



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 12 October 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: member of the public

120/23 Apologies for absence

The committee accepted the absences of Cllrs Bridge (university), Davidson (Mayoral engagement) and Keen (ill health).

121/23 Declarations of Interests

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.

122/23 Minutes of the last meeting

The minutes of the meeting held 14 September 2023 were agreed and signed as a true record.

123/23 Representations by the public

None.

124/23 Planning decisions since September 2023 meeting and submitted to WBC – list 18 September 2023

Noted

Ref	Site Address	Proposal	Comments
WA/2023/01972	1-3 HIGH STREET HASLEMERE GU27 2HG	Change of use of first floor retail space (Use Class A1) to form 2 residential units (Use Class C3) with separate access and amenity spaces/balconies; alterations to ground floor retail space (Use Class A1) to provide up to 3 commercial business and service units (Use Class E) including bike storage area; alterations to elevations.	Extension requested so that can be considered at next meeting
WA/2023/01958	WOODLANDS TENNYSONS LANE HASLEMERE GU27 3AF	Erection of extensions and alterations.	No objection

WA/2023/01951	OWLS ROOST 7 STOATLEY RISE HASLEMERE GU27 1AF	Erection of a single storey extension.	No objection
WA/2023/01968	TYNDALE 34 THE AVENUE HASLEMERE GU27 1JT	Erection of a single storey extension, alterations to elevations and associated landscaping.	No objection
TM/2023/01984	TRIMITHI TOWER ROAD HINDHEAD GU26 6SL	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/99	No objection subject to tree officer approval

125/23 Planning applications

Ref	Site Address	Proposal	Comments
WA/2023/01972	1-3 HIGH STREET HASLEMERE GU27 2HG	Change of use of first floor retail space (Use Class A1) to form 2 residential units (Use Class C3) with separate access and amenity spaces/balconies; alterations to ground floor retail space (Use Class A1) to provide up to 3 commercial business and service units (Use Class E) including bike storage area; alterations to elevations.	No objection
WA/2023/02077	1-3 CHURT ROAD HINDHEAD GU26 6PD	Erection of single storey extension to existing retail unit and associated residential parking.	Objection – see comment below
WA/2023/02114	HARSCROSSE 48 PETWORTH ROAD HASLEMERE GU27 2HX	Erection of extensions and alterations; erection of detached garage with ancillary accommodation and photovoltaic panels to roof.	No objection but see comment below
WA/2023/02173	1 & 2 LONGDENE COTTAGES HEDGEHOG LANE HASLEMERE GU27 2PH	Outline application with all matters reserved except access for the erection of 4 dwellings following demolition of 2 dwellings, garages and parking area (revision of WA/2023/00682).	No objection
WA/2023/02149	14 HIGH STREET HASLEMERE GU27 2JE	Erection of 2 dwellings with parking, alterations to existing elements including access and internal layout following partial demolition of unlisted building in a Conservation Area (revision of WA/2022/02410).	No objection
WA/2023/02163	TURF RUN BUNCH LANE HASLEMERE GU27 1AE	Erection of a dwelling and associated works including alterations and additional vehicular access and entrance gates following demolition of existing dwelling; erection of extension to existing detached garage; construction of a replacement swimming pool.	No objection but see separate comment
WA/2023/02062	EAST HILL HOUSE TENNYSONS RIDGE HASLEMERE GU27 3BA	Certificate of Lawfulness under Section 192 for erection of a pool house with indoor pool and associated hard landscaping.	No objection
WA/2023/02053	VENTNOR 11 HIGH LANE HASLEMERE	Erection of single storey rear extension, front porch and entrance gates, alterations to provide additional parking area following	No objection

	GU27 1AZ	demolition of existing garage.	
WA/2023/02014	DUNSTER 3 KEMNAL PARK HASLEMERE GU27 2LF	Erection of extensions and alterations to elevations; alterations to attached garage to provide habitable accommodation (revision of WA/2023/00661).	No objection
WA/2023/01998	ORIEL HOUSE DERBY ROAD HASLEMERE GU27 1BP	Erection of an extension, porch and a car port.	No objection
WA/2023/02079	STURT MEADOW HOUSE STURT ROAD HASLEMERE GU27 3RT	Erection of a detached garage.	No objection
WA/2023/02008	22 PITFOLD AVENUE HASLEMERE GU27 1PN	Erection of a two-storey extension and a raised patio area.	No objection
NMA/2023/02100	BAMBERS GRAYSWOOD ROAD HASLEMERE GU27 2BW	Amendment to WA/2022/00139 to change the external wall treatment to brickwork.	No comment refer to WBC officer
TM/2023/02090	COPSE WAY HINDHEAD GU26 6UD	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER HIND 39	No objection subject to tree officer approval
WA/2023/02142	10-12 PETWORTH ROAD HASLEMERE GU27 2HR	Installation of air conditioning unit.	No objection
WA/2023/02124	STONE COTTAGE FARNHAM LANE HASLEMERE GU27 1HG	Certificate of Lawfulness under Section 191 for erection of extensions and alterations in the form of raised roof height to existing dwellinghouse known as Stone Cottage, which were substantially completed in excess of 4 years.	No objection
WA/2023/02105	88 PETWORTH ROAD HASLEMERE GU27 3AU	Certificate of Lawfulness under Section 192 for the erection of an ancillary outbuilding.	No objection
WA/2023/02171	THE ORCHARD 13 COLLEGE HILL HASLEMERE GU27 2JH	Certificate of Lawfulness for single storey extension and replacement fenestrations with additional window to ground floor north elevation.	No objection
WA/2023/02175	LAND COORDINATES 490217 132204 SCOTLAND LANE, HASLEMERE	Application under Section 73 to vary/remove Condition 2 of WA/2020/1213 allowed under appeal reference APP/R3650/W/21/3280136) (approved plans) to allow alteration to site layout and drainage layout plans; discharge and removal of pre-commencement condition 17 (relating to surface water drainage scheme).	No comment refer to WBC officer
NMA/2023/02143	1 EAST COTTAGES HILL ROAD HINDHEAD GU26 6QN	Amendment to WA/2023/00541 to change the rear extension wall finish from facing brick to Cedral cladding.	No objection

WA/2023/02154	2 HEATH CLOSE HINDHEAD GU26 6RX	Erection of a detached garage/workshop.	No objection
WA/2023/02174	CARITAS HEATHSIDE LANE HINDHEAD GU26 6RE	Erection of extensions and alterations to elevations.	No objection

WA/2023/02173 1 & 2 LONGDENE COTTAGES, HEDGEHOG LANE, HASLEMERE GU27 2PH

Ian Rhodes spoke on behalf of the Applicant briefly going through the history of this site and the various areas and applications for the newer members of the committee. The site this application relates to already has outline approval for two dwellings. This application replaces two larger dwellings with four smaller dwellings. The properties are likely to be four bed houses but as this is an outline application only, that is subject to change. The committee commented that as in previous application it would want to see the materials used for building blend well with Longdene House. The committee had **no objection** to this application.

WA/2023/01972 1-3 HIGH STREET HASLEMERE GU27 2HG

The committee acknowledged that this application has provision for bike storage in accordance with policy ST1 of the Local Plan Part 1 but there is no additional onsite parking. As it is a town centre location, the committee voted to offer **no objection** to the application but voice its concerns about the lack of parking provision.

WA/2023/02077 1-3 CHURT ROAD HINDHEAD GU26 6PD

Cllr Carter commented that a single extension being built in the existing car park will amount to overdevelopment of the site. It will also have an impact on the existing parking provision which services the residential flats above 1-3 Churt Road as well as future employees. The committee voted to **object** to the application on the following grounds.

- The proposal would fail to provide on-site car parking spaces in accordance with the WBC parking guidelines. It is likely to result in inconvenience to surrounding residents as a result of on street and public car parking contrary to policy H7 of the Haslemere Neighbourhood Plan, ST1 of the Local Plan Part 1 and DM9 of Local Plan Part 2.
- The proposal would amount to overdevelopment of the site 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/2023/02114 HARSCROSSE 48 PETWORTH ROAD HASLEMERE GU27 2HX

The committee had **no objection** to the extension, but it did have a concern whether the siting of the garage would allow safe travel from the garage to the highway.

WA/2023/02149 14 HIGH STREET HASLEMERE GU27 2JE

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

WA/2023/02163 TURF RUN BUNCH LANE HASLEMERE GU27 1AE

The committee had no objection to the application, but it did want a condition on approval that heating the replacement swimming pool would utilise up to date energy technology.

126/23 WA/2022/01887 Land centred coordinates 489803 131978 – Midhurst Road - Haslemere

The committee discussed writing a further objection to the Planning Inspector. As a new Council has been elected since the last objection was submitted it was agreed it would submit a further objection to the Planning Inspector ahead of the appeal APP/R3650/W/23/3327643 and to include the Council's concern about water and access onto the Midhurst Road.

Recommendation: the Clerk and Chairman of planning have delegated authority to submit the objection to include the Council's concern about water and access onto the Midhurst Road

127/23 HTC representation at Waverley Planning Committee

Cllr Carter would like to speak against application WA/2023/02077 (1-3 Churt Road, Hindhead) should this application come before the Waverley Planning Committee. Cllr Carter will contact Cllr Davidson to see if this can be called in.

128/23 Update on WBC Local Plan review

The Planning Advisory service advised WBC to start the Local Plan process again, rather than just reviewing it, as they would have had to do this in 3 years anyway. This should be completed by end 2026. This would then be reviewed and assessed by the Examiner and this process, including consultation, would take another year. There are a number of reasons for this:-

- 1) WBC is consistently falling behind their allocated housing targets, so need either to find ways to allocate more sites or reduce the target by using a different method of calculation. Given the constraints that the Haslemere area has with the different land designations surrounding it, it is hoped that use of an alternative method of calculation will be acceptable.
- 2) It also had to decide whether it would develop a general plan or focus on the specific areas within Waverley. It is likely to be a general set of policies and leave it to the Neighbourhood Plans to build in special provision for its own areas. This will require us to revisit the Haslemere Neighbourhood Plan.
- 3) Circumstances have changed considerably since the latest Local Plan process. Climate change has become a much bigger issue as has working from home.

129/23 Decisions and Appeals

The list was noted.

130/23 Highways Update

- 1) West Street double yellow lines have now been painted
- 2) High Street by the Museum is due to have double yellow lines repainted
- 3) Re-surfacing the Petworth Road is still on the table but not for this year and Cllr Robini doesn't have the budget.
- 4) Cllr Weldon advised that Grayswood Road pavement needs a scrape back.
ACTION: Cllr Weldon will provide photographs and a map showing the area in question and the clerk will report it.

131/23 Next meeting

9 November 2023

Meeting closed at 8.33pm

Signed: _____ Date: _____

Chairman of Planning