



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 31 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: Mr Owens and planning consultant Mrs Long (WA/2024/01898), member of the public

122/24 Apologies for absence

The committee accepted the absences of Cllr Keen (family commitments).

123/24 Declarations of Interests

Cllr Robini declared a non-registrable interest as a member of the Surrey County Council Planning Committee. He reserves the right to change the tone or content of his opinion when presented with further advice from SCC officers or other professionals.

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.

Cllr Davidson declared a non-registrable interest as a substitute member of the WBC Area Planning Committee. He reserves the right to change the tone or content of his opinion when presented with further advice from WBC officers or other professionals.

7.01pm Cllr Bridge arrived.

124/24 Minutes of the last meeting

The minutes of the meeting held 3 October 2024 were agreed and signed as a true record.

125/24 Representations by the public

None.

126/24 Planning decisions since 3 October 2024 meeting and submitted to WBC – list 7 October 2024

Ref	Site Address	Proposal	Comments
WA/2024/01914	SITE OF 17 BELL ROAD HASLEMERE GU27 3DQ	Erection of a detached dwelling and associated works including creation of vehicular access.	No objection

WA/2024/01898	MEADFIELDS FARM THREE GATES LANE HASLEMERE GU27 2LD	Change of use of outbuilding to provide a short-term holiday let.	Extension to submit comment by 1 November allowed
PIP/2024/01880	LAND COORDINATES 491160 133256 NORTH WEST OF MEADFIELDS FARM THREE GATES LANE HASLEMERE	Application for Permission in Principle for the erection of 1 dwelling	Objection – letter sent 25 October 2024 – see below
WA/2024/01877	HEATHERCROFT CHURT ROAD HINDHEAD GU26 6PE	Erection of an extension following demolition of garage.	No objection however, it is felt that the drawings and plans supplied are inadequate

PIP/2024/01880 LAND COORDINATES 491160 133256 NORTH WEST OF MEADFIELDS FARM THREE GATES LANE

The committee **objected** to this application on the following ground:-

- The site sits on a greenfield site in the Green Belt, and outside the Haslemere settlement boundary contrary to policy H1 of the Haslemere Neighbourhood Plan.

7.03pm Cllr Leach arrived.

127/24 Planning applications

Ref	Site Address	Proposal	Comments
WA/2024/01898	MEADFIELDS FARM THREE GATES LANE HASLEMERE GU27 2LD	Change of use of outbuilding to provide a short-term holiday let.	No objection

WA/2024/01898 MEADFIELDS FARM, THREE GATES LANE, HASLEMERE, GU27 2LD

Mr Owens spoke for the application (his notes are appended to the end of these minutes).

Cllrs asked clarification questions about the accessway although this is a legal, not planning issue.

After a short discussion, the committee agreed it **had no objection** to the application.

Ref	Site Address	Proposal	Comments
WA/2024/01925	MEADLAND THREE GATES LANE HASLEMERE GU27 2LD	Certificate of Lawfulness under Section 192 for erection of an outbuilding, installation of an outdoor swimming pool and associated hard landscaping.	No response
WA/2024/01967	MEADLAND THREE GATES LANE HASLEMERE GU27 2LD	Erection of extensions including canopy porch and roof lights; erection of detached garage and construction of patio.	No objection
WA/2024/01966	9A LONGDENE ROAD HASLEMERE GU27 2PG	Erection of extensions including balcony; alterations to existing garage/store to provide a gym & studio and associated works.	No objection
TM/2024/01944	UPLANDS GRAYSWOOD RD HASLEMERE GU27 2BS	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 43/07	No objection subject to tree officer approval

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TM/2024/01956	BRAMLEY CROFT TOWER ROAD HINDHEAD GU26 6ST	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 31/99	No objection subject to tree officer approval
PRA/2024/02012	MEADFIELDS FARM THREE GATES LANE HASLEMERE GU27 2LD	General Permitted Development Order 2015, Schedule 2, Part 6 - Prior Notification Application for erection of an agricultural storage building.	No response
WA/2024/02007	20 PINE VIEW CLOSE HASLEMERE GU27 1DU	Erection of extensions and alterations including alterations to existing garage/outbuilding to provide additional habitable accommodation with link to dwelling.	No objection
WA/2024/02006	BRAMBLEDOWN 3 DENE CLOSE HASLEMERE GU27 2PU	Application under Section 73 to vary condition 2 (restrictions on external materials) of WA/2024/00821 to allow for specific materials selection.	No response
WA/2024/02003	REDWOOD TENNYSONS LANE HASLEMERE GU27 3AF	Erection of extensions and alterations with linked garage/store; erection of pool house with reconstructed basement and repositioning of existing swimming pool; alterations to existing driveway and associated landscaping.	No objection
WA/2024/01974	HIGH TREES FARNHAM LANE HASLEMERE GU27 1EU	Installation of ground mounted 20 panel solar array.	Support
PRA/2024/01988	DOMINION HOUSE 69 LION LANE HASLEMERE GU27 1JH	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from Commercial, Business and Service (Use Class E) to provide 2 dwellings (Use Class C3).	No response
WA/2024/02014	15 TYNDALLS HINDHEAD GU26 6AP	Erection of extensions and alterations.	No objection
WA/2024/02001	LITTLE BEACON BEACON HILL PARK CHURT ROAD HINDHEAD GU26 6HU	Alterations to existing outbuilding to provide ancillary habitable accommodation.	No objection

WA/2024/02001 LITTLE BEACON BEACON HILL PARK CHURT ROAD HINDHEAD GU26 6HU

There was a brief discussion about this application. Whilst the site is outside the settlement boundary and in the AONB, it is an existing building within a developed area, and the application looks to install a shower to make the building habitable. On this basis, the committee had **no objection**.

Ref	Site Address	Proposal	Comments
TM/2024/01991	THE PINES LINKSIDE WEST HINDHEAD GU26 6PA	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 15/03	No objection subject to tree officer approval
WA/2024/01978	4 LONGDOWN COTTAGES HINDHEAD ROAD HINDHEAD GU26 6BB	Certificate of Lawfulness under Section 192 for the erection of a rear extension.	No response

WA/2024/02022	5 COURTS MOUNT ROAD HASLEMERE GU27 2PR	Erection of a single storey extension and alterations.	No objection
PIP/2024/02050	19 HIGH STREET HASLEMERE GU27 2HQ	Application for Permission in Principle for erection of a roof extension to create a second floor and alterations to first floor to provide 3 dwellings; part alterations to ground floor to provide access, bin and cycle store.	Support

PIP/2024/02050 19 HIGH STREET HASLEMERE GU27 2HQ

The committee fully supports this application. The building, which is in the Conservation Area, has stood empty on the High Street for a number of years and the commercial/retail use of the ground floor will be retained. It will offer windfall housing in a sustainable location.

Ref	Site Address	Proposal	Comments
WA/2024/02044	THE LINK ST BARTHOLOMEWS CHURCH CHURCH HILL HASLEMERE GU27 1BW	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 (approved plans) of WA/2023/00923 to allow for external and internal alterations.	No response
WA/2024/02043	THE LINK ST BARTHOLOMEWS CHURCH CHURCH HILL HASLEMERE GU27 1BW	Application under Section 73 to vary Condition 1 (approved plans) of WA/2023/00922 to allow for alterations to roof ridge height, orientation of entrance wall and installation of additional rooflights with other external and internal changes.	No response
WA/2024/02039	20 CHILCROFT ROAD HASLEMERE GU27 1JJ	Erection of a first floor extension.	No objection

128/24 HTC representation at Waverley Planning Committee

None.

129/24 Decisions and Appeals

The list was noted.

130/24 Highways Update

The clerk read out a question from a member of the public who had written in asking what traffic development and mitigation is likely in the town of Haslemere and wider area.

The Council has been in contact with Surrey Highways over the last couple of years seeking to get 20mph implemented on the High Street, Lower Street and Wey Hill but have never received a response from them. The committee understood this was likely to be on the agenda for Full Council in November and wanted to add areas where there were schools in a formal application to Surrey Highways.

Cllr Carter informed the committee that the traffic lights on the Hindhead Road near the entrance to Deepdene do not appear to be vehicle actuated, and this is causing tail backs up the Hindhead Road and down towards Wey Hill.

ACTION: The clerk to contact the communications manager at SGN to see what can be done about this issue.

Cllr Leach advised there were two incidents at the Tesco traffic lights today. Surrey Highways have repeatedly been asked to do something about the phasing of the lights, but we are advised the issues are down drivers not the lights.

ACTION: The clerk to request all lines around the junction be repainted which will hopefully give better visual cues.

Cllr Leach asked for an update about the works on Three Gates Lane. He was advised they are scheduled to complete 31 October (today).

ACTION: The clerk to review the Highways update on Monday 4 November and circulate if the works have not been completed by the appointed date.

Cllr Leach reported overgrown hedgerows around Ballindune.

ACTION: Cllr Leach will take photographs and use the SCC FixMyStreet website to report them.

Cllr Leach reported some issues at Playing Fields Close

ACTION: Cllr Leach will take up with Waverley Cllrs and officers.

Cllr Miller raised the issue of the overgrown hedges on Vicarage Lane, which is an ongoing issue.

ACTION: Cllr Robini will take this forward with WBC and Surrey Highways.

131/24 **Next meeting**
28 November 2024

Meeting closed at 7.57pm

Signed:  Date: 28/11

Chairman of Planning

Mr Owen's presentation to the committee on WA/2024/01898

I wanted to thank the council for allowing me to speak at this meeting this evening.

In summary:

We're seeking permission for the use of an existing small outbuilding, (which we call the Trout Hut as it sits on the edge of our lake), as a holiday let. It is very small in scale - being one main room and a small bathroom. It is only suitable for single or two person occupation and certainly isn't big enough for a family.

Background Facts:

We built the Trout Hut about 13 years ago to replace an existing building on the same lakeside site. It's a very small single room wooden hut with ensuite facilities

It has been used regularly by my wife and I and our 4 children as they grew up and was particularly useful during lockdown where it became fantastic isolation accommodation.

When our children all left home we started to AirBnB the property. We were then advised that we needed "change of use" planning consent from WBC to use as an AirBnB / holiday let (unlike other BC's who have de minimus 90 /100/120 day exemptions) and hence this planning application is required to regularise the use. We were not aware (despite making enquiries of WBC) that such a temporary use would need planning permission but are more than happy to secure approval before we hopefully let it out again next summer.

The application:

We hope HTC will look favourably on this application given supportive comments we have had from the AONB Officer and informally from members of WBC who have visited in the past given its contribution to local tourism and green spaces etc..

Objection:

Despite two positive and supporting representations we do note that our neighbours at Orchard House have made an objection. One of the ways of reaching the property is on an access track that passes through their property. This track is the only vehicular access to all 36 acres of our farmland (it's not possible through our domestic property given the topography of the hillside). In this respect this track is, and will continue to be, well used for the maintenance of the fields, sewage tank maintenance/emptying and for the transportation of animals and tending them. Indeed this farm track is subject to "full right and liberty" access right that gives us access on the following basis that I quote from the legal deed "...the right at all times by day or by night to pass and re pass over and along the route with or without vehicles of any description and with or without animals for all purposes connected with the use and/or enjoyment of the land comprised in title number SY434455" (our title)

As a result we were surprised about our neighbours objection on the basis of "nuisance", but even more so because our neighbours themselves have a shepherds hut that has been operated as an AirBnB by them in the past and uses the same access route past their house. In addition, as council will know, they have recently applied for planning permission to build two new dwellings on their land which will also use the same access route and will increase threefold the amount of traffic on this access route past their house and indeed over our own driveway. Accordingly we do not believe that the infrequent use of the existing farm track by one additional vehicle probably only 2 dpw will result in a loss to their amenity.

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