



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 15th August 2019
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr Isherwood*
Vice Chairman	Cllr Weldon*
Councillors	Arrick*, Barton, Cole, Davidson*, Dear, Ellis*, Hewett*, Keen*, Lloyd, Matthes, Robini*, Round* and Whitby*

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: ten members of the public

86/19 Apologies for absence

The committee accepted the absences of Cllrs Barton and Dear (holiday) and Cllrs Lloyd and Matthes (family commitments).

No apologies were received from Cllr Cole

87/19 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Davidson, Isherwood, Keen & Robini declared non-pecuniary interests as members of the WBC Southern Area Planning Committee. They reserved the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

Cllr Keen declared a non-pecuniary interest in WA/2019/1124 as she knows the applicant.

Cllr Robini declared a non-pecuniary interest in WA/2019/1135 as he knows one of the objectors who is present and speaking against the application.

Cllr Whitby declared a non-pecuniary interest as a relative works in the Enforcement Section of the WBC Planning Department. Cllr Whitby also declared a non-pecuniary interest in WA/2019/1213 as he knows the applicant.

88/19 Minutes of the last meeting

The minutes of the meeting held 18th July 2019 were agreed and signed as a true record.

7.04pm Cllr Ellis arrives

89/19 Representations by the public

Mr Peter Hampson spoke in opposition to WA/2019/1135 The Heights on four main points

- 1) Significant breach of the building line
- 2) Development of this small site will deny the ability to locate a new access road to the larger development site behind in the safest position. The proposal has been designed to break up the existing safer and more discreet drive
- 3) The character of the area would be fundamentally changed. It would destroy the long standing continuous line of stone fronted bank topped with tall shrubbery
- 4) Scale pattern and quantum of the development fails to preserve the character of the area and would have a negative impact on the street scene.

Mrs Victoria Metcalf spoke in opposition to WA/2019/1101 Land at Crofts, 28 Petworth Road on five main points

- 1) The use of proposed design material would undermine the visual appearance of the Conservation Area
- 2) Progressive overdevelopment of a town centre plot
- 3) Increase in traffic over a narrow single track which is access only
- 4) Impact on road safety with cars having to reverse onto Petworth Road to allow cars to exit from Collards Lane
- 5) Impact on neighbours' amenity with loss of privacy and light.

90/19 Planning applications

Ref	Proposal	Site Address	Comments
WA/2019/1124	Certificate of Lawfulness under Section 191 for erection of a detached ancillary outbuilding.	18 CHERRY TREE AVENUE, HASLEMERE GU27 1JW	No objection – see separate comments
WA/2019/1101	Erection of 2 dwellings with access from Collards Lane.	LAND AT CROFTS, 28 PETWORTH ROAD, HASLEMERE GU27 2HR	Objection – see separate comments
WA/2019/1135	Erection of 4 dwellings.	THE HEIGHTS, 5 HILL ROAD, HASLEMERE GU27 2JP	Objection – see separate comments
WA/2019/1102	Change of use of part of retail space and office space (Use Class A1) to 1 dwelling (Use Class C3) together with internal and external alterations	10 HIGH STREET, HASLEMERE GU27 2JE	No objection
NMA/2019/0110	Amendment to WA/2018/0893 for infill to porch area, amend window size on new extension, increased size of dining room window.	GUYHIRNE, CHASE LANE, HASLEMERE GU27 3AG	No objection
WA/2019/1109	Erection of extension and alterations following demolition of existing outbuilding	BRIAR PATCH, GLEN ROAD, HINDHEAD GU26 6QE	No objection
TM/2019/0109	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/00	CLEEVE WOOD ROAD HINDHEAD GU26 6PX	No objection subject to tree preservation officer approval
WA/2019/1117	Certificate of Lawfulness under Section 192 for replacement window.	BEACON HILL UNITED REFORMED CHURCH, CHURT ROAD, HINDHEAD GU26 6NL	No objection
WA/2019/1160	Erection of extensions and alterations following demolition of existing conservatory.	50 LONGDENE ROAD, HASLEMERE GU27 2PQ	No objection
NMA/2019/0113	Amendment to WA/2018/1915 for change in drawings.	LAND AT STEDLANDS, SCOTLAND LANE, HASLEMERE	No objection
WA/2019/1161	Certificate of Lawfulness under Section 192 for the erection of an extension.	HOWNDLES BARN, DERBY ROAD,	No objection

		HASLEMERE GU27 1BP	
WA/2019/1155	Erection of extensions and alterations including dormer window.	LOG COTTAGE, PORTSMOUTH ROAD, HINDHEAD GU26 6BQ	No objection
PC/2019/0017	Consultation from a neighbouring authority for single storey rear extension	BARREOCH, 45 HAMMER LANE, LINCHMERE GU27 3QT	No objection
WA/2019/1196	Application under Regulation 3 for the erection of extension and alterations following partial demolition of existing pavilion.	WOOLMER HILL RECREATION GROUND, WOOLMER HILL ROAD, HASLEMERE	No objection
WA/2019/1198	Erection of extensions and alterations; erection of a garage following demolition of existing garage.	DALNESS, BUNCH LANE, HASLEMERE GU27 1ET	No objection
NMA/2019/0118	Amendment to WA/2018/1900 for changes to windows, movement of door, change of material finish.	IONA, HASTE HILL, HASLEMERE GU27 2HA	No objection
WA/2019/1246	Certificate of Lawfulness under Section 192 for erection of a single storey rear extension.	1 RAILWAY COTTAGES, TANNERS LANE, HASLEMERE GU27 1BL	No objection
NMA/2019/0115	Amendment to WA/2017/0412 for alterations to elevations, change of materials and additional fenestration.	WATERSIDE, BUNCH LANE, HASLEMERE GU27 1AE	No objection
WA/2019/1230	Erection of an extension following the demolition of the existing extension together with the addition of a skylight and internal alterations (revision of WA/2018/1483).	11 SHEPHERDS HILL, HASLEMERE GU27 2NB	No objection
WA/2019/1231	Listed Building consent for the erection of an extension following the demolition of the existing extension; addition of a skylight and internal alterations.	11 SHEPHERDS HILL, HASLEMERE GU27 2NB	No objection subject to Listed Building officer's consent
WA/2019/1203	Erection of extensions to create 2 additional dwellings with associated parking.	3 ROYAL PARADE TILFORD ROAD, HINDHEAD GU26 6TD	Objection – see separate comment
WA/2019/1213	Erection of single storey extension.	61 GLEN CLOSE, HINDHEAD GU26 6QF	No objection

WA/2019/1135 - THE HEIGHTS, 5 HILL ROAD, HASLEMERE GU27 2JP

The committee agreed to **object** to this application on the following grounds:

- The development would result in loss of amenity for the occupiers of the neighbouring properties being overbearing in appearance and resulting in overlooking the properties situated on the lower side of the road contrary to policy TD1 of the Local Plan Part 1 2018, and retained policies D1 & D4 of the Local Plan 2002
- The proposed development fails to maintain the character and distinctiveness of the area and does not consider the impact on the Haslemere Hillsides and Conservation Area contrary to retained policies D1, D4 and BE4 of the of the Local Plan 2002 and TD1 of the Local Plan Part 1 2018

- The dwellings sit in front of the existing building line and is out of keeping with the street scene contrary to policy TD1 of the Local Plan Part 1 2018, and retained policies D1 & D4 of the Local Plan 2002
- The tandem parking provision will affect users of Hill Road and will almost inevitably result in occupiers of these four three-bedroom properties parking on the road in front of the houses.
- The committee also wanted it recorded in the minutes that it disliked split applications like this and WA/2019/1026. It felt that applicants should not be able to put multiple proposals forward at the same time as each application had to be reviewed on its own merits and the wider planning picture could not be considered.

WA/2019/1101 LAND AT CROFTS, 28 PETWORTH ROAD, HASLEMERE GU27 2HR

The committee agreed to **object** to this application on the following grounds:

- The development constitutes overdevelopment of a site that sits in a Conservation Area contrary to retained policy HE8 of LP 2002 and HA1 of the LPP1 2018;
- The proposed development will result in loss of amenity for neighbouring occupiers contrary to retained policies D1 & D4 of LP 2002 and policy TD1 of LPP1 2018;
- The proposed development will have an adverse effect on the safety of road users and pedestrians on both the Petworth Road and Collards Lane contrary to retained policies D1 & D4 of LP 2002. Collards Lane is a single narrow private track, which already suffers from heavy use. It has a narrow visibility splay onto the Petworth Road. Anecdotally, cars turning into Collards Lane from Petworth Road are regularly seen reversing back on to the Petworth Road because cars are seeking to exit Collards Lane. Similarly, cars have to reverse back down Collards Lane to allow traffic to enter the lane. There is a busy vets practice which has multiple visitors coming and going during the working days;
- The committee considers the design and materials proposed are not in keeping with the Haslemere Design Statement or Conservation Area contrary to retained policy HE8 of LP 2002 and HA1 of the LPP1 2018; and
- It is out of keeping with the area and fails to preserve or enhance the character of the Conservation Area contrary to retained policy HE8 of LP 2002 and HA1 of the LPP1 2018

WA/2019/1124 18 CHERRY TREE AVENUE, HASLEMERE GU27 1JW

Following discussion, the committee with two abstentions and two against the proposal, did not offer an objection to the application.

The committee was informed that the applicant had apparently received verbal go ahead for the building from Waverley Borough Council from the outset. There was concern that the building was too big for the site and close to the neighbouring boundary. However, it was felt the view from the street was not intrusive and now that the roof had been lowered and removed from the veranda it was a more acceptable development.

Action: The Deputy Town Clerk to contact WBC about the verbal approval and contact Thames Water to enquire whether they had given approval for the plumbing to be connected to the mains.

WA/2019/1203 - 3 ROYAL PARADE, TILFORD ROAD, HINDHEAD GU26 6TD

The committee agreed to **object** to this application on the following grounds:

- The parking proposed at the rear appears to be cramped and completely unworkable. It is perceived that cars will use the existing parking at the front of Royal Parade which is currently used by staff and shoppers and already stretched;
- Traffic safety will be compromised by cars reversing from the tandem parking spaces onto the access lane and the increased levels of traffic are incompatible with the area contrary to retained policies D1 & D4 of the Local Plan 2002;
- The development amounts to overdevelopment of the site contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018;
- The development and design is of poor quality; and
- There is a lack of amenity space and privacy for the future occupiers and loss of amenity space and privacy for the neighbours contrary to saved policies D1 & D4 of Local Plan 2002 and policy TD1 of the new Local Plan Part 1 2018

91/19 HTC representation at Waverley Planning Committee

None

92/19 Decisions and Appeals

The document was noted.

93/19 Highways Update

The document was noted.

Issues raised at this meeting are as follows

- 1) Haslemere: Border Road to Border End is full of potholes. Refer to SCC, although there is a query as to whether it is a private road.
- 2) Request the gully cleaning schedule for the area
- 3) Haslemere: refuge in the middle of Tanners Lane. Request for elderly pedestrian signage to be erected was turned down by SCC because they have decluttered Haslemere of signs and aren't convinced that these signs slow drivers down in any event.

94/19 Next meeting

12th September 2019

Meeting closed at 8.26pm

Signed: _____ Date: _____

Chairman of Planning