



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 25 June 2026
Town Hall, High Street, Haslemere GU27 2HG

Chair	Cllr Weldon*
Vice Chair	Cllr Davidson*
Councillors	Bridge*, Carter*, Keen*, Leach* & Miller*

**Present*

Meeting clerked by: Pippa Sherriff, Deputy Town Clerk.

In attendance: members of the public

62/26 Apologies for absence

The committee accepted the absences of Cllr Bridge (abroad).
No apologies were received from Cllr Leach.

63/26 Declarations of Interests

Cllrs Keen & 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.

64/26 Minutes of the last meeting

The minutes of the meeting held 28 May 2026 were agreed and signed as a true record.

65/26 Representations by the public

None.

66/26 Planning decisions since May 2026 meeting and submitted to WBC – list 1 June 2026

Noted.

Reference	Location	Proposal	Comments
WA/2026/00915	THE PLATT 9 COLLEGE HILL TERRACE HASLEMERE GU27 2JJ	Certificate of Lawfulness under Section 192 for construction of a dormer extension together with alterations to elevations and fenestrations at ground and first floor.	No response
WA/2026/00920	FINDINGS COTTAGE CHURCH CLOSE GRAYSWOOD HASLEMERE GU27 2DB	Erection of a conservatory following demolition of existing conservatory.	No objection

WA/2026/00933	HAZELHURST BUNCH LANE HASLEMERE GU27 1AJ	Listed building consent for remedial repair works and structural strengthening to the barn.	No objection subject to listed building officer approval
TM/2026/00909	15 CHURCH ROAD HASLEMERE GU27 1BJ	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/19	No objection subject to tree officer approval
NMA/2026/00938	REDWOOD TENNYSONS LANE HASLEMERE GU27 3AF	Amendment to WA/2025/01451 - Insert a new external staircase into the lower terrace, forming a light well, to allow direct access to the Pool Basement. Glass balustrades to the light well surround will be installed for safety and to minimise the visual impact. There will be other minor changes.	No response
WA/2026/00912	HILL RIDGE HOUSE TILFORD ROAD HINDHEAD GU26 6RL	Erection of a two-storey dwelling with additional basement level, solar panels to roof and associated works following demolition of existing dwelling.	Extension agreed until 26 June 2026
WA/2026/00939	STREAM FARM WHITMORE VALE ROAD HINDHEAD GU26 6JA	Listed building consent for the installation of replacement windows.	No objection subject to listed building officer approval

67/26 Planning applications

Reference	Location	Proposal	Comments
WA/2026/00912	HILL RIDGE HOUSE TILFORD ROAD HINDHEAD GU26 6RL	Erection of a two-storey dwelling with additional basement level, solar panels to roof and associated works following demolition of existing dwelling.	No objection
WA/2026/00948	LAND CENTRE COORDINATES 485772 137420 CHURT ROAD CHURT FARNHAM	Approval of reserved matters (appearance landscaping layout and scale) relating to plot 2 following outline permission reference WA/2024/00335 for a self / custom-build dwelling with associated works.	Objection See comment below

WA/2026/00948 LAND CENTRE COORDINATES 485772 137420 CHURT ROAD

Claire Entwistle appeared on behalf of neighbours to oppose this application. The full transcript of the objection is appended to these minutes. They relate to five key points which are:

1. Access and Public Safety

The layout makes physical access for essential large vehicles impossible. The driveway narrows to just 2.69 meters, failing the Surrey Design Guide requirement of 3.7 meters for fire appliances. The design breaches statutory maximum carry distances for refuse collection and emergency services.

2. Scale, Massing, and Privacy

The bulk and height are disproportionate to the plot. The cramped footprint leaves inadequate buffer zones, and the positioning of windows results in unacceptable overlooking into neighbouring properties.

3. Appearance and Environment

The architectural fails to reflect the local vernacular. The landscaping plan is deficient; it introduces excessive hardstanding, risking surface water runoff, and removes vital boundary vegetation.

4. Landscaping and Environment

The landscaping plan is deficient. It introduces excessive hardstanding, risking surface water runoff onto Churt Road.

5. Noise Pollution

The placement of an outdoor swimming pool directly adjacent to quiet residential boundaries will generate intrusive noise.

Committee members discussed this application at some length, with some feeling that offering no objection subject to conditions being imposed by Surrey Highways in relation to access and public safety, and others being concerned about not only access to the property by emergency vehicles but also egress onto the A287 which, in local members opinion is driven much faster than the speed limit.

The committee voted, with two abstentions, to **object** to the application on the grounds:

The proposed egress is onto a fast road, raising significant highway safety concerns. The Council is not satisfied that the access arrangements provide safe and suitable entry and exit for all users, contrary to Waverley Local Plan Part 1 Policy ST1, which requires development to ensure safe movement for all, including emergency vehicles. Furthermore, the Council is concerned that the access may not be adequate for essential large vehicles such as fire engines or ambulances, as required by Policy ST2 of the Local Plan, which supports provision for service and emergency vehicles.

The Haslemere Neighbourhood Plan Policy H10 also supports road safety and traffic management measures that ensure roads are suitable for all necessary vehicles, including emergency services.

The Council therefore requests that the Local Planning Authority refuse the application unless it can be demonstrated that safe egress and adequate emergency vehicle access are provided in accordance with these policies.

Reference	Location	Proposal	Comments
WA/2026/00956	SUNHILL BUNCH LANE HASLEMERE GU27 1ET	Erection of ground and first floor extensions and alterations to dwelling together with first floor extension and external staircase to existing detached garage to provide a gym.	No objection
WA/2026/00965	15 CHURCH ROAD HASLEMERE GU27 1BJ	Erection of a single storey rear extension and patio.	No objection
WA/2026/00971	3 PINE VIEW CLOSE HASLEMERE GU27 1DU	Application under S73 to vary condition 2 (approved plans) of WA/2025/00865 to allow alterations to design.	No response
WA/2026/00986	BLUE HILLS THREE GATES LANE HASLEMERE GU27 2ET	Certificate of Lawfulness under Section 191 for the erection of a detached outbuilding for storage of garden equipment and has been in use as such in excess of 4 years.	No response
WA/2026/00999	SHEPHERDS DOWN 29 HILL ROAD HASLEMERE GU27 2NH	Replacement roof to existing conservatory with installation of rooflights and alterations to fenestration.	No objection
WA/2026/01000	SHEPHERDS DOWN 29 HILL ROAD HASLEMERE GU27 2NH	Listed building consent for replacement roof to existing conservatory with installation of rooflights and alterations to fenestration.	No objection subject to listed building officer approval
WA/2026/00983	HATHERLEIGH TOWER ROAD HINDHEAD GU26 6SP	Application under Section 73 to vary condition 2 of WA/2025/00407 (approved plans) to introduce a CiL phasing plan.	No response

WA/2026/01038	BRAESIDE ASH TREE CLOSE GRAYSWOOD HASLEMERE GU27 2DS	Erection of single storey extension and alterations following demolition of existing conservatory.	No objection
WA/2026/01052	28 COURTS HILL ROAD HASLEMERE GU27 2PN	Erection of a single storey rear extension and alterations to elevations and associated hard landscaping.	No objection
TM/2026/01025	3 FOX ROAD HASLEMERE GU27 1RG	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/99	No objection subject to tree officer approval
WA/2026/01039	SKIBBEREEN LINKSIDE NORTH HINDHEAD GU26 6NZ	Application under Section 73 to vary condition 2 (approved plans) of WA/2025/02105 to allow changes to design of garage extension.	No objection
WA/2026/01069	2 TYLNEY WOOD CHURT ROAD, CHURT FARNHAM GU10 2NZ	Erection of single storey extension.	No objection
NOT/2026/01065	LAND NEAR STEPPING STONES SCHOOL THE COACH HOUSE UNDERSHAW HINDHEAD	G.P.D.O. 2015 Sch 2, Part 16, Class A - Notification of telecommunication works under Regulation 5 to install external floor standing cabinet.	No Response

68/26 HTC representation at Waverley Planning Committee

Cllr Carter will speak against application WA/2026/00948 (LAND CENTRE COORDINATES 485772 137420 CHURT ROAD) should this application come before the Waverley Planning Committee.

69/26 Decisions and Appeals

The list was noted.

70/26 Next meeting

16 July 2026

Meeting closed at 7.35pm

Signed: _____ Date: _____

Chairman of Planning

Good evening Chairman and Committee Members. My name is Claire Entwistle, and I urge the committee to refuse Reserved Matters application **WA/2026/00948** for Plot 2, Churt Road. While outline permission exists, this specific design is a severe overdevelopment. The layout, scale, and appearance are fundamentally unworkable, failing to respect the local context or accommodate basic servicing.

First: Access Constraints and Public Safety

The layout makes physical access to the buildings impossible for essential large vehicles. The driveway alongside Tylney Wood narrows to just 2.69 meters at a structural roof overhang. This cannot be widened due to Surrey County Council footpath constraints on one side and private boundaries on the other.

According to the *Surrey Design Guide*, domestic driveways must be at least 2.75 meters wide, and 3.7 meters wide for fire appliances. Because these buildings sit over 75 meters back from the highway, the site is completely trapped. Emergency vehicles, waste trucks, and building delivery vans will be physically blocked. Furthermore, the design breaches all statutory maximum carry distances in the Surrey guidelines: the 25 meters for refuse, 60 meters for service vehicles, and 45 meters for fire appliances. This layout presents an unresolvable hazard to public infrastructure and safety.

Second: Scale, Massing, and Privacy

The bulk and height of this design are entirely disproportionate to the plot. Instead of blending into the landscape transition, it dominates it. The cramped footprint leaves inadequate buffer zones, and the invasive positioning of the windows results in direct, unacceptable overlooking into existing neighbouring properties.

Third: Appearance and Visual Impact

The architectural style and materials do not reflect the local distinctive vernacular of Haslemere and Churt. This clashing design harms the rural character of the corridor and fails local design guidance, which requires custom builds to complement, not conflict with, their immediate neighbours.

Fourth: Landscaping and Environment

The landscaping plan is deeply deficient. It introduces excessive hardstanding, risking surface water runoff onto Churt Road. Additionally, removing established boundary vegetation destroys vital local biodiversity corridors and strips away necessary resident privacy.

Fifth: Noise Pollution

Finally, the layout places an outdoor swimming pool directly adjacent to quiet residential boundaries. This positioning will generate concentrated, intrusive noise pollution in what is currently a peaceful area.

Conclusion

To conclude, this layout is fundamentally flawed. It cannot be safely constructed or serviced by building vans, waste trucks, or emergency services, and it severely harms neighbour amenity. I urge the committee to protect public safety and refuse this application. Thank you.