



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 18 July 2024
Town Hall, High Street, Haslemere GU27 2HG

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| 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: Ian Rhodes for the applicant on WA/2024/01263, member of the public

76/24 Apologies for absence

The committee accepted the absences of Cllrs Bridge & Davidson (prior commitments)

77/24 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.

78/24 Minutes of the last meeting

The minutes of the meeting held 13 June 2024 were agreed and signed as a true record.

79/24 Representations by the public

None.

80/24 Highways Update

Cllr Carter commented that the area of grass around the post box at the junction of Wood Road is totally overgrown. This is SCC's responsibility, and the clerk was able to confirm the next cut is due in early August.

Cllr Weldon commented that the pavements around the High Street are strewn with weeds. Cllr Leach was able to confirm that the Chamber of Commerce is looking to organise a Be Proud of Your Shop week, getting shop owners to tidy their frontages. Cllr Weldon asked Cllr Robini, as Surrey County Councillor, to raise this issue with Surrey County Council.

81/24 Waverley Borough Council removal of Heritage Features

The committee had no comment to make on the list provided by Waverley Borough Council.

82/24 South Downs Local Plan Review

The committee agreed that it had no comment to submit to the South Downs Local Plan review.

83/24 Planning decisions since June 2024 meeting and submitted to WBC – list 17 & 24 June 2024

Noted.

17 June 2024

| Reference | Location | Proposal | Comment |
|---------------|---|---|---|
| WA/2024/01121 | HASLEMERE LAWN TENNIS CLUB HASLEMERE TENNIS CLUB PAVILION OLD HASLEMERE ROAD HASLEMERE GU27 2NN | Installation of two uncovered padel courts and removal of two existing tennis courts and erection of boundary fence. | Request for extension of time so it can be discussed at committee |
| WA/2024/01100 | HOPE BAPTIST CHAPEL 20 LOWER STREET HASLEMERE GU27 2NX | Application for relevant demolition of a chimney in a conservation area. | No objection |
| WA/2024/01127 | HILL VIEW GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DE | Erection of a single storey extension. | No objection |
| WA/2024/01125 | 10 HALES FIELD HASLEMERE GU27 2JU | Erection of single storey extensions and alterations following demolition of existing conservatory; enlargement of pitched roof with dormer windows to provide habitable accommodation. | No objection |
| WA/2024/01109 | ELEVENACRES FARM HIGH PITFOLD HINDHEAD GU26 6BN | Erection of extensions and alterations following demolition of existing extensions. | No objection |
| TM/2024/01105 | ISABELLA LINKSIDE NORTH HINDHEAD GU26 6NZ | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/03 | No objection subject to tree officer approval |

24 June 2024

| Reference | Location | Proposal | Comment |
|---------------|---|---|---|
| WA/2024/01136 | BLACK DOWN HOUSE PETWORTH ROAD HASLEMERE GU27 3AX | Extension and alterations to roof to provide habitable accommodation in roof space (retrospective). | No objection |
| WA/2024/01135 | 16-18 HIGH STREET HASLEMERE GU27 2HJ | Listed Building Consent for internal works to part of building. | No objection subject to listed building officer consent |

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| WA/2024/01133 | 16-18 HIGH STREET HASLEMERE GU27 2HJ | Change of use to part ground floor and part first floor to provide 1 residential unit. | Extension of time to submit comments to 19 July 2024 |
| WA/2024/01148 | AMESBURY SCHOOL LTD AMESBURY SCHOOL HAZEL GROVE HINDHEAD GU26 6BL | Application under Section 106 of the Town & Country Planning Act to modify the legal agreement relating to WA/1998/1872 to allow for an increase in its maximum permitted number of pupils to 380 pupils. | Extension of time to submit comments to 19 July 2024 |

84/24 Planning applications

| Ref | Site Address | Proposal | Comments |
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| WA/2024/01038 | 1 GRAYSWOOD PLACE THREE GATES LANE HASLEMERE GU27 2ET | Installation of a ground mounted solar array comprising of 54 freestanding solar panels and associated landscaping works. | No objection |
| WA/2024/01072 | WOODLAND VIEW 9 CRITCHMERE HILL HASLEMERE GU27 1LS | Erection of a two storey extension and alterations including associated landscaping and site level works following demolition of existing garage and store. | No objection - see comment below |
| WA/2024/01121 | HASLEMERE LAWN TENNIS CLUB HASLEMERE TENNIS CLUB PAVILION OLD HASLEMERE ROAD HASLEMERE GU27 2NN | Installation of two uncovered padel courts and removal of two existing tennis courts and erection of boundary fence. | Objection – see comment below |
| WA/2024/01133 | 16-18 HIGH STREET HASLEMERE GU27 2HJ | Change of use to part ground floor and part first floor to provide 1 residential unit. | Objection – see comment below |
| WA/2024/01148 | AMESBURY SCHOOL LTD AMESBURY SCHOOL HAZEL GROVE HINDHEAD GU26 6BL | Application under Section 106 of the Town & Country Planning Act to modify the legal agreement relating to WA/1998/1872 to allow for an increase in its maximum permitted number of pupils to 380 pupils. Application under Section 106 of the Town & Country Planning Act to modify the legal agreement relating to WA/1998/1872 to allow for an increase in its maximum permitted number of pupils to 380 pupils. | No objection |
| WA/2024/01187 | HILL VIEW GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DE | Erection of a dormer window extension and installation of 2 rooflights. | No objection |

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| WA/2024/01194 | Flat 3 ANDERSON COURT SHEPHERDS HILL HASLEMERE GU27 2NE | Erection of an outbuilding | No objection |
| TM/2024/01196 | GREY CROSS 6 COLLEGE HILL HASLEMERE GU27 2JH | APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 12/20 | No objection subject to tree officer approval |
| NMA/2024/01199 | HOPE HOUSE PARK ROAD HASLEMERE GU27 2NJ | Amendment to WA/2021/01112 - Addition of log store to side of garage and cat slide roof In order to store logs and build a more attractive garage in keeping with other garages in our neighbourhood | No objection |
| WA/2024/01078 | 16 THE AVENUE HASLEMERE GU27 1JT | Installation of home electric vehicle (EV) charging device | Supports |
| WA/2024/01200 | 2 CHASE PLAIN COTTAGES PORTSMOUTH ROAD HINDHEAD GU26 6BZ | Erection of single storey extension and porch following demolition of existing extension and outbuildings. | No objection |
| WA/2024/01163 | LAND COORDINATES 487607 137907 HYDE LANE CHURT FARNHAM | Application under Section 73 to vary Condition 2 (granted under S177(5) at appeal ref APP/R3650/c/23/3330042 and 3330043 and subject to enforcement notice EN/2023/07) to allow for an extension to provide a structural wall to existing agroforestry building. | No comment |
| WA/2024/01254 | LAND COORDINATES 487607 137907 HYDE LANE CHURT FARNHAM | Application under Section 73 to vary Condition 2 (granted under S177(5) at appeal ref APP/R3650/c/23/3330042 and 3330043 and subject to enforcement notice EN/2023/07) to allow an open sided extension for dry storage for cut timber and machinery. | No comment |
| TM/2024/01239 | 28 SCOTLANDS CLOSE HASLEMERE GU27 3AE | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/00 | No objection subject to tree officer approval |
| WA/2024/01225 | RIDGEWOOD 12A PINE VIEW CLOSE HASLEMERE GU27 1DU | Erection of a single storey extension with solar panels and alterations to fenestration together with partial alteration to integral garage to form habitable accommodation following demolition of existing conservatory. | No objection |
| WA/2024/01223 | 9 THE PADDOCK HASLEMERE GU27 1HB | Erection of extensions and alterations including installation of rooflights. | No objection |

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| WA/2024/01217 | ST BARTHOLOMEWS C OF E SCHOOL DERBY ROAD HASLEMERE GU27 1BP | Installation of 2 air source heat pumps and an open fenced compound enclosure. | Supports |
| WA/2024/01215 | DENE END 4 DENE CLOSE HASLEMERE GU27 2PU | Erection of a first floor link extension and oak framed porch following demolition of existing porch. | No objection |
| WA/2024/01232 | 3 WEYSRINGS HASLEMERE GU27 1DF | Alterations to allow conversion of attached garage to residential accommodation together with the erection of a shed. | No objection |
| TM/2024/01219 | THE SQUIRRELS 5 TROUT ROAD HASLEMERE GU27 1RD | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 23/99 | No objection subject to tree officer approval |
| WA/2024/01210 | 8 HEATH CLOSE HINDHEAD GU26 6RX | Erection of a conservatory. | No objection |
| WA/2024/01294 | 15 SHEPHERDS HILL HASLEMERE GU27 2NB | Listed Building consent for installation of an access handrail. | No objection subject to Listed Building officer approval |
| WA/2024/01263 | STURT FARM BARN STURT ROAD HASLEMERE GU27 3SE | Approval of reserved matters (layout, appearance, scale and landscaping) following outline permission granted under WA/2023/00589 for the erection of 5 dwellings following demolition of garage and outbuildings. | No objection |
| NMA/2024/01264 | THE LODGE ST MARYS ABBEY WOOLMER HILL ROAD HASLEMERE GU27 1QA | Amendment to WA/2022/00596 for alterations to roof design. | No objection |
| TM/2024/01240 | HEATHERBANK GROVE ROAD HINDHEAD GU26 6PH | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 30/07 | No objection subject to tree officer approval |

WA/2024/01038 1 GRAYSWOOD PLACE THREE GATES LANE HASLEMERE GU27 2ET

There was a query whether granting the application may give rise to the land becoming brownfield and being capable of being developed in the future. However, the committee felt that other similar applications in this area had been approved by Waverley Borough Council and there were no material grounds for objecting. The committee voted to offer **no objection**.

WA/2024/01072 WOODLAND VIEW 9 CRITCHMERE HILL HASLEMERE GU27 1LS

The committee voted to offer **no objection** to this application on the condition that proper traffic management is put into place. The location is on the left-hand side of Critchmere Hill as you come down the slip road from the A287. It is a narrow road, used by coaches to the school, cars and pedestrians. There are concerns that vehicles delivering to the site or workmen parking will have a big impact on the safety of road users.

WA/2024/01263 STURT FAM BARN, STURT ROAD, HASLEMERE GU27 3SE

Ian Rhodes gave a short presentation to the committee on behalf of the Applicant. Outline permission for 5 dwellings has already been given for this site under WA/2023/00589 so this latest application is for the approval of the reserved matters (layout, appearance, scale and landscaping).

The committee was concerned about issues of ground water drainage and flooding, and Mr Rhodes was able to confirm that there is a condition under WA/2024/00589 regarding drainage. His client has already been impacted by flooding from run off surface water himself.

Mr Rhodes further advised that Stonewater/Thakeham (owner/developer) of Sturt Farm/Grasslands Close were asked to create the bellmouth access for the applicant. This work is underway as Stonewater/Thakeham needed to finish the footpaths either side of the access for their development. However, WBC is concerned that this is being done without planning permission because the outline pre-commencement conditions haven't been cleared. The work has only gone in by approximately 4 metres then stopped, but this has enabled the footpath to be completed.

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

WA/2024/01121 HASLEMERE LAWN TENNIS CLUB HASLEMERE TENNIS CLUB PAVILION, OLD HASLEMERE ROAD HASLEMERE GU27 2NN

The committee discussed this application at some length. It appears that the proposal would remove some of the free to use tennis courts, which are available to, and well used, by non-tennis club members.

The padel courts must be surrounded by glass wall ends and chain link sides, and as they are uncovered will also require floodlights. Whilst it is understood by the committee that this is a popular and fast growing sport, it voted to **object** to this application on the following grounds:

- The proposal will be visually out of keeping with the area and have a detrimental visual impact contrary to policy H6 of the Haslemere Neighbourhood Plan.
- The proposal will remove free outdoor leisure facilities available to residents without evidence that the existing use is no longer required contrary to policy LRC1 of the Local Plan Part 1.
- The increased resulting noise from the courts will impact on the residential amenity of occupants in neighbouring properties contrary to policy H6 of the Haslemere Neighbourhood Plan.
- The proposed floodlighting may cause light pollution impacting on the residential amenity of occupants in neighbouring properties contrary to policy H6 of the Haslemere Neighbourhood Plan.

WA/2024/01133 - 16-18 HIGH STREET HASLEMERE GU27 2HJ

The committee voted to **object** to this application as there is no parking provided contrary to WBC Parking guidelines.

85/24 HTC representation at Waverley Planning Committee

Cllr Weldon agreed to represent the Council if WA/2024/01121 comes before the Waverley Planning Committee.

86/24 Decisions and Appeals

The list was noted.

87/24 Next meeting

8 August 2024.

Meeting closed at 8.03pm

Signed: _____ Date: _____
Chairman of Planning