



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 9 November 2023
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: members of the public

132/23 Apologies for absence

The committee accepted the absences of Cllr Bridge (university).
No apologies were received from Cllr Aslam.

133/23 Declarations of Interests

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 Robini also declared a non-registrable interest as a member of the Surrey County Council Planning Committee.

Cllr Carter queried whether he had an interest in 02240 as he lived close by and was advised that he did not.

134/23 Minutes of the last meeting

The minutes of the meeting held 12 October 2023 were agreed and signed as a true record.

135/23 Representations by the public

None.

136/23 Planning decisions since October 2023 meeting and submitted to WBC – list 16 October 2023

Noted

Reference	Location	Proposal	Comment
WA/2023/02231	12 HIGH STREET HASLEMERE GU27 2JG	Application for advertisement consent to display 2 illuminated fascia signs, 1 illuminated hanging sign and 3 wall mounted signs.	No objection
WA/2023/02223	7 BUNCH WAY HASLEMERE GU27 1ER	Erection of a single storey extension and alterations to elevations together with alterations to attached garage to provide additional habitable accommodation and storage (revision of WA/2023/00315).	No objection

WA/2023/02222	APPLECROFT BEECH ROAD HASLEMERE GU27 2BX	Erection of single storey extension and greenhouse.	No objection
WA/2023/02218	MARINERS 88 PETWORTH ROAD HASLEMERE GU27 3AU	Erection of extensions and alterations together with alterations to attached garage to provide habitable accommodation.	Requested an extension until 10 November
TM/2023/02198	BAY TREE COTTAGE BEECH ROAD HASLEMERE GU27 2BX	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 05/06	No objection
WA/2023/02194	31 HILL ROAD HASLEMERE GU27 2NH	Erection of a dwelling and detached garage.	Requested an extension until 10 November
WA/2023/02187	RIDGE END HILL ROAD HASLEMERE GU27 2JP	Erection of a first floor extension and alterations to elevations.	No objection
WA/2023/02189	1 FIR TREE AVENUE HASLEMERE GU27 1PL	Erection of extension and alterations to elevations; extensions and alterations to roof including raising of ridge height to provide habitable accommodation in roof space.	Requested an extension until 10 November
WA/2023/02219	BRACKEN HOUSE PARSONS LANE HINDHEAD GU26 6NP	Erection of a single storey extension and alterations following demolition of existing conservatory.	Requested an extension until 10 November

137/23 Planning applications

Reference	Location	Proposal	Comment
WA/2023/02218	MARINERS 88 PETWORTH ROAD HASLEMERE GU27 3AU	Erection of extensions and alterations together with alterations to attached garage to provide habitable accommodation.	No objection
WA/2023/02194	31 HILL ROAD HASLEMERE GU27 2NH	Erection of a dwelling and detached garage.	No objection
WA/2023/02189	1 FIR TREE AVENUE HASLEMERE GU27 1PL	Erection of extension and alterations to elevations; extensions and alterations to roof including raising of ridge height to provide habitable accommodation in roof space.	No objection
WA/2023/02219	BRACKEN HOUSE PARSONS LANE HINDHEAD GU26 6NP	Erection of a single storey extension and alterations following demolition of existing conservatory.	No objection but comment to go to WBC officers

WA/2023/02283	ANNEXE COOMBESWELL FARNHAM LANE HASLEMERE	Application under Section 106 of the Town & Country Planning Act to modify the legal agreement relating to WA/1992/1642 to remove the restriction on the buildings use as a garage/studio ancillary to Coombeswell.	Objection see comment below
WA/2023/02249	6 CHARTER WALK WEST STREET HASLEMERE GU27 2AD	Application for advertisement consent to display 2 non-illuminated fascia signs and internal illuminated vitrine pocket screens.	No objection
WA/2023/02276	24 LOWER STREET HASLEMERE GU27 2NX	Erection of two storey extension, alterations to elevations and fenestrations with associated works; dormer extension and alterations to roof to provide habitable accommodation in loft space.	No objection
TM/2023/02267	MAPLEDENE BUNCH LANE HASLEMERE GU27 1ET	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 12/10	No objection subject to tree officer approval
WA/2023/02292	OAK VIEW COTTAGE CHURCH CLOSE GRAYSWOOD HASLEMERE GU27 2DB	Erection of a single storey rear extension and alterations (revision of WA/2022/01600).	No objection
WA/2023/02247	HIGH BIRCHES BUFFBEARDS LANE HASLEMERE GU27 1LW	Erection of extension.	No objection
WA/2023/02240	LITTLE HEATH LINKSIDE WEST HINDHEAD GU26 6PA	Erection of a detached dwelling and a garage to provide ancillary accommodation above; erection of an extension and alterations to existing dwelling.	Objection see comment below
SC/2023/02307	GEORGIAN HOUSE HOTEL 37-41 HIGH STREET HASLEMERE	Screening Opinion for appeal reference APP/R3650/W/23/3319530 planning application reference WA/2022/02888 erection of a building to provide 6 residential units with associated refuse/cycle store and parking.	Decision already made by planning inspector
TM/2023/02305	3 HOLLY RIDGE HASLEMERE GU27 2NP	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA94	No objection subject to tree officer approval
WA/2023/02345	HAMILTON HOUSE 39 KINGS ROAD HASLEMERE GU27 2QA	Change of use from commercial offices (Use Class E) to 2 dwellings (Use Class C3) together with erection of extensions including dormer and alterations to elevations.	No objection
TM/2023/02344	11 CHURCH ROAD HASLEMERE GU27 1BJ	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA108	No objection subject to tree officer approval
S52/2023/02343	FORMER BARONS HINDHEAD LONDON ROAD HINDHEAD GU26 6AE	Request to vary a Section 52 legal agreement (WA/2021/01950) to alter the requirement for the LAP, LEAP (play areas), Open Space and SUDS to be provided prior to the completion of any dwelling and change the	No objection

		trigger to a phasing arrangement to be set out in the Management Plan.	
WA/2023/02322	SCHIEHALLION STEEPWAYS HINDHEAD GU26 6PG	Erection of a single storey extension and porch; alterations to existing conservatory.	No objection
WA/2023/02395	YEW TREE COTTAGE 56 LOWER STREET HASLEMERE GU27 2NX	Erection of outbuilding following demolition of existing outbuilding (revision of WA/2023/00896).	No objection
WA/2023/02355	SPRINGWOOD HOUSE 85 PETWORTH ROAD HASLEMERE GU27 3AX	Erection of a free standing greenhouse.	No objection
WA/2023/02353	LAND OPPOSITE JUNCTION OF GLEN LEA NUTCOMBE LANE HINDHEAD	Erection of a stable block (revision of WA/2023/00838).	No objection
NMA/2023/02392	FORMER BARONS HINDHEAD LONDON ROAD HINDHEAD GU26 6AE	Amendment to WA/2021/01950 - Changing render on house types A/B (Plots 1-10) to yellow bricks. Adding in details for hung tiles & soldier courses in brickwork to improve elevations on house types C/D/E/F (Plot's 11-38). Change windows from white PVC sash to anthracite casement on house types A/B/C/D/E/F (Plots 1-38). Adding in bi-folding doors for house type D (Plots 11/16/28). Improve the quality of materials & pay tribute to the local vernacular using hung tiles & soldier courses of bricks.	No comment - for WBC officer to make decision
NMA/2023/02376	WIDFORD WEYDOWN ROAD HASLEMERE GU27 1DS	Amendment to WA/2023/00695 No longer constructing a new access to Weydown Road, instead the single access will remain in its current location but will be widened. "In and Out" style entrance no longer required.	No objection

WA/2023/02218 MARINERS 88 PETWORTH ROAD

The Chairman listed this application for committee because the house sits in the Green Belt and Area of Outstanding Natural Beauty. However, the committee agreed that this is a large site and they voted to offer **no objection**.

WA/2023/02194 31 HILL ROAD HASLEMERE

The Chairman brought this application to committee because it is a new dwelling on an existing site. However, all committee members voted that they had **no objection**.

WA/2023/02189 1 FIR TREE AVENUE HASLEMERE

This application was listed for committee decision because there were neighbour concerns about overlooking. However, this is a revision of a previously granted application so the committee members voted that they had **no objection**.

WA/2023/02219 BRACKEN HOUSE PARSONS LANE HINDHEAD

The application was listed for committee decision because there were neighbour concerns about overlooking. The committee voted to offer **no objection** but asked that the Planning Officer puts a condition on the grant of approval that opaque glass be used to overcome the neighbour concern.

WA/2023/02283 ANNEXE COOMBESWELL FARNHAM LANE

The committee discussed this application at some length. There was no supporting paperwork on the WBC planning portal giving the reasons why the restriction to use the building as a garage/studio as ancillary to Coombeswell should be removed. The committee voiced concerns that removing the restriction might run the risk of increased traffic to the site, should it be used as an Air BnB or the like, and voted to **object** to the application on that basis.

WA/2023/02249 24 LOWER STREET HASLEMERE

The Chairman brought this to committee as the area is within the Conservation Area but members felt the application was acceptable and voted to offer **no objection**.

WA/2023/02240 LITTLE HEATH, LINKSIDE WEST

Barry Wyeth spoke on behalf of neighbours in objecting to this application. There was concern following the appeal of WA/2021/01774 (for two new dwellings plus extension to existing) that, in the inspector's opinion, a dwelling to the rear of the property would not detract from the character of the area. It is felt this comment has opened the door to the latest application. There was real concern that it is another attempt at garden grabbing by the developer, that they would submit a further application for another dwelling and an overall abuse of the planning system. It was also felt the proposed alterations and extensions to the existing plot will detract from the street scene, and the new dwelling in the garden will constitute overdevelopment of the site.

The committee discussed this application at length. The Hindhead ward councillors, echoed the sentiments of the neighbours insofar as the alterations and extension to the existing dwelling would be not only out of keeping with the street scene, which Arts & Crafts in style, but also harmful to it. In addition, the new dwelling in the garden looked very cramped and there were concerns of overlooking all around harming the amenity of neighbours. It amounted to overdevelopment and densification in this area and could set a precedent. Infilling is needed to provide more housing, but this was not the place for it.

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

- The proposed works to the existing dwelling do not integrate with, respect the character or appearance of the street scene, contrary to policy H6.1 of the Haslemere Neighbourhood Plan, TD1 of the Local Plan Part 1 and DM4 of the Local Plan Part 2;
- The scale and mass of the proposed works to the existing dwelling will result in overdevelopment of the site contrary to policy H6.1 of the Haslemere Neighbourhood Plan, TD1 of the Local Plan Part 1 and DM4 of the Local Plan Part 2;
- The new dwelling similarly would result in overdevelopment of the site contrary to policy H6.1 of the Haslemere Neighbourhood Plan, TD1 of the Local Plan Part 1 and DM4 of the Local Plan Part 2;
- The new windfall dwelling would result in a densification of the site which is not consistent with, or responding positively to, the character & appearance of the immediate area contrary to policies H2 and H3 of the Haslemere Neighbourhood Plan; and
- The proposals will result in overlooking which will harm the residential amenity of neighbours contrary to policy H6 of the Haslemere Neighbourhood Plan, TD1 of the Local Plan Part 1 and DM4 of the Local Plan Part 2.

WA/2023/02345 HAMILTON HOUSE, 39 KINGS ROAD, HASLEMERE

The committee discussed this application and voted to offer **no objection**.

S52/2023/02343 FORMER BARONS HINDHEAD

On the basis that the application was not removing the requirement to provide the LAP, LEAP, Open Space and SUDS the committee voted to offer **no objection**.

138/23 HTC representation at Waverley Planning Committee

None

139/23 Decisions and Appeals

The list was noted.

140/23 Pre-application proposal Land known as Nicol Field, Hindhead

The committee has a short conversation about the letter from Broadgrove Planning & Development Ltd. There are issues over access in and out of the site which the applicants will have to overcome; however they are supportive of the idea in principle. The applicants should be asked to be mindful of the responses from neighbours. If the applicants were minded to give control of the allotments to the Council it may go some way to assuaging neighbours concerns of the land being developed.

ACTION: the clerk to write to Broadgrove.

141/23 Highways Update

Cllr Carter advised that the drains on the A287 are still blocked. SCC had advised they were going to be cleared by 23 August but despite chasing nothing has been done.

ACTION: the clerk to chase SCC and Cllr Harmer

Cllr Carter also advised that Hindhead residents were getting very frustrated at the Hindhead Tunnel closures and the lack of communication from Surrey Highways. He is aware that Thursley Parish Council are involved in a group of parishes which regularly communicate with Surrey Highways about the tunnel. He will make enquires of the Thursley Parish Chairman.

142/23 Tilford Road traffic calming

The Chairman agreed to bring this agenda item forward to be heard after any representations from the public to enable Cllr Waters to leave the meeting.

Cllr Waters informed the committee fellow Hindhead Councillors were discussing several traffic measures that would enhance the safety and environment for the local community. Over 20 years ago the Tilford Road benefited from the installation of traffic calming measures, but the scheme has not been maintained during this time and there has been a significantly deterioration in markings and signage. The road is due to be resurfaced next year by SCC so it seems sensible to put them on notice that there is an expectation by the Town Council that the traffic calming measures should be refurbished during this process.

In addition, there is a specific concern about the junction of Tilford Road and Wood Road by St Alban's Church. The right turn from Wood Road onto the Tilford Road travelling towards Haslemere is somewhat of a blind corner. Safety would be improved by the installation of speed bumps similar to those already on the Tilford Road.

Finally, there is a considerable amount of pedestrian traffic crossing the Tilford Road at this point, many of whom are elderly residents from local retirement homes. A pedestrian crossing near this point would improve the safety of pedestrians. It is appreciated there may be practical issues to overcome but Cllr Waters would like SCC to actively explore the possibility. A formal motion by Haslemere Town Council would assist pushing these issues up SCC's agenda.

RECOMMENDATION: The Council writes to Surrey County Council and ask they look at, and implement, the traffic calming measures set out in Appendix 6.

143/23 Next meeting

7 December 2023

Meeting closed at 8.22pm

Signed: _____ Date: _____

Chairman of Planning