

Grayshott Parish Council

Minutes of a meeting of the Planning and Conservation Committee held on Thursday 6th June 2019 in the Parish Council Office at 7.30pm

PRESENT: Cllr A Hedger (Chairman), Cllr Mrs Sally Campbell-Clause, Cllr Tom Hanrahan
Cllr Chris Jones, Cllr Richard Lyon, Cllr Mrs Helen Vyner
4 members of the public
Also in attendance Mrs Katie Weir (Parish Clerk)

OPEN SESSION

Cllr Hedger invited members of the public to raise matters not on the agenda. No items were raised.

The Committee meeting started at 7.30pm.

P19/32 Receive apologies

Apologies were received from Cllr Steve Georgii.

P19/33 Make declarations of pecuniary interest

Cllr Mrs Campbell-Clause declared a pecuniary interest in item P19/36 2.

P19/34 Confirm minutes of the Planning & Conservation Committee meeting of 25th April 2019

The minutes were approved as a correct record and signed by the Chairman.

P19/35 Consider the notice from Sinclair Dalby of their intention to submit an application to EHDC to determine whether prior approval would be required for a Telefonica development at Grayshott Village Hall

Cllr Hedger explained that the notice received serves to comply with a legal requirement that freeholders and tenants are advised of telecommunications prior approval proposals. It enables the receiver to make comments to the planning authority before receiving the application. However since receiving the notice Sinclair Dalby has submitted an application which will be on the July agenda. The plans were briefly examined.

P19/36 Consider applications in hand

- 1 Case No: 35610/008.
Proposal: Retention of cladding to side and rear elevations at ground floor.
Location: The Village Post Office (Thornton House), Crossways Road, Grayshott, Hindhead, GU26 6HJ.

*Cllr Hedger adjourned the meeting at 7.38pm to allow members of the public to speak.
Meeting reconvened at 7.41pm.*

Cllr Hedger asked each Councillor to provide their views on the application and various policies were discussed. After the discussion it was agreed to return the following comment:

OBJECTION

The addition of Cedral cladding to the side and rear elevations of the Post Office is contrary to CP29 and CP30 of the East Hampshire District Local Plan: Joint Core Strategy 2014 and the saved policy HE5 from the EHDC Local Plan 2006 Second Review.

CP29 states that “The District’s built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district’s towns, villages New development will be required to:

a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area’s particular characteristics;

e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;”

CP30 states that “Development proposals must conserve and, where possible, enhance the District’s

historic environment. All new development will be required to:

c) conserve, enhance, maintain and manage the district’s heritage assets and their setting including listed buildings, conservation areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens;

d) ensure that the development makes a positive contribution to the overall appearance of the local area including the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

e) take account of local conservation area appraisals and town and village design statements where they exist.

HE5 states “An alteration of an unlisted building in a Conservation Area will not be permitted unless it would preserve or enhance the character and appearance of the building and the Conservation Area by:

a) reflecting the scale, design, finishes and landscaping of the building;

c) where appropriate, using materials traditionally characteristic of the area

Grayshott does have a Village Design Statement (VDS) adopted by EHDC as non-statutory planning guidance but recognised as providing relevant design guidelines for determining planning applications. The view down Crossways Road towards the Church on the front cover of the VDS shows the importance of the Post Office including its side elevation. The VDS states that “In and around the village centre development should use traditional materials where possible”.

The Grayshott Conservation Area Character Appraisal and Management Plan 2016 contains five photographs of the Post Office, two of them showing the building within the iconic views of the Church and Lyndon Green. The Plan calls for the careful management of the conservation area to ensure unsympathetic alterations are prevented and that the application of building materials and finishes respect the local traditional materials and building techniques.

The application documents contain misleading comparisons to other buildings in the Conservation Area that use timber weather boarding and not Cedral fibre cement cladding.

To summarise if this application was allowed, it would weaken the integrity of the Grayshott Conservation Area making it increasingly difficult to ensure that future developments and alterations are sympathetic to the Victorian commercial village centre.

In accordance with her declared interest Cllr Mrs Campbell-Clause left the meeting.

2 Case No: 50145/005.
 Proposal: Detached garage with storage.
 Location: Lyndhurst, Crossways Road, Grayshott, Hindhead, GU26 6HE.

The site had been visited by Cllrs Jones and Hedger. Cllr Jones showed the meeting the location of the property and summarised the earlier applications at the site. Cllr Hedger explained the plans of the garage and commented that the garage would be well screened. All agreed to return the following comment:

NO OBJECTION

Cllr Mrs Campbell-Clause returned to the meeting.

- 3 Case No: 26357/009.
Proposal: Removal of condition 3 of 26357/007 - to allow removal of obscure glazing from first floor window in east elevation.
Location: Alva, Crossways Road, Grayshott, Hindhead, GU26 6HE.

The site had been visited by Cllr Mrs Vyner and Cllr Lyon. Cllr Mrs Vyner reminded the meeting of the application made in 2017 for a two storey extension and the subsequent condition for obscure glazing. She told the meeting that the window currently has clear glazing so this application was a retrospective one. After some discussion it was agreed that there were no privacy issues so the following comment was made:

NO OBJECTION

- 4 Case No: 50708/005.
Proposal: T2156 Silver Maple - reduce crown height by 5 metres and crown width by 3.5 metres, leaving a finished height of 14.5 metres and a finished width of 10.5 metres, also remove stem above included union to the west by 6 metres, leaving a finished length of 2 metres stub with epicormic growth points to be left.
Location: Lyndon Green, Crossways Road, Grayshott, Hindhead.

NOTED

P19/37 Receive decision notices

Case No: 21185/005.
Proposal: Single storey rear extension.
Location: Melsetter, Whitmore Vale, Grayshott, Hindhead, GU26 6JB.
GPC Response: No objection.
PERMISSION

Case No:58211.
Proposal: Lawful Development certificate proposed – single storey rear extension.
Location: Downleas, Crossways Road, Grayshott GU26 6HE.
GPC Response: No objection.
PERMITTED

Case no: 28611/002.
Proposal: T15 Silver Birch on northern boundary – fell.
Location: Trevathick, 34 Kingswood Firs, Grayshott GU26 6EU.
GPC Response: No objection.
REFUSE CONSENT

Case no: 52915/002.
Proposal: 2 – large oak – reduce branches that overhang into garden.
Location: 12 Tudor Close, Grayshott, GU26 6HP.
GPC Response: No objection.
WITHDRAWN

Case no: 58196.
Proposal: 1 Sweet Chestnut – fell. 3 Conifer – fell. 4 Chestnut – fell. 5 Sweet Chestnut – fell. 6 Silver birch – fell. 7 Conifer – fell. Dead wooding of 8 Dawn Redwood, 8b Silver Birch and 8c Sweet Chestnut.
Location: Flat 4, Kingswood, Crossways Road, Grayshott GU26 6EL.
GPC Response: No objection.
GRANT CONSENT (amended works)

Case No: 34433/005.
Proposal: Detached outbuilding incidental to the enjoyment of the dwellinghouse.
Location: Chippings, Boundary Road, Grayshott, Hindhead, GU26 6TX.
GPC Response: No objection.
PERMISSION.

Case No: 27080/005.
Proposal: Prior Approval - Change of use of the first floor of Virginia Cottage from Office Use (Class B1(a)) to a Dwellinghouse (Class C3).
Location: Virginia Cottage, Headley Road, Grayshott, Hindhead, GU26 6LG.
GPC Response: No objection.
PRIOR APPROVAL IS REQUIRED AND APPROVED

P19/38 Chairman's notices

1. Cllr Hedger reported that he had seen someone sleeping in a van overnight in the Headley Road car park.

Date of next meeting: Thursday 4th July 2019 at 7.30pm.

The meeting closed at 8.15pm.

Signed Date