



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 17 August 2023
Town Hall, High Street, Haslemere GU27 2HG

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

*Present

Meeting clerked by: Pippa Auger, Deputy Town Clerk.
In attendance: member of the public

94/23 Apologies for absence

The committee accepted the absences of Cllrs Aslam, Davidson & Keen.

95/23 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.

96/23 Minutes of the last meeting

The minutes of the meeting held 13 July 2023 were agreed and signed as a true record.

97/23 Representations by the public

None.

98/23 Planning decisions since July 2023 meeting and submitted to WBC – lists 17 & 24 July 2023

Reference	Location	Proposal	Comment
WA/2023/01506	9 BARTHOLOMEW CLOSE HASLEMERE GU27 1EN	Erection of extension to existing garage and alterations to provide habitable accommodation; alterations to existing rear extension.	No objection
TM/2023/01525	BOUNDARY HOUSE HIGHERCOMBE ROAD HASLEMERE GU27 2LQ	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 42/07	No objection, subject to tree officer approval

hw 14/9

NMA/2023/01518	LAND COORDINATES 490217 132204 SCOTLAND LANE, HASLEMERE	WA/2020/1213. Removal of the requirement for the first floor apartments to be M4(2) complaint. Chimney removal to the design of plot 50 (T8 house type). New drawings as follow: T8 Floor Plans (Plots 5 &50) (ref: 0075-PL_122 Rev B), T8 Elevations (Plots 5 &50) (ref: 0075-PL_123 Rev B), Site layout (ref: 0075-PL_02 Rev D)	Extension requested until 18 August 2023
WA/2023/01507	WINTER HILL 33 THE AVENUE HASLEMERE GU27 1JT	Erection of an extension and alterations to roof to provide habitable floor space.	No objection
WA/2023/01510	CLOVA 78 WEY HILL HASLEMERE GU27 1HN	Display of illuminated fascia signage.	No objection
TM/2023/01517	ECCLESLEA VICARAGE LANE HASLEMERE GU27 1LQ	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 13/00	No objection, subject to tree officer approval
CA/2023/01520	ROSEMARY COURT CHURCH ROAD HASLEMERE GU27 1BH	HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	No objection, subject to tree officer approval
WA/2023/01555	KINGFISHER FARM SANDY LANE HASLEMERE GU27 1QE	Application under Section 73 to Vary Condition 2 (materials) of WA/2022/02489 to allow for change to roofing materials from existing man made slate containing asbestos to natural slate.	No objection
NMA/2023/01547	34 KINGS ROAD HASLEMERE GU27 2QG	Amendment to WA/2022/02736 During the strip out of the existing building two areas marked as void on the approved plans were large enough to form additional space for a larger Utility Room and a Store Room.	Extension of time requested
WA/2023/01561	THE RED HOUSE DENBIGH ROAD HASLEMERE GU27 3AP	Erection of a single storey extension.	No objection
WA/2023/01560	UPLANDS 15 DERBY ROAD HASLEMERE GU27 1BS	Erection of extensions and alterations together with alterations to attached garage to provide habitable accommodation following demolition of existing conservatory.	No objection
WA/2023/01558	GEMINI CHAPEL 2A KINGS ROAD HASLEMERE GU27 2QA	Certificate of Lawfulness under Section 192 for erection of a timber pagoda and demolition of timber lean-to extension.	No objection
WA/2023/01566	VEMENTRY SCOTLAND LANE HASLEMERE GU27 3AB	Alterations to existing garage to provide habitable accommodation; alterations to fenestration.	No objection
TM/2023/01543	18 BUNCH WAY HASLEMERE GU27 1ER	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 12/06	No objection, subject to tree officer approval

WA/2023/01567	BRYNHYFRYD 35 THE AVENUE HASLEMERE GU27 1JT	Erection of extensions and alterations; erection of a detached garage and associated works.	No objection
WA/2023/01568	LAND AT TRIMMERS FIELD WOOD ROAD HINDHEAD	Change of use of land and siting of a storage container for a temporary period.	Extension of time requested
WA/2023/01559	HAZEL LODGE HAZEL GROVE HINDHEAD GU26 6BJ	Erection of a fence following removal of existing fence.	No objection

99/23 Planning applications

Ref	Site Address	Proposal	Comments
NMA/2023/01518	LAND COORDINATES 490217 132204 SCOTLAND LANE, HASLEMERE	WA/2020/1213. Removal of the requirement for the first floor apartments to be M4(2) complaint. Chimney removal to the design of plot 50 (T8 house type). New drawings as follow: T8 Floor Plans (Plots 5 &50) (ref: 0075-PL_122 Rev B), T8 Elevations (Plots 5 &50) (ref: 0075-PL_123 Rev B), Site layout (ref: 0075-PL_02 Rev D)	No comment, refer to WBC officer
NMA/2023/01547 COMMITTEE	34 KINGS ROAD HASLEMERE GU27 2QG	Amendment to WA/2022/02736 During the strip out of the existing building two areas marked as void on the approved plans were large enough to form additional space for a larger Utility Room and a Store Room.	No comment, refer to WBC officer
WA/2023/01568	LAND AT TRIMMERS FIELD WOOD ROAD HINDHEAD	Change of use of land and siting of a storage container for a temporary period.	No objection
WA/2023/01610	37 OAKLANDS HASLEMERE GU27 3RD	Erection of a porch.	Objection – see comment below
WA/2023/01623	16 GLENVILLE GARDENS HINDHEAD GU26 6SX	Erection of extensions and alterations together with alterations to roofspace to provide habitable accommodation following demolition of existing garage.	Objection – see comment below
WA/2023/01680	2 KINGS ROAD HASLEMERE GU27 2QA	Change of use and erection of extension and alterations to offices (Class E) to form 8 flats (Class C) together with associated car parking and amenity space; retention of part of building for commercial use (Class E).	Objection – see comment below
WA/2023/01600	MANDELYN CHASE LANE HASLEMERE GU27 3AG	Erection of an outbuilding to house home gym.	No objection
WA/2023/01592	TOURAINÉ CHALET UPLANDS CLOSE HASLEMERE GU27 2BT	Outline application with all matters reserved for the erection of 2 detached dwellings and 1 detached garage following demolition of existing dwelling and garage.	No objection

WA/2023/01620	PIZZAEXPRESS 1 CAUSEWAYSIDE HIGH STREET HASLEMERE GU27 2JZ	Application for Advertisement Consent to display 1 illuminated and 1 non illuminated replacement fascia signs and 1 illuminated replacement projecting sign.	No objection
WA/2023/01608	CHASE STUDIO OLD BRAMSHOTT CHASE HINDHEAD GU26 6DB	Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation.	No objection
WA/2023/01602	48 EIGHT ACRES HINDHEAD GU26 6RZ	Construction of a raised patio area and wall with associated works.	No objection
WA/2023/01643	VANBRUGH HOUSE 1 STOATLEY RISE HASLEMERE GU27 1AF	Erection of extensions and alterations following demolition of existing conservatory.	No objection
WA/2023/01642	GREY CROSS 6 COLLEGE HILL HASLEMERE GU27 2JH	Alterations to driveway and ground levels with provision of retaining walls to front and rear of site and associated works (as amended and amplified by plans received 03/08/2023) (retrospective application).	No objection
WA/2023/01641	GREY CROSS 6 COLLEGE HILL HASLEMERE GU27 2JH	Erection of extensions and alterations including alterations to roofspace including dormers and rooflights to provide habitable accommodation; erection of attached garage with habitable space above following demolition of garage, extension, log store and porch.	No objection
WA/2023/01702	STRATHIRE GRAYSWOOD ROAD HASLEMERE GU27 2BW	Erection of a garage/workshop following demolition of existing garage/car port; extension to existing driveway.	No objection
WA/2023/01682	HAWTHORNS BUNCH LANE HASLEMERE GU27 1ET	Dormer extension with alterations to roofspace and attached garage to provide additional habitable accommodation	No objection
PRA/2023/01666	OAK VIEW COTTAGE CHURCH CLOSE GRAYSWOOD HASLEMERE GU27 2DB	Erection of a single storey rear extension which would extend 5.50 m beyond the rear wall of the original house for which the height would be 3.96 m and for which the height of the eaves would be 3.12 m.	No objection
TM/2023/01708	SADLERS WAY GRAYSWOOD ROAD HASLEMERE GU27 2BP	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 43/07	No objection subject to tree officer approval
NMA/2023/01633	11 COURTS HILL ROAD, HASLEMERE, GU27 2NG	Amendment to WA/2020/1165 for addition of windows, changes to glazing and addition of hung tiles to the northern and western elevations.	No comment, refer to WBC officer
TM/2023/01662	LAND TO THE REAR OF 8 SUNVALE AVENUE HASLEMERE GU27 1PH	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 28/01	No objection subject to tree officer approval

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TM/2023/01712	4 HERONDALE HASLEMERE GU27 1RQ	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 24/99	No objection subject to tree officer approval
PRA/2023/01637	HIGHFIELD BEACON HILL ROAD HINDHEAD GU26 6QD	Demolition notification: G.P.D.O. Schedule 2, Part 11, Class B: Demolition of an outbuilding.	No objection
TM/2023/01727	MEADOW VIEW 52 SCOTLAND LANE HASLEMERE GU27 3AL	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER WA303	No objection subject to tree officer approval
WA/2023/01717	JESSES GRAYSWOOD ROAD HASLEMERE GU27 2BS	Listed Building consent for internal and external alterations.	No objection subject to Listed Building officer approval
WA/2023/01716	JESSES GRAYSWOOD ROAD HASLEMERE GU27 2BS	Alterations to elevation of main dwelling; installation of rooflights together with alterations to elevations of outbuilding;	No objection
TM/2023/01743	CLEEVES WOOD ROAD HINDHEAD GU26 6PX	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 24/00	No objection subject to tree officer approval
WA/2023/01732	THURSDAYS WHITMORE VALE ROAD HINDHEAD GU26 6JA	Erection of a replacement dwelling with associated works.	No objection
NMA/2023/01731	NORTH VIEW COTTAGES 3 GRAYSWOOD COMMON THE MOUNT HASLEMERE GU27 2DN	Amendment to WA/2021/03043 Orangery frame (doors & windows) to be timber painted white not in oak as approved -Client preference (price of oak prohibitive)	For information only

NMA/2023/01518 LAND COORDINATES 490217 132204, SCOTLAND LANE

Despite requesting, and being given, an extension to discuss this application officers at WBC had already refused the application, stating it was a material amendment.

The committee agreed that in future it would offer a “no comment, refer to WBC officer” response to non-material amendment (NMA) applications.

NMA/2023/01547 34 KINGS ROAD, HASLEMERE, GU27 2QG

The committee discussed this application in depth and as agreed above, voted to offer “no comment, refer to WBC officer”.

WA/2023/01568 LAND AT TRIMMERS FIELD, WOOD ROAD, HINDHEAD

This application was discussed by members. The application for one dwelling has now been allowed and this application is to allow the applicant to temporarily store equipment. The committee had **no objection** to the application.

WA/2023/01610 37 OAKLANDS, HASLEMERE, GU27 3RD

The committee discussed this application at length and voted to **object** to this application as it felt that the addition of a porch would cause harm to the visual amenity and be out of keeping with the street scene contrary to policies H6 of the HNP, TD1 of LPP1 and DM4 of LPP2.

WA/2023/01623 16 GLENVILLE GARDENS, HINDHEAD, GU26 6SX

The committee voted to **object** to this application as it felt that it represented overdevelopment of the site and would cause harm to the street scene contrary to policies H6 of the HNP, TD1 of LPP1 and DM4 of LPP2.

WA/2023/01680 2 KINGS ROAD, HASLEMERE, GU27 2QA

The committee voted to **object** to this application as it felt that it represented overdevelopment of the site contrary to policies H6 of the HNP, TD1 of LPP1 & DM4 of LPP2. It also had concerns about the amount of parking provision contrary to policies H7.1 of the HNP and the WBC parking guidelines 2013.

100/23 HTC representation at Waverley Planning Committee

None.

101/23 Decisions and Appeals

The list was noted.

102/23 Update on WBC Local Plan

Cllr Weldon gave a short update on the Local Plan, which WBC has decided to review. There are several reasons for this. It is in two parts and has been completed over a period of 5 years. Some of the issues raised were relevant at the time but no longer apply. Other issues weren't covered and now need to be included (climate change policies). It will also seek to lower the housing allocations in the borough.

Cllr Weldon is on the working group which will be meeting regularly and he will update the committee as there are developments.

103/23 Bramshott & Liphook Neighbourhood Development Consultations

No response to submit.

104/23 West Sussex Minerals & Waste Planning Policy Consultations

No response to submit.

105/23 Highways update

Cllr Miller advised that the spring outside the church on Weydown Road is still leaking despite the resurfacing.

Cllr Carter advised that the traffic light on A287 between Tyndalls and Polecat Hill had failed over the weekend and there had been no emergency number on the signage or a site manager to correct the failure.

ACTION: Cllr Robini to find out what the situation was

Cllr Carter advised that he and Cllr Matthes had toured round the Beacon Hill & Hindhead ward reviewing the sustainable transport links and parking infrastructure. A paper will be agreed by the Hindhead ward councillors and put to Council in due course.

106/23 Licensing application – Pizza Express

No representation to make.

107/23 Next meeting

14 September 2023.

Meeting closed at 8.26pm

Signed: _____

Chairman of Planning

Date: _____

14/09/2023



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Planning & Highways Committee

Minutes of the meeting held at 7pm on 14 September 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

108/23 Apologies for absence

The committee accepted the absence of Cllr Davidson (prior appointment)

109/23 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.

110/23 Minutes of the last meeting

The minutes of the meeting held 17 August 2023 were agreed and signed as a true record.

111/23 Representations by the public

None.

112/23 Planning decisions since August 2023 meeting and submitted to WBC – list 21 August 2023

Ref	Site Address	Proposal	Comments
WA/2023/01791	45 WEYCOMBE ROAD HASLEMERE GU27 1EQ	Erection of extensions and alterations including porch and associated works.	No objection
WA/2023/01784	BAYNARDS HILL ROAD HASLEMERE GU27 2JP	Erection of extensions and alterations to existing single storey dwelling to provide a two-storey dwelling (revision of WA/2023/00563).	Extension requested until 15 September 2023
WA/2023/01774	77 KINGS ROAD HASLEMERE GU27 2QG	Certificate of Lawfulness under Section 192 for erection of a front porch.	No objection
WA/2023/01772	SPRINGMERE HINDHEAD ROAD HASLEMERE	Erection of 2 dwellings and associated works including alterations to access and parking following demolition of	Extension requested until 15 September 2023

	GU27 3PL	existing dwelling.	
WA/2023/01802	CALLUNA WHITMORE VALE ROAD HINDHEAD GU26 6JA	Erection of extensions and associated works.	No objection
WA/2023/01780	KEMEYS CHURT ROAD HINDHEAD GU26 6HX	Alterations and extension of existing dormer windows; alterations to ground floor elevation following part demolition of existing conservatory.	No objection

113/23 Planning applications

Ref	Site Address	Proposal	Comment
WA/2023/01784	BAYNARDS HILL ROAD HASLEMERE GU27 2JP	Erection of extensions and alterations to existing single storey dwelling to provide a two-storey dwelling (revision of WA/2023/00563).	Objection – see comments below
WA/2023/01772	SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL	Erection of 2 dwellings and associated works including alterations to access and parking following demolition of existing dwelling.	No objection
NMA/2023/01851	LAND COORDINATES 490217 132204 SCOTLAND LANE, HASLEMERE	Amendment to WA/2020/1213 to remove the chimney as part of plot 50.	No comment refer to WBC officer
WA/2023/01831	MARKS & SPENCER MARKS AND SPENCER LION GREEN HASLEMERE GU27 1LD	Alterations to car park for the provision of 4 electric vehicle charging bays with their own dedicated charging unit and associated lighting and electrical equipment, including CCTV cameras and 3m poles”	See comments below
WA/2023/01848	67 SUN BROW HASLEMERE GU27 2QL	Construction of a raised decking area with balustrade and erection of a fence.	No objection
WA/2023/01820	47 SUN BROW HASLEMERE GU27 2QL	Certificate of Lawfulness under Section 192 for installation of air source heat pump and rooflight to front first floor elevation.	No objection
NMA/2023/01826	FORMER BARONS HINDHEAD LONDON ROAD HINDHEAD GU26 6AE	Amendment to WA/2021/01950 to amend condition 9 to allow for soakaway testing.	No comment refer to WBC officer
WA/2023/01872	HIGH GREEN OLD HASLEMERE ROAD HASLEMERE GU27 2NN	Erection of first floor extension and alterations to elevation; erection of detached garage with external staircase to first floor ancillary accommodation.	No objection

TM/2023/01903	LAND EAST OF SEWAGE WORKS ON TRACK KNOWN AS MUDDY LANE PRESTWICK LANE GRAYSWOOD HASLEMERE	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER HAS15	No objection subject to tree officer approval
WA/2023/01868	LAND TO THE REAR OF 8 JUNCTION PLACE HASLEMERE GU27 1LE	Alterations and extension to existing building to provide 1 dwelling with parking, bin and cycle store.	Objection – see comments below
TM/2023/01860	5 MALLARD CLOSE HASLEMERE GU27 1QU	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 23/99	No objection subject to tree officer approval
WA/2023/01880	WHITE COTTAGE CHURT ROAD HINDHEAD GU26 6HX	Alterations to attached garage including pitched roof with installation of Juliet balcony and rooflights to provide habitable accommodation.	No objection
TM/2023/01906	HATHERLEIGH TOWER ROAD HINDHEAD GU26 6SP	APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 30/99	No objection subject to tree officer approval
TM/2023/01905	WOODPECKERS LODGE BEACON HILL ROAD HINDHEAD GU26 6QB	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 04/19	No objection subject to tree officer approval
TM/2023/01938	TOURAINÉ UPLANDS CLOSE HASLEMERE GU27 2BT	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 43/07	No objection subject to tree officer approval
WA/2023/01922	THE HEIGHTS, 5 HILL ROAD, HASLEMERE GU27 2JP	Application under Section 73 to vary condition 1 of WA/2022/03067 (approved plans) to allow a change to plots 16 and 17 from 2 bedroom units to 3 bedroom units.	No comment refer to WBC officer
SC/2023/01944	HIGH PITFOLD FARM HIGH PITFOLD HINDHEAD GU26 6BN	Adoption by the Secretary of State for a screening opinion to Install 5m underground line to modify existing overhead line from a single source line to a multi-source line.	No objection

WA/2023/01784 BAYNARDS, HILL ROAD, HASLEMERE, GU27 2JP

The members discussed the application at length and had concerns about the overbearing nature of the proposal; that it was not in keeping with the street scene and it could result in an increased light spill from internal lighting. It also had concerns that it would impact on the wooded appearance of the Haslemere Hillside. The committee voted to **object** to the proposal for the following reasons:

- It appeared to be overbearing and out of keeping with the street scene contrary to policy TD1 of the Local Plan Part 1, DM4 of Local Plan Part 2 and H6 of the Haslemere Neighbourhood Plan.
- It could harm the wooded appearance of the hillside by exposing existing development to view contrary to policy DM17 of the Local Plan Part 2.

- It could result in an increased light spill from internal lighting contrary to H10 of the Haslemere Neighbourhood Plan.

WA/2023/01772 SPRINGMERE, HINDHEAD ROAD, HASLEMERE, GU27 3PL

The committee voted that it had **no objection** to this application.

WA/2023/01868 LAND TO THE REAR OF 8 JUNCTION PLACE, HASLEMERE, GU27 1LE

The committee agreed that the proposal amounted to overdevelopment of the site and voted to **object** to it on those grounds:

- Overdevelopment of the site contrary to policy TD1 of the Local Plan Part 1, DM4 of Local Plan Part 2 and H6 of the Haslemere Neighbourhood Plan.

WA/2023/01831 MARKS & SPENCER, LION GREEN, HASLEMERE, GU27 1LD

There was a lot of discussion around this proposal. The committee felt that on the one hand the proposal was in keeping with its climate emergency declaration. However, the issue with the site already is the lack of parking and to reduce the number of spaces from 6 and replace with 4 EV charging spaces would have a knock on effect by inconveniencing surrounding road users. Lion Lane is already very busy with parked cars and traffic queuing to turn into Lion Lane and again into M&S. By having the EV charging spaces it would encourage people to stay parked longer to get charged up. The committee felt it would be more appropriate to just have 2 charging spaces and voted to offer this comment to WBC.

114/23 HTC representation at Waverley Planning Committee

None.

115/23 Decisions and Appeals

The list was noted.

116/23 Highways Update

There were a number of issues to report to Surrey Highways:

- 1) The surface on Beacon Hill Road is still subsiding. This has been reported Surrey Highways already and should now be referred to Cllr Harmer
- 2) The drains on the A287 which have already been reported to Surrey Highways have still not been jetted and should be referred to Cllr Harmer
- 3) Surface water is now damaging the tarmac at Hillgarth
- 4) The A287 by the Telephone Exchange opposite Stepping Stone is often flooded as the drains are blocked
- 5) Cars are parking on West Street to the left of the Waitrose entrance because the contractors did not repaint the double yellow lines. Cllr Robini confirmed the contractors are due to come back to rectify this.
- 6) Drains need clearing between Parsons Green and Parsons Close
- 7) The slip road between Woodlands and Bracken Hills on Haste Hill was not resurfaced when Haste Hill was, and water is now channelling down the side of the road.

ACTION: Clerk to report all and copy in Cllr Harmer and Cllr Robini where applicable.

117/23 Licensing application – Fresh Deli Italiano

No objection.

118/23 Street Trading license – Little Fish

No objection.

119/23 Next meeting

12 October 2023

Meeting closed at 7.55pm

Signed: _____ Date: _____
Chairman of Planning