



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 22 June 2023
Town Hall, High Street, Haslemere GU27 2HG

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| 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: three members of the public

70/23 Apologies for absence

None

71/23 Declarations of Interests

Cllrs Keen, Robini & Weldon declared non-registrable interests as members of the WBC 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.

Cllrs Davidson, Keen & Robini declared non-registrable interests in WA/2023/01215 Clammer Hill House as the applicant is known to them as a friend. Cllr Weldon advised the committee he would not declare the same interest as whilst he knew the applicant it was a political relationship, not a social one.

72/23 Minutes of the last meeting

The minutes of the meeting held 22 May 2023 were agreed and signed as a true record.

73/23 Representations by the public

None.

74/23 Planning decisions since 22 May 2023 meeting and submitted to WBC – list 22 & 30 My 2023

| Reference | Location | Proposal | Comment |
|----------------|---|--|--------------|
| NMA/2023/01080 | 11 CHILCROFT ROAD HASLEMERE GU27 1JJ | Amendment to WA/2021/02827 - erection of extensions and alterations together with associated works following demolition of existing extension and detached garage. | No objection |
| WA/2023/01113 | MOLE END FARNHAM LANE HASLEMERE GU27 1HE | Alteration to elevation. | No objection |

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| WA/2023/01104 | TOWN HOUSE 49 HIGH STREET HASLEMERE GU27 2JY | Listed Building Consent for associated works to install a new electrical supply to swimming pool building. | No objection subject to listed building officer consent |
| WA/2023/01096 | RED GABLES WEYDOWN ROAD HASLEMERE GU27 1DS | Erection of detached garage with habitable accommodation following demolition of existing. | Extension granted to enable discussion at committee meeting |
| PRA/2023/01134 | BROAD OAKS WEYDOWN ROAD HASLEMERE GU27 1DS | Erection of a single storey rear extension which would extend 6 m beyond the rear wall of the original house for which the height would be 3.6 m and for which the height of the eaves would be 3.6 m. | No objection |
| WA/2023/01133 | AZALEA COTTAGE 40 SCOTLAND LANE HASLEMERE GU27 3AL | Certificate of Lawfulness under Section 192 for the erection of a rear extension, hip to gable roof extension and construction of a dormer window. | No objection |
| WA/2023/01112 | WELL LANE HOUSE WELL LANE HASLEMERE GU27 2LB | Change of use from office (Class E) to residential (Class C3) and alterations to first and second floor of building to provide one dwelling and erection of detached garage. | Extension granted to enable discussion at committee meeting |
| TM/2023/01109 | ROBINSWOOD 20 PARK ROAD HASLEMERE GU27 2NL | APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 11/08 | No objection subject to tree officer consent |
| TM/2023/01121 | HIGH GREEN OLD HASLEMERE ROAD HASLEMERE GU27 2NN | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/19 | No objection subject to tree officer consent |
| WA/2023/01132 | 54 CHERRY TREE AVENUE HASLEMERE GU27 1JP | Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of rooflights to provide habitable accommodation in roof space. | No objection) |
| WA/2023/01137 | HOLLYBANK CLOVELLY ROAD HINDHEAD GU26 6RW | Erection of first floor extension. | No objection |
| TM/2023/01159 | AMBERLEY 12 HALES FIELD HASLEMERE GU27 2JU | APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/00 | No objection subject to tree officer consent |
| NMA/2023/01165 | LAND COORDINATES 490217 132204 SCOTLAND LANE, HASLEMERE | Amendment to WA/2020/1213 to amend the drainage design and layout. | No objection |
| WA/2023/01149 | 19 JUNCTION PLACE HASLEMERE GU27 1LE | Erection of extensions and alterations to provide 1 commercial unit and 5 residential flats with associated parking, bin and cycle stores following demolition of three existing outbuildings. | Extension requested |

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| WA/2023/01170 | BRAMSHOTT LODGE WOOLMER HILL ROAD HASLEMERE GU27 1QA | Certificate of Lawfulness under Section 192 for formation of vehicular access and area of hardstanding. | No objection |
| WA/2023/01144 | HEATHERBANK COTTAGE TOWER ROAD HINDHEAD GU26 6SW | Erection of a detached outbuilding. | No objection |
| CA/2023/01147 | 11 SANDROCK HASLEMERE GU27 2PS | HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES | No objection subject to tree officer consent |

75/23 Planning applications

| Reference | Location | Proposal | Comment |
|---------------|--|--|---|
| WA/2023/01096 | RED GABLES WEYDOWN ROAD HASLEMERE GU27 1DS | Erection of detached garage with habitable accommodation following demolition of existing. | No objection subject to it remaining ancillary to the main dwelling |
| WA/2023/01112 | WELL LANE HOUSE WELL LANE HASLEMERE GU27 2LB | Change of use from office (Class E) to residential (Class C3) and alterations to first and second floor of building to provide one dwelling and erection of detached garage. | No objection |
| WA/2023/01149 | 19 JUNCTION PLACE HASLEMERE GU27 1LE | Erection of extensions and alterations to provide 1 commercial unit and 5 residential flats with associated parking, bin and cycle stores following demolition of three existing outbuildings. | No objection |
| WA/2023/01227 | BOXWOOD COTTAGE 2 HASTE HILL HASLEMERE GU27 2HA | Certificate of Lawfulness under Section 192 for erection of a single storey extension and alterations to elevation. | No objection |
| WA/2023/01215 | CLAMMER HILL HOUSE CLAMMER HILL ROAD GRAYSWOOD HASLEMERE GU27 2DZ | Change of use and alterations including an extension to an existing agricultural building to provide a dwelling with associated parking and amenity space. | No objection |
| WA/2023/01195 | MIRAMICHI FARNHAM LANE HASLEMERE GU27 1EU | Erection of extensions and alterations together with alterations to detached garage to provide habitable accommodation and erection of garage and workshop following demolition of conservatory and 2 sheds. | No objection subject to it remaining ancillary to the main dwelling |

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| WA/2023/01202 | NUTCOMBE COTTAGE NUTCOMBE LANE HINDHEAD GU26 6BP | Extensions and alterations to existing storage outbuilding to provide ancillary accommodation and storage with associated works including the installation of an air source heat pump and flue. | No objection subject to it remaining ancillary to the main dwelling |
| WA/2023/01201 | HORWOOD HOUSE CHURT ROAD HINDHEAD GU26 6HZ | Alterations to existing detached garage to provide gym, study and games room; erection of a brick wall and timber gates. | No objection subject to it remaining ancillary to the main dwelling |
| WA/2023/01280 | MINGARY THREE GATES LANE HASLEMERE GU27 2ET | Erection of extensions and alterations together with creation of roof terraces and associated hard landscaping following demolition of existing outbuilding. | No objection |
| WA/2023/01291 | 30 THE AVENUE HASLEMERE GU27 1JT | Erection of a single storey extension and first floor extension following demolition of existing conservatory. | No objection |
| WA/2023/01309 | THE ROYAL SCHOOL HASLEMERE THE ROYAL JUNIOR SCHOOL PORTSMOUTH ROAD HINDHEAD GU26 6BW | Erection of 99 dwellings and associated parking, landscaping and open space following demolition of existing buildings; Alterations to existing Hindhead Court building to provide 11 apartments. This application is accompanied by an environmental statement. | No objection but concerns noted below |
| WA/2023/01363 | FOXTROT HIGHERCOMBE ROAD HASLEMERE GU27 2LQ | Erection of 2 dwellings with detached carports, associated access and landscaping following demolition of existing dwelling. | No objection |
| PRA/2023/01334 | 12 HIGH STREET HASLEMERE GU27 2JG | General Permitted Development Order 2015, Schedule 2 Part 3 Class G - Prior Approval for change of use from commercial, business and service (Use Class E) to mixed use to provide two flats on first and second floors (Use Class C3). | No objection |
| TM/2023/01360 | SEPTEMBER LODGE CHURT ROAD HINDHEAD GU26 6PR | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 20/08 | No objection subject to tree officer approval |
| WA/2023/01345 | HEATHERS 1 PINE BANK HINDHEAD GU26 6SR | Erection of extensions and alterations to elevations. | No objection |

WA/2023/01309 The Royal School, Portsmouth Road, Hindhead

The committee discussed this application at some length. The Chairman noted that under the previous administration at an Extraordinary Council Meeting Full Council had voted in favour of this site being included in the Local Plan Part 2 with a caveat that no more than 90 dwellings were built on the existing built form and hard landscaping. This committee should be mindful of that resolution when considering this new planning application.

Cllr Robini was satisfied that the developers had put forward a proposal which stuck predominantly to the brownfield areas even though they had added an additional 20 dwellings.

Cllr Carter raised the issue of sewerage as it is known that residents living in the neighbouring road of Hazelgrove are not connected to mains sewerage. It was felt that this would be picked up and dealt with by officers at WBC.

The main issues that concerned the committee were the strain on the existing health centre at nearby Grayshott, which was known to be at maximum capacity already and with the new care home at the old Andrews site the situation was only going to get worse. There is also lack of places at local state and private schools.

It was felt the sustainable transport links were inadequate. The closest bus stop by the BP garage is a considerable walk across fast moving roads, with infrequent stops (less than one an hour). Pedestrians trying to access the bus stops or Grayshott will first have to contend with traffic coming off the A3 at speed. Cycling to anywhere is out of the question unless one is superfit. It feels like an isolated island in terms of sustainable transport.

It is noted that the Applicant carried out public consultation. However, the committee was disappointed to note that it was held in Grayshott Village Hall and the Town Council were not advised or invited to attend. It is appreciated that Grayshott is the closest settlement, but the development site sits firmly in the Parish of Haslemere. It was felt to be a disingenuous ploy by the Applicant.

The committee voted to offer **no objection** to the application but asked that a letter be written to WBC addressing its concerns.

WA/2023/01149 19 Junction Place, Haslemere

The committee agreed that there was enough parking under the WBC parking guidelines, and the train station is within walking distance. The retail offering was being kept and the development was in keeping with the street scene. The only slight issue was whether the flats were too small contrary to the Government's Nationally Described Space Standards but this would be checked by WBC officers.

The committee voted to offer **no objection** to the application.

Cllrs Davidson, Keen & Robini leave the room.

WA/2023/012155 Clammer Hill House, Clammer Hill Road Grayswood

This development site sits within the Green Belt and Area of Outstanding Natural Beauty. The NPPF makes it clear that there should be no building on greenfield sites, but this is an old, dilapidated barn which is no longer used for agricultural purposes. It makes sense for it to be used as a dwelling.

The committee voted to offer **no objection** to the application.

Cllrs Davidson, Keen & Robini return to the room.

WA/2023/01363 Foxtrot, Highercombe Road, Haslemere

The committee felt that the plot is of sufficient size that the new dwellings can sit in it comfortably without being close to neighbouring properties or each other. There will be more than sufficient amenity space.

The committee voted to offer **no objection** to the application.

WA/2023/01096 Red Gables Foxtrot, Highercombe Road, Haslemere

This property sits on a substantial site and the committee voted to offer **no objection subject to the condition that detached garage with habitable accommodation remains ancillary to the main dwelling.**

WA/2023/01112 Well Lane House, Well Lane Haslemere

The committee voted to offer **no objection** to the application.

WA/2023/01195 Miramichi, Farnham Lane, Haslemere

Again, the committee felt that as this property sits on a substantial site there was **no objection to the application subject to the condition that detached garage with habitable accommodation remains ancillary to the main dwelling.**

WA/2023/01202 Nutcombe Cottage, Nutcombe Lane Hindhead

This property sits on a substantial site and the committee voted to offer **no objection subject to the condition that detached outbuildings with habitable accommodation remains ancillary to the main dwelling.**

WA/2023/01280 Horwood House, Churt Road, Hindhead

The committee voted to offer **no objection to the application subject to the condition that the detached garage remains ancillary to the main dwelling** as it could be used as habitable accommodation.

76/23 HTC representation at Waverley Planning Committee

None

77/23 Decisions and Appeals

The list was noted.

78/23 Highways Update

Cllr Davidson advised the committee that he was in receipt of a petition from Beacon Hill residents seeking to make Clovelly Road 20mph. There are concerns this is used a rat run, and the area is inhabited by many young families whose children go to Beacon Hill school.

As Cllr Carter raised the issue of speeding on the A287 along the stretch past Hindhead Golf Club it was agreed that the speed limits in Beacon Hill & Hindhead need to be reviewed holistically.

ACTION: Beacon Hill and Hindhead ward Councillors will speak to residents and get a communication put together to present to Surrey Highways.

Cllr Robini confirmed that as Surrey County Councillor he has been able to get Sturt Road, Hazelgrove roundabout and Underwood Road resurfaced and he is asking for Petworth Road and the bottom of Weydown Road to be done soon.

ACTION: Deputy Clerk to chase Surrey Highways on outcomes of issues reported at last month's meeting.

79/23 Licensing application - Vicky's Brasserie

Noted and no representations to make.

80/23 Street Trading Licence application – Bring & Braai

Noted and no representations to make.

81/23 Next meeting

13 July 2023.

Meeting closed at 8.21pm

Signed: _____ Date: _____

Chairman of Planning