



# 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 28 November 2024  
Town Hall, High Street, Haslemere GU27 2HG

<b>Chairman</b>	Cllr Weldon*
<b>Vice Chairman</b>	Cllr Robini
<b>Councillors</b>	Bridge*, Carter, Davidson*, Keen*, Leach* & Miller*

\*Present

**Meeting clerked by:** Pippa Auger, Deputy Town Clerk.

**In attendance:** member of the public

### **131/24 Apologies for absence**

The committee accepted the absences of Cllrs Carter & Robini (prior commitments).

### **132/24 Declarations of Interests**

Cllrs Keen & Weldon declared non-registrable interests as members of the WBC Area Planning Committee. They 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 non-registrable interests 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.

### **133/24 Minutes of the last meeting**

The minutes of the meeting held 31 October 2024 were agreed and signed as a true record.

### **134/24 Representations by the public**

None.

### **135/24 Street Trading application – Bucci Trading Ltd**

No objection.

### **136/24 Street Trading application – Club Pizza**

No objection.

### **137/24 Planning decisions since 31 October 2024 meeting and submitted to WBC – list 4 November 2024**

Noted.

Ref	Site Address	Proposal	Comment
WA/2024/02078	EAST HIGHLANDS THREE GATES LANE HASLEMERE GU27 2ET	Alterations to existing garage including a mezzanine floor to provide habitable accommodation.	No objection

NMA/2024/02084	TURF RUN BUNCH LANE HASLEMERE GU27 1AE	Amendment to WA/2023/02163 for minor alterations to the building's fenestration.	No objection
WA/2024/02059	21 BORDER ROAD HASLEMERE GU27 1PG	Erection of extensions, porch and alterations to elevations.	No objection
NMA/2024/02054	13 ROZELDENE HINDHEAD GU26 6TW	Amendment to WA/2024/00663 removal over rear overhang to create more space to the rear as the support post was hindering access.	No objection
TM/2024/02075	BARK HART TILFORD ROAD HINDHEAD GU26 6RQ	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA140	No objection subject to tree officer approval
TM/2024/02096	WHITMORE VALE HOUSE CHURT ROAD HINDHEAD GU26 6NL	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER HIND 40	No objection subject to tree officer approval

### 138/24 Planning applications

Ref	Site Address	Proposal	Comments
WA/2024/02145	NORTH VIEW COTTAGES 1 GRAYSWOOD COMMON THE MOUNT HASLEMERE GU27 2DN	Erection of extensions and alterations; erection of flat roofed dormer and alterations to roofspace to provide habitable accommodation.	No objection
WA/2024/02142	CRAINWOOD WEYDOWN ROAD HASLEMERE GU27 1DR	Erection of extensions and alterations including erection of a two bay garage, following demolition of existing garage.	No objection
WA/2024/02107	38A HIGH STREET HASLEMERE GU27 2HJ	Application under Section 73 to remove condition 2 of PRA/2024/01620 (provision of parking and charging point for e-bikes) as condition is considered unnecessary.	No objection
WA/2024/02176	TECHNOLOGY HOUSE CHURCH ROAD HASLEMERE GU27 1NU	Alterations to existing commercial building including construction of dormer windows, reposition existing roof lights and removal of shop front and canopy; creation of new entrance door and blocking of existing openings at ground floor.	No objection
TM/2024/02136	PINETOPS COTTAGE 11 KEMNAL PARK HASLEMERE GU27 2LF	APPLICATION TO REMOVE TREES SUBJECT OF TREE PRESERVATION ORDER 43/07	No objection subject to tree officer approval
WA/2024/02109	3 MANOR LEA HASLEMERE GU27 1PD	Certificate of Lawfulness under Section 192 for the erection of a single storey rear extension following demolition of existing conservatory.	No response

WA/2024/02135	COMBE END WHITMORE VALE ROAD HINDHEAD GU26 6JA	Erection of hip to gable and dormer extensions, replacement porch, alterations to elevation and removal of existing dormer.	No objection
WA/2024/02146	WEST KEFFOLDS BUNCH LANE HASLEMERE GU27 1AJ	Listed Building Consent for removal of window wooden surround and repair of the stone mullions and plaster work.	No objection subject to listed building officer approval
NMA/2024/02182	HIGH TREES FARNHAM LANE HASLEMERE GU27 1EU	Amendment to WA/2022/00302 for the removal of the dormer windows and their replacement with Velux Cabrio roof lights. The applicant wishes to reduce the scope of the development	No response
NMA/2024/02174	ORIEL HOUSE DERBY ROAD HASLEMERE GU27 1BP	Amendment to WA/2023/00971 - Minor alterations to the gables, patio, roofing, and fenestration.	No response
WA/2024/02156	HATCH HILL HOUSE CHURT ROAD HINDHEAD GU26 6HY	Listed building consent for internal alterations including works to the door and windows on the North elevation.	No objection subject to listed building officer approval
WA/2024/02241	SOUTH PLACE DERBY ROAD HASLEMERE GU27 1BP	Alterations to existing attached garage to provide habitable accommodation over; alterations to elevations and fenestration and installation of rooflights following removal of existing chimney, conservatory and dormer.	No objection
WA/2024/02236	HOLDFAST HOUSE HOLDFAST LANE HASLEMERE GU27 2EU	Application under Section 73 to vary Condition 2 (Approved Plans) of WA/2022/02284 (allowed under appeal reference APP/R3650/W/22/3312571) to allow changes to the design, internal layout and external elevations. Discharge of Conditions: 3 (External Materials), 4 (Means of Enclosure), 5 (Hardstanding) and 6 (Electric Vehicle Charging).	No objection
WA/2024/02206	24 HIGH STREET HASLEMERE GU27 2HD	Change of use and alterations to fenestration of first floor from professional/financial services (Use Class A2) to residential (Use Class C3) to provide 3 dwellings.	No objection
WA/2024/02203	CLEAR VIEW COTTAGE 1A Highbury Grove HASLEMERE GU27 1BB	Erection of a first floor extension.	No objection
WA/2024/02202	LITTLE HATCH TENNYSONS LANE HASLEMERE GU27 3AF	Erection of a dwelling following demolition of existing dwelling.	Support

WA/2024/02200	4 GRAYSWOOD PLACE THREE GATES LANE HASLEMERE GU27 2ET	Certificate of Lawfulness under Section 192 for erection of a detached outbuilding and demolition of existing detached outbuilding.	No response
WA/2024/02252	THE LODGE ST MARYS ABBEY WOOLMER HILL ROAD HASLEMERE GU27 1QA	Erection of detached garage and workshop with storage over (retrospective).	No objection
WA/2024/02251	BUFFBEARDS HINDHEAD ROAD HASLEMERE GU27 1LH	Listed building consent for erection of a two storey extension including internal alterations.	No objection subject to Listed Building officer approval
WA/2024/02250	BUFFBEARDS HINDHEAD ROAD HASLEMERE GU27 1LH	Erection of a two storey extension.	No objection
TM/2024/02209	6 ELIOT DRIVE HASLEMERE GU27 1NZ	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA198	No objection subject to tree officer approval
WA/2024/02208	ROBERTET UK LTD ROBERTET WAREHOUSE KINGS ROAD INDUSTRIAL ESTATE KINGS ROAD HASLEMERE GU27 2QH	Erection of single storey office and storage extensions with alterations to elevations including installation of canopy over loading bay.	No objection
WA/2024/02235	FORMER BARONS OF HINDHEAD LONDON ROAD HINDHEAD	Construction of pedestrian and vehicular entrance gates with brick piers and associated works.	No objection
WA/2024/02212	63 GLEN CLOSE HINDHEAD GU26 6QF	Construction of parapet wall.	Support
WA/2024/02211	LANES END CHURT ROAD HINDHEAD GU26 6HT	Erection of an outbuilding following demolition of existing.	No objection
WA/2024/02197	5 HILLGARTH HINDHEAD GU26 6PP	Certificate of Lawfulness under Section 192 for erection of single storey side extension and change of fenestration on ground floor rear elevation.	No response

**WA/2024/02145 NORTH VIEW COTTAGES 1 GRAYSWOOD COMMON THE MOUNT HASLEMERE**

The committee discussed this application and agreed to offer **no objection** as much work was needed to the property and the external works would be in keeping with the character of the area.

**WA/2024/ 02142 CRAINWOOD, WEYDOWN ROAD, HASLEMERE, GU27 1DR**

The committee had **no objection** to this application. The proposed work would not be seen from road.

**WA/2024/02107 38a HIGH STREET, HASLEMERE GU27 2HJ**

Whilst the committee understood the condition that WBC had imposed on the original planning application, they felt it was not necessary to have external E-bike charging. It was felt that no-one would leave their bikes outside charging for security purposes. E-bikes can easily be charged inside. The committee had **no objection** to this application.

**WA/2024/02176 TECHNOLOGY HOUSE, CHURCH ROAD, HASLEMERE, GU27 1NU**

As the application was for the remodelling of the commercial element of the building the committee had **no objection**.

**139/24 HTC representation at Waverley Planning Committee**

None.

**140/24 Decisions and Appeals**

The list was noted.

**141/24 Update on the Waverley Borough Council Local Plan**

Cllr Weldon gave a short update on the progress of the Waverley Borough Council (“WBC”) Local Plan (“LP”).

The combined impact of a new Government, update to the National Planning Policy Framework (“NPPF”) due in December 2024, and revised (doubled) housing targets mean the timeline for delivering the LP has been delayed by up to a year. WBC has been struggling to meet the housing application, which is largely down to developers not building out approved applications.

WBC has submitted a response to the Government consultation on the revision to the NPPF, particularly relating to the new Grey Belt proposal. In more rural areas, such as here, there is less Grey Belt available so there is an argument for a lower allocation of housing especially with the additional constraints of Green Belt and the Surrey National Landscape.

With an expected older future population growth there is a requirement that new homes being delivered need to conform to Building Regulations standards which relate to accessible and adaptable dwellings M4(2) and wheelchair user dwellings M4(3).

**142/24 Highways Update**

Cllr Leach reported that as a lot of the drains were covered by fallen leaves, they were unable to cope with the high rainfall.

Cllr Weldon was pleased to report that the vegetation in Vicarage Lane has now been cut back.

**143/24 Next meeting**

19 December 2024

Meeting closed at 7.43pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Chairman of Planning**