



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 3 October 2024
Town Hall, High Street, Haslemere GU27 2HG

Chairman	Cllr Weldon*
Vice Chairman	Cllr Robini*
Councillors	Bridge, Carter*, Davidson, Keen*, Leach* & Miller*

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: member of the public

111/24 Apologies for absence

The committee accepted the absences of Cllrs Bridge (prior engagement) & Davidson (holiday).

112/24 Declarations of Interests

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

7.01pm Cllr Leach arrives.

113/24 Minutes of the last meeting

The minutes of the meeting held 5 September 2024 were agreed and signed as a true record.

114/24 Representations by the public

None.

115/24 Planning decisions since September 2024 meeting and submitted to WBC – list 9 September 2024

Reference	Location	Proposal	Comment
WA/2024/01698	THE GARTH HIGH LANE HASLEMERE GU27 1BD	Erection of a detached garage.	No objection
WA/2024/01707	4 HILL COURT HASLEMERE GU27 2BD	Certificate of Lawfulness under Section 192 for alterations to integral garage to provide habitable accommodation.	No response

WA/2024/01727	ORCHARD HOUSE THREE GATES LANE HASLEMERE	Erection of two detached dwellings and associated works; erection of a detached garage to serve the main dwelling, Orchard House, with demolition of existing detached annexe and ancillary buildings and removal of the existing manège.	Extension agreed to 4 October 2024
NMA/2024/01732	1 LONGDENE COTTAGES HEDGEHOG LANE HASLEMERE HASLEMERE GU27 2PH	Amendment to WA/2023/02173 - change the description of development (the first schedule of the decision notice) and conditions 5, 7 and 15.	No objection
PRA/2024/01700	11 NORTHWOOD COTTAGES TILFORD ROAD HINDHEAD GU26 6RQ	Erection of single storey rear extensions which would extend 6m beyond the rear wall of the original house for which the height would be 2.85 m and for which the height of the eaves would be 2.85 m.	No response

116/24 Planning applications

Ref	Site Address	Proposal	Deadline for comments
WA/2024/01727	ORCHARD HOUSE THREE GATES LANE HASLEMERE GU27 2LD	Erection of two detached dwellings and associated works; erection of a detached garage to serve the main dwelling, Orchard House, with demolition of existing detached annexe and ancillary buildings and removal of the existing manège.	No objection
WA/2024/01823	WEYDOWN HOUSE WEYDOWN ROAD HASLEMERE GU27 1DS	Erection of a dwelling and detached garage with associated works following removal of existing tennis court.	No objection
WA/2024/01832	11 WOODLANDS LANE HASLEMERE GU27 1JU	Outline Application with all matters reserved for the erection of 1 dwelling.	No objection
WA/2024/01791	TANGLEY COTTAGE 5 KEMNAL PARK HASLEMERE GU27 2LF	Erection of single storey extensions.	No objection
WA/2024/01769	EAST KEFFOLDS BUNCH LANE HASLEMERE GU27 1AJ	Listed building consent for erection of single storey extension and internal and external alterations.	No objection, subject to listed building officer consent
WA/2024/01768	EAST KEFFOLDS BUNCH LANE HASLEMERE GU27 1AJ	Erection of single storey extension and alterations to elevations; erection of detached garage; erection of an outbuilding	No objection

		following demolition of existing stable/store.	
WA/2024/01767	6 SUNVALE AVENUE HASLEMERE GU27 1PH	Erection of a two storey extension.	No objection
WA/2024/01786	NUTCOMBE DOWN HINDHEAD ROAD HINDHEAD GU26 6AZ	Certificate of Lawfulness under Section 192 for erection of a single storey extension and erection of a porch.	No response
WA/2024/01795	MARINERS 88 PETWORTH ROAD HASLEMERE GU27 3AU	Certificate of Lawfulness under Section 191 for existing use of the land as a domestic garden for recreation purposes.	No response
WA/2024/01807	LAND ADJACENT TO CHESTNUT VIEW OLD BRAMSHOTT CHASE HINDHEAD	Erection of building for equestrian use, associated hardstanding and creation of a manage with associated fencing.	No objection
WA/2024/01856	19 DERBY ROAD HASLEMERE GU27 1BS	Certificate of Lawfulness under S192 for erection of a single storey extension.	No response
WA/2024/01843	POUND CORNER HOUSE 90 HIGH STREET HASLEMERE GU27 2LA	Listed Building Consent for installation of EV charging point and solar panels on roof.	No objection subject to listed building officer consent
WA/2024/01842	POUND CORNER HOUSE 90 HIGH STREET HASLEMERE GU27 2LA	Installation of an electrical vehicle charging point and solar panels to roof.	Supports - environmental benefit associated with energy from renewable sources.
WA/2024/01870	DESJOYAUX POOLS MILLS YARD BELL ROAD HASLEMERE GU27 3DF	Erection of a showroom/office building and installation of swimming pool with associated works following demolition of existing building.	No objection
TM/2024/01845	HANGING LEAVES HIGHFIELD CRESCENT HINDHEAD GU26 6TG	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 30/99	No objection subject to Tree officer consent

WA/2024/01727 ORCHARD HOUSE, THREE GATES LANE, HASLEMERE, GU27 2LD

The committee discussed this application at some length. The proposal sits in the Green Belt and Surrey Hills National Landscape (AONB), and outside the settlement boundary. The Haslemere Neighbourhood Plan policy H1.3 states that “development should not normally be permitted on AONB or AGLV sites. However, the Plan recognises that if ... windfall sites are not being developed at a rate to deliver the houses required within the Plan period if may be necessary to allocate one or more sites that include land designated as AONB or AGLV, outside the settlement boundaries”.

The proposal looks to be of a high quality design and replaces existing buildings so complies with policy H6.1

On this basis, the committee felt that there was no demonstrable harm to the character of the area and voted to offer **no objection**.

WA/2024/01823 WEYDOWN HOUSE, WEYDOWN ROAD, HASLEMERE, GU27 1DS

The committee had **no objection** to this application. It is a small windfall site, sitting partly within the Haslemere settlement boundary and complies with Haslemere Neighbourhood Plan policy H3.

WA/2024/01832 11 WOODLANDS LANE, HASLEMERE, GU27 1JU

The committee discussed the merits of the application. Again, it is a small windfall site, sitting with the Haslemere settlement boundary and complies with Haslemere Neighbourhood Plan policy H3. There were concerns about the movement of traffic along Woodlands Lane, but the committee voted to offer **no objection** to the application.

WA/2024/01842 POUND CORNER HOUSE, 90 HIGH STREET, HASLEMERE

The committee **actively supports** the application because of the environmental benefits associated with energy from renewable sources.

117/24 HTC representation at Waverley Planning Committee

None.

118/24 Decisions and Appeals

The list was noted.

119/24 Article 4 direction in Wey Hill

In April 2020 the Council, having taken specialist planning advice, submitted a request for an Article 4 direction in Wey Hill to withdraw Permitted Development Rights (“PDR”) for changes of use from Class “A” use to residential. This was following the successful request to do the same in Beacon Hill Road, Beacon Hill and the use of PDR by a landlord to develop two neighbouring shops in Wey Hill into residential flats without the need for planning permission.

The key points in the case for the making of the Article 4 direction.

- Evidence of loss of retail units
- Potential to impact character and vitality of the area
- Downward trend in retail units

The key points in the case against the making of the Article 4 direction

- Insufficient robust evidence
- Majority of current ground floor uses are appropriate for town centres
- Resource constraints within the Local Plans and Planning Policy Team at WBC
- Potential conflict with Government aims

Waverley Borough Council has concluded that an Article 4 Direction should not be progressed at this time. The full justification can be found at Appendix 5 on the agenda for this meeting.

The committee expressed their disappointment in the decision made by Waverley Borough Council not to designate an Article 4 direction in Wey Hill.

RESOLVED: Having reviewed the reasons for the refusal, the Council takes no further action at this stage.

120/24 Highways Update

Cllr Leach asked when the work on Three Gates Lane was due to complete – Surrey Highways advise 31 October 2024.

Cllrs Weldon & Miller raised the issue of overgrown hedges encroaching on pavements, particularly around High Lane, Meadway, Vicarage Lane and Pine View Close. Cllr Robini asked that he be emailed details and he would take this forward.

Cllr Carter advised that the tarmac on the disabled bay outside Simply Fresh on Beacon Hill Road has fragmented. This is on a list of issues to be raised with Surrey County Councillor Harmer.

Cllr Keen is liaising with Waverley Borough Council about the water leak draining into the Tyre company next to Cook, at the top of Wey Hill.

Cllr Leach reported that the public footpath from the Spinney on High Lane to Church Road is virtually impassable because of overgrown vegetation and roots are breaking up the pavement.

121/24 **Next meeting**
31 October 2024

Meeting closed at 7.44pm

Signed: _____ Date: _____
Chairman of Planning