



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 13 November 2025
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: Ian Rhodes (agent on behalf of the applicant), Suzanne and Rebecca from Transform Housing WA/2025/01986, and Mr Reynolds & Mr Hutchinson on behalf of the objectors, member of the public

126/25 Apologies for absence

No apologies were received from Cllr Bridge.

127/25 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 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.

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.

128/25 Minutes of the last meeting

The minutes of the meeting held 16 October 2025 were agreed and signed as a true record.

129/25 Representations by the public

None.

130/25 Street Trading application – Club Pizza

No objection.

Reference	Location	Proposal	Comment
WA/2025/01986	LAND COORDINATES 489444 132452 HEDGEHOG LANE HASLEMERE	Outline application with all matters reserved except for access for the phased development of the site to provide 14 residential dwellings comprising 8 affordable dwellings and 6 (affordable) detached self / custom build homes, together with an internal access road, amenity space and landscaping.	Extension of time agreed until 14 November
TM/2025/01974	6 MANOR LEA HASLEMERE GU27 1PD	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	No objection subject to tree officer consent
WA/2025/02020	10 DALE VIEW HASLEMERE GU27 2QS	Erection of extensions and alterations to elevations including installation of rooflights, solar panels and sun tunnels following partial demolition of existing outbuilding and removal of chimney stack; erection of a porch extension.	No objection
TM/2025/02018	12 STILE GARDENS HASLEMERE GU27 1LL	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 13/00	No objection subject to tree officer consent
NMA/2025/01993	HILL VIEW GRAYSWOOD ROAD GRAYSWOOD HASLEMERE GU27 2DE	WA/2024/01127 Reduce depth of proposed extension and retain existing storage door to rear.	No response

Reference	Location	Proposal	Comment due date
WA/2025/01986	LAND COORDINATES 489444 132452 HEDGEHOG LANE HASLEMERE	Outline application with all matters reserved except for access for the phased development of the site to provide 14 residential dwellings comprising 8 affordable dwellings and 6 (affordable) detached self / custom build homes, together with an internal access road, amenity space and landscaping.	No objection – see comments below

WA/2025/01986 LAND COORDINATES 489444 132452, HEDGEHOG LANE, HASLEMERE - outline approval to provide 14 dwellings comprising 8 affordable dwellings and 6 (affordable) detached self / custom build homes.

Mr Guy Reynolds spoke on behalf of himself and neighbours who objected to this application and the full transcript was at the end of these minutes. He cited three main reasons for objecting:

1. The site sat within the National Landscape and deserved the protection that designation gave;
2. In determining a previous application Waverley Borough Council said that approving it would introduce a form of urban development; and
3. In approving the application Waverley Borough Council would set a precedent for development in the National Landscape.

Mr Ian Rhodes spoke on behalf of the applicant. He confirmed that the application was largely in the same form as the one the committee approved in February 2025. The applicant withdrew the application because it was going to be

determined by WBC in the middle of the Red Court appeal and the applicant did not want any positive decision being used by the appellant to bolster their case.

The block of 8 affordable dwellings which would be given to Transform free of charge remained as per the previous application, but the six self-built plots had been altered to include a draft unilateral undertaking to offer these at a 20% discount to market value to self-built householders on the relevant list of Waverley. This meant the site from an NPPF point of view was 100% affordable using a legal definition. The application also addressed various issues that had been raised before such as tree protection measures, and a dormouse survey had now been undertaken.

WBC had a 1.28 year housing supply not 5 years, and there were not enough allocated sites to pick up the shortfall. The applicant felt this was the best option and it was a low-density site.

Rebecca from Transform Housing spoke to confirm that they were a social housing provider and charity working with people in Waverley and Surrey, offering support to enable clients to live independently. The 8 affordable dwellings would be in a block of one bed, self-contained flats with an on-site office to support the residents, who would pay an affordable social rent to live there. This was possible because the applicant had given the land for free. The development would be built to high net zero sustainable standards. Renters would be on the local Waverley supported housing register so it would be for local people.

The committee asked questions and then had a lengthy discussion. It was raised as a point that the committee objected to the Scotland Park phase II application because of its situation in the National Landscape and the issue with traffic on the Midhurst Road. This application sat in an area with the same designation, and the committee should have been consistent with its approach. The committee were reminded that they previously voted to offer no objection to the last application which was almost identical to this one.

The committee had conflicting obligations under the Haslemere Neighbourhood Plan, to protect the National Landscape and also to provide housing, especially affordable housing.

The objections raised against the application were an inconsistency with previous objections to nearby developments in similar locations, the impact on the National Landscape, some concern that future detailed applications might seek to increase density or alter the scheme, and that approval could make it harder to resist future applications in nearby sensitive areas.

Issues raised in support were that the development included affordable homes for social rent, the proposal was developed in consultation with Waverley Housing and met identified housing priorities, especially for smaller units, the scheme was being delivered by a charity, not a market-driven developer, ensuring affordability was maintained, the site, initially resisted due to its natural features, might now be considered part of the "grey belt" due to surrounding development and changes in the NPPF, and some units were intended for residents with additional support needs, which was positively received.

The Chairman proposed to offer no objection, on the grounds that the need for housing, particularly social rent, outweighed the preservation of landscape in this instance.

The committee voted and approved to offer **no objection** to the application.

7.42pm Cllr Leach left the room and returned at 7.45pm

WA/2025/02069	LAND TO REAR OF COURTMEDE 13 DERBY ROAD HASLEMERE GU27 1BS	Application under Section 73 to vary Condition 2 (approved plans) of WA/2024/00731 for ground floor extensions, air source heat pumps and revised entrance paths to all dwellings, provision of raised decking for plots 1 & 2; discharge Conditions, 3 (materials), 8 (lighting), 9 (pedestrian intervisibility), 12 (arboricultural), 14 (landscaping), 15 (contamination), 18 (internal noise levels),	No response
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		19 (CEMP), and 20 (surface water drainage).	
TM/2025/02031	HILL TOP 9 HILL ROAD HASLEMERE GU27 2JP	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/08	No objection subject to tree officer approval
WA/2025/02063	WAITROSE 11-15 WEST STREET HASLEMERE GU27 2AB	Display of illuminated and non-illuminated signage.	No objection subject to condition – see comment below

WA/2025/02063 – WAITROSE, 11-15 WEST STREET, HASLEMERE, GU27 2AB - Display of illuminated and non-illuminated signage.

The committee offered no objection subject to the condition that the signage be turned off at the end of every working day.

WA/2025/02051	10 HALES FIELD HASLEMERE GU27 2JU	Erection of extensions and alterations including provision of first and second floor balconies following demolition of existing conservatory; enlargement of roof including raising of eaves and roof ridge height and installation of dormers to provide habitable accommodation in roof space (amended description).	No objection
WA/2025/02073	7 MANOR CLOSE HASLEMERE GU27 1PP	Erection of single storey extension and alterations to elevations and associated works following demolition of existing conservatory; installation of replacement dormer and pv panels.	No objection
WA/2025/02056	DOMINION HOUSE 69 LION LANE HASLEMERE GU27 1JL	Erection of a single storey rear extension.	No objection
WA/2025/02065	HURST COTTAGE HINDHEAD ROAD HASLEMERE GU27 1LP	Erection of a garage and associated works following demolition of existing garage.	No objection
WA/2025/02082	GRASMERE TILFORD ROAD HINDHEAD GU26 6SQ	Application under Section 73 to vary condition 2 of WA/2025/01312 (approved plans) to allow reduce the depth of extension, remove two roof lanterns and the addition of a side window.	No response

WA/2025/02126	CAMELOT MANOR CRESCENT HASLEMERE GU27 1PB	Erection of extensions and alterations including external staircase to detached garage to provide home office over.	No objection
WA/2025/02105	SKIBBEREEN LINKSIDE NORTH HINDHEAD GU26 6NZ	Erection of extension to existing attached garage; installation of bay window and rooflight together with alterations to existing porch.	No objection
WA/2025/02164	WEYDOWN HOUSE WEYDOWN ROAD HASLEMERE GU27 1DS	Application under Section 73 to vary condition 2 (approved plans) WA/2025/01297 to allow the dwelling to be served by a separate vehicular access and alteration to position of garage and driveway layout; details of pre-commencement conditions 6 (badger setts), 7 (ground level tree assessment) 8 (Biodiversity Enhancement Plan), 11 (Landscape Scheme).	No response
WA/2025/02155	LAND AT MEADLAND THREE GATES LANE HASLEMERE GU27 2LD	Change of use of land to residential curtilage.	No objection
WA/2025/02152	EAST GARDEN 29 PETWORTH ROAD HASLEMERE GU27 2JB	Erection of an outbuilding following demolition of 2 sheds.	No objection
WA/2025/02142	APRIL WOOD SCOTLAND LANE HASLEMERE GU27 3AR	Application under Section 73 to vary condition 1 (approved plans), condition 2 (approval of materials), condition 3 (obscure glazing) of WA/2024/01500 to allow alterations to roof of garage of Plot 1 to match main house; alterations to design and floor layout of Plots 1 and 2.	No response
WA/2025/02136	LITTLE HATCH TENNYSONS LANE HASLEMERE GU27 3AF	Erection of a dwelling with PV panels and air source heat pump together with a detached garage and associated works following demolition of existing single storey dwelling, garage and outbuilding.	No objection
WA/2025/02156	GRAYS LODGE HIGHERCOMBE ROAD HASLEMERE GU27 2LQ	Certificate of Lawfulness under Section 192 for erection of a single storey extension.	No response
WA/2025/02138	THE WHITE HOUSE HOLDFAST LANE HASLEMERE GU27 2EU	Application under Section 73 to vary condition 1 of WA/2020/2110 (approved plans) to allow alterations to design.	No response
WA/2025/02165	LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE SCOTLAND LANE HASLEMERE	Erection of a detached dwelling with detached garage/home office games room above; new vehicular access and associated landscaping.	No objection – see comment below

WA/2025/02165 LAND BETWEEN THE LODGE AND 15 SCOTLAND LANE SCOTLAND LANE HASLEMERE Erection of a detached dwelling with detached garage/home office games room above

The committee briefly discussed this application, noting the applicant had previously successfully applied for a change of use for the site to be community allotments and orchards, which had been offered to the Council subject to it supporting the Scotland Park phase II development. It saw no material reasons to object to the application.

133/25 **HTC representation at Waverley Planning Committee**

Cllr Weldon will speak as ward Councillor on application WA/2025/01986 (Land coordinates 489444 132452 Hedgehog Lane, Haslemere) should it be considered by the Waverley Planning Committee.

134/25 **Consultation – Waverley Local Plan issues and options consultation**

As no proposed responses had been submitted in advance of the meeting, Cllr Weldon said he would review the issues and options consultation and draft a response to Council for approval at the next meeting on 20 November 2025.

RESOLVED: Cllr Weldon to provide a draft response to the consultation for approval by Full Council on 20 November 2025.

135/25 **Decisions and Appeals**

The list was noted.

136/25 **Nicols Field**

The committee voted to support Cllr Spence's application for Nicols Field to be designated as a Local Green Space within the Waverley Borough Council Local Plan.

ACTION: Clerk to write letter of support.

137/25 **Highways Update**

Cllr Robini had a number of updates to report:-

- a) Petworth Road– the drainage along the road has been dealt with and the resurfacing has started. He will find out what extent is being surfaced as he is not sure it is going to be as much as originally intended.
- b) Lower Street – lots of positive feedback with the finish of the surfacing.
- c) Junction Hindhead Road and Critchmere Hill widening – this project has been resurrected as Surrey Highways and the landowner have come to an agreement.
- d) High Street – re-doing the pavement along the stretch by The Swan Hotel.

Cllr Leach advised the public footpath from High Lane to the railway line is totally overgrown again. He confirmed that he will report it to Surrey County Council.

138/25 **Next meeting**

18 December 2025

Meeting closed at 8.15pm

Signed: _____ Date: _____

Chairman of Planning

**Presentation by Guy Reynolds to Haslemere Town Council's Planning Committee on 13 November 2025 on
Application WA/2025/01986**

Thank you for allowing me to address your committee. I am Guy Reynolds and I live in Hedgehog Lane. I am speaking for the local residents who have objected to this Application, which seeks to develop neighbouring part of the Surrey Hills National Landscape. We appreciate the Council's support in protecting the integrity of the National Landscape around Haslemere, through the Neighbourhood Plan and responses to planning applications. We hope this will continue with your response to the present Application.

Our reasons for asking WBC to refuse this Application are as follows:

First, we believe the site fully deserves the protection of landscape and scenic beauty that comes from its location in the National Landscape in countryside outside the greenbelt. The site has a high intrinsic value. It is an attractive rural landscape with a rich habitat of ancient grassland bordered by mature trees and hedges. It provides an attractive setting to Longdene House and sits well in its other surroundings: alongside a tree-lined drive, a wood spanning three centuries and a parcel of rural land which separates it from a public footpath and shields it from other development.

Second, we note that in determining previous, broadly similar, proposals the Planning Authorities have concluded they would introduce a form of urban development. This would bring fundamental and harmful change to the character and appearance of the area and this would outweigh the possible benefits. We fully support that view. Development would destroy the original grassland, denude life in the soil beneath it and provide an on-going threat to the surrounding trees and hedges. All this while on-going climate change is driving nature loss and in a county with the lowest density of hedges in the country.

And third, we believe in the importance of respecting precedent. WBC policy has been consistent in refusing planning permission to develop this site since the first application in 2016. Refusals have been made by Councillors and Planning Officers, and their decisions have been upheld by Planning Inspectors: and in one case a challenge to their decisions was rejected by the Court of Appeal. Inspectors have assessed applications similar to the present proposal, after thorough inspections of the site and its surroundings. They and other public servants, including the Surrey Hills National Landscape Planning Advisor, must collectively have spent many hundreds of hours doing their best to apply planning law to these applications diligently and objectively. We welcome their consistency and defence of the principle of preserving the most protected land first in the public interest.

We do, of course, recognise the important role social and affordable housing plays in meeting housing needs and in society more widely. We hope your Council can find a way of supporting and advancing progress in this matter.

Thank you for your consideration.