; alterations to elevation of detached outbuilding.	Extension for comment given until 3 April
<b>WA/2024/00434</b>	2 ACACIA, WOOD ROAD, HINDHEAD GU26 6GE	Certificate of Lawfulness under Section 192 for a single storey extension and alterations to roofspace to provide habitable accommodation including installation of 6 rooflights.	No comment
<b>WA/2024/00398</b>	LAND OPPOSITE JUNCTION OF GLEN LEA, NUTCOMBE LANE, HINDHEAD	Certificate of Lawfulness under Section 192 for the siting of a shipping container for use ancillary to agriculture and equestrian use.	No comment

**45/24 Planning applications**

Ref	Site Address	Proposal	Comment
WA/2024/00081	PLOT 14 LAND NORTH OF HIGH GREEN OLD HASLEMERE ROAD HASLEMERE GU27 2NN	Erection of a dwelling and associated works.	Objection
WA/2024/00404	WEYDOWN HOUSE, WEYDOWN ROAD, HASLEMERE GU27 1DS	Alterations to existing attached annex to form an independent residential dwelling together with associated amenity space; alterations to elevation of detached outbuilding.	No objection
WA/2024/00466	RIDGE END HILL ROAD HASLEMERE GU27 2JP	Erection of first floor extension.	No objection
WA/2024/00511	LAND AT WOODLAND RIDGE HIGH LANE HASLEMERE	Erection of a detached dwelling with access and associated works.	No objection

	GU27 1BD		
WA/2024/00482	SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL	Erection of 2 detached dwellings and associated works including detached garage and alterations to access and parking following demolition of existing garage/annex.	No objection
WA/2024/00491	47 LION LANE HASLEMERE GU27 1JF	Certificate of Lawfulness under Section 192 for dormer extension and alterations to roof including front rooflights to provide habitable accommodation in roof space.	No objection
TM/2024/00474	LAND ADJACENT TO 7 ELIOT DRIVE HASLEMERE GU27 1NZ	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA198	No objection subject to tree officer approval
WA/2024/00513	ISABELLA LINKSIDE NORTH HINDHEAD GU26 6NZ	Erection of single storey extension and alterations to fenestration.	No objection
WA/2024/00549	NETHERTON GRAYSWOOD ROAD HASLEMERE GU27 2BP	Erection of extensions and alterations following demolition of existing garage.	No objection
WA/2024/00553	REDCOT LODGE THREE GATES LANE HASLEMERE GU27 2LD	Change of use from ancillary staff accommodation to an independent dwelling.	No objection
WA/2024/00527	WOOLMER HILL SCHOOL WOOLMER HILL TECHNOLOGY COLLEGE WOOLMER HILL ROAD HASLEMERE GU27 1QB	Non-material amendment to planning permission ref: WA/2023/00182 dated 26 July 2023 to erect solar panels on the roof of the new teaching block (County matters planning application registered for County Planning Authority).	No objection
WA/2024/00543	THE SQUIRRELS 5 TROUT ROAD HASLEMERE GU27 1RD	Erection of extensions together with alterations to existing attached garage to provide habitable accommodation.	No objection
WA/2024/00572	CHASE COTTAGE HINDHEAD ROAD HINDHEAD GU26 6AY	Erection of a two storey extension including covered porch with alterations to elevations and installation of rooflights together with erection of a garage and store and associated works.	No objection

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

Helen Marshall spoke to the committee about her, and her neighbours' objections to this amended application which appears to not have taken many of the original objections on board. Her presentation is appended to these minutes.

The committee agreed that there appeared to be little material change apart from slightly reducing the height of the roof but that it still appeared to be overbearing. They voted to object to the application on largely the previous 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 still appears to be tall when viewing the proposed elevation plan and is overbearing in nature.
- The proposal 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.
- There are trees on site with preservation orders on them which would be impacted by the development.
- Surrey Highways does not yet appear to have made a comment and the committee has a concern about sight lines.
- Finally, the existing roadside hedgerow to the roadside must be retained or replaced with similar, not high closed boarded fencing.

**WA/2024/00404 WEYDOWN HOUSE, WEYDOWN ROAD, HASLEMERE, GU27 1DS**

The committee agreed that they had **no objection** to this application.

**WA/2024/00466 RIDGE END HILL ROAD HASLEMERE GU27 2JP**

The committee agreed that they had **no objection** to this application.

**WA/2024/00511 LAND AT WOODLAND RIDGE HIGH LANE HASLEMERE GU27 1BD**

The committee agreed that they had **no objection** to this application.

**WA/2024/00482 SPRINGMERE, HINDHEAD ROAD, HASLEMERE GU27 3PL**

The committee agreed that they had **no objection** to this application.

**46/24 HTC representation at Waverley Planning Committee**

None.

**47/24 Decisions and Appeals**

The list was noted.

**48/24 Next meeting**

25 April 2024

Meeting closed at 7.47pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Chairman of Planning**

## **Objection to Planning Application WA/2024/00081 - REVISED PLANS**

I am Helen Marshall and I live at 7 Hill Road, which is directly next door to the north of the plot and I am also speaking on behalf of Mrs and Mrs Cronk who live at High Green, also directly next door to the site, further up the Hill.

As you know the application site comprises a small area that has been partitioned from the former garden of what was the Headmaster's house, already under redevelopment as Haslemere Heights (WA/2018/1771 and WA/2022/03067).

We have reviewed the revised plans that have been submitted for the application.

The only change that has been made is a token reduction in the height of the roof. This will not make any material difference to the overall appearance and bulk of the building which remains exactly the same as the previous plan.

The reduction only represents about 0.5m difference to that which was originally proposed, with a flattening off of a small area of the ridge line. The scale of the roof remains overbearing and unnecessarily large.

As detailed in our previous objections, there are many other roofscape designs that are present in the immediate locality which are either bungalows or incorporate the upper floor windows into the roofscape, as shown in our previous objection. For example September Lodge by the Recreation Ground, Hillside, immediately opposite the application site, and on the corner of Scotland Lane and Old Haslemere Road. I know Mrs Cronk has emailed you some pictures of these houses for reference



There is no need for the roofscape to be so bulky and large given the significant adverse impact this will have on the three neighbouring properties of 7 Hill Road, the Headmasters House and replacement, and High Green.

Furthermore, the applicant has not made any changes to address the many local objections as well as those raised by Haslemere Town Council previously with regards to:

- The proximity of the building to the boundaries; nothing has been changed to address this.

- Loss of privacy, sunlight and daylight to habitable rooms of 7 Hill Road; The plot sits 2 metres above our property and the height, scale, and bulk of the building within such a small site will be overbearing and result in a loss of sunlight for at least 6 months of the year due to the roof height (despite the token reduction that has been made) which is excessive and unsympathetic to the rising ground level on the hillside. This is particularly concerning as the privacy will directly affect my sons bedroom.
- Loss of privacy by way of overlooking to High Green; in addition the overbearing impact on habitable rooms and garden, nothing has been done to address this.
- The drainage issues from the site towards 7 Hill Road;
- The adverse impact on the protected trees, which has been vehemently objected to by the Landscape and Tree Officer of Waverley Borough Council; there are 3 TPO's within the site• No details have been provided regarding the traffic and construction considerations as requested by Surrey County Council PRIOR to the decision on the application;

The proposal is in clear breach of both Local and Neighbourhood Plan policies which seek to protect the Green nature of the designated "Haslemere Hillside".

The proposals are therefore still in direct conflict with Policies TD1,DM4, DM5 and the Neighbourhood Plan as well as the Residential Extensions SPD due to its excessive scale, bulk and mass, as well as the overbearing impact, loss of daylight and sunlight, loss of privacy and risk to the protected trees. We strongly urge that the application is refused. Nothing has changed to deal with both the previous objections of Haslemere town council and local residents.