

# Grayshott Parish Council

## Minutes of a meeting of the Planning and Conservation Committee held on Thursday 4<sup>th</sup> July 2019 in the Parish Council Office at 7.30pm

**PRESENT:** Cllr A Hedger (Chairman), Cllr Steve Georgii, Cllr Tom Hanrahan, Cllr Chris Jones, Cllr Richard Lyon, Cllr Mrs Helen Vyner  
2 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 7.32pm.**

**P19/39 Receive apologies**

Apologies were received from Cllr Mrs Sally Campbell-Clause.

**P19/40 Make declarations of pecuniary interest**

Cllr Georgii declared a pecuniary interest in item P19/42 2.

**P19/41 Confirm minutes of the Planning & Conservation Committee meeting of 6<sup>th</sup> June 2019**

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

**P19/42 Consider applications in hand**

- 1 Case No: 23167/022.  
Proposal: Conversion of roof space to provide 6 x 1 bedroom flats and associated car parking (amended description, as amended by plans received 31.05.2019, 04.06.2019 and 18.06.2019).  
Location: The Grove, Headley Road, Grayshott, Hindhead.

The revised car park layout was examined. Cllr Lyon summarised the number of car parking spaces provided for retail, residential and disabled drivers in each iteration of the application. Space is now shown correctly for the fire escapes and steps from the rear of Haarts as well as further bins. Cllr Lyon pointed out that the same number of car parking spaces are shown as in the previous applications and therefore they are likely to be smaller. The space allowed for manoeuvring was discussed and the hand drawn swept-path analysis provided for the end bays was shown.

Cllr Hedger read the comments from Highways and summarised other comments posted. Cllr Hanrahan explained that only minor amendments have been made to the application and therefore the Council's concerns remain.

*Cllr Hedger adjourned the meeting at 7.45pm to allow members of the public to speak.  
Meeting reconvened at 7.48pm.*

Cllr Hedger asked for any further comments and it was agreed to return the following comment:

**OBJECTION – the amendments do not address the Parish Council's previously stated concerns.**

**The proposal represents overdevelopment of the site. The scheme does not provide sufficient parking and would result in safety issues. We agree with the comments posted by the Highways Authority and the EHDC Traffic Team.**

The parking layout shows 21 marked resident parking spaces. It is unclear where the required six additional spaces are. To achieve the parking shown the spaces have been narrowed and do not meet the recommended parking standard of 2.4m wide. As such the parking arrangements are contrary to Joint Core Strategy CP31 Transport para (f).

We also question whether there is sufficient space for safe manoeuvring and are concerned that cars would need to reverse into the main road if cars were entering and leaving the car park at the same time.

**The building would be overbearing and would cause loss of amenity to neighbouring properties.**

The changes to the roof (ridge forward to Headley Road) and the addition of the four gable ends to the front elevation will cause the building to dominate the street, adding increased bulk to the building. The building will dominate the small Victorian terrace to the west and the Wayside flats to the east.

The loss of amenity to neighbours and existing flats on the first floor of the building will be considerable: loss of light, overlooking and noise. The plans show that the ridge height would remain the same as the current height however we do not believe this is achievable without encroaching on the ceiling of the first floor flats. With flats currently occupied there will be environmental health and safety aspects to this scheme during construction.

Contrary to:

- Joint Core Strategy CP29 para (d) which states that "... and is sympathetic to its setting in terms of scale, height, massing and density, and its relationship to adjoining buildings ....."
- Local Plan (Second Review) saved policy HE2 which states that: "Alterations and extensions to buildings will only be permitted if they are designed to take account of the design, scale and character of the original building, its plot size and its setting."
- Para 127 National Planning Policy Framework July 2018 which states that "... are sympathetic to local character and history, including the surrounding built environment and landscape setting", "with a high standard of amenity for existing and future users".

**Loss of a tree.**

To achieve the parking shown a tree will be felled in the south west corner of the site. The tree provides important screening for the cottages in Victoria Terrace, Crossways Road and its loss would have a negative impact on the Conservation Area.

*In accordance with his declared interest Cllr Georgii left the meeting.*

- |   |                                                                                                                                                                                                                                                                        |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | Case No: 39358/002.                                                                                                                                                                                                                                                    |
|   | Proposal: Prior notification - The installation of a 17.5m high telegraph pole monopole, supporting 3 No. shrouded antennas and 1 microwave dish, the installation of 1 no. equipment cabinet and an electric meter cabinet and development works ancillary equipment. |
|   | Location: Grayshott Village Hall, Headley Road, Grayshott, Hindhead, GU26 6TZ.                                                                                                                                                                                         |

The plans were examined and the analysis of existing phone coverage provided by Cllr Lyon from OFCOM data was considered. The reasons for the earlier application sites being turned down were discussed and the importance of better coverage recognised.

*Cllr Hedger adjourned the meeting at 7.55pm to allow members of the public to speak.  
Meeting reconvened at 7.59pm.*

After further discussion it was agreed to return the following comment:

**Grayshott Parish Council recognises the importance of providing better mobile coverage in the area and agrees that the Village Hall site is well located in the Village for the proposed installation. However the position of the equipment in front of the Village Hall, close to the road will impact on the street scene. A 17.5m monopole in the proposed location will be overbearing. The Parish Council asks that further investigations are carried out to find a suitable position further back on the site, level with the side of the Hall. We also wish to point out the proximity to St Edmund's School and suggest the applicant also considers the suitability of St Luke's Church.**

*Cllr Georgii returned to the meeting.*

- 3      Case No:      58308.  
Proposal:      Conversion of garage to habitable accommodation and store and single storey side infill extension.  
Location:      The Oaks, Portsmouth Road, Bramshott Chase, Hindhead, GU26 6FQ.

Cllrs Hedger and Hanrahan had visited the site. Cllr Hanrahan showed the meeting the plans of the proposal and explained that there would be no impact on neighbours. The driveway is large enough for parking. The committee agreed to return the following comment:

**NO OBJECTION**

- 4      Case No:      28766/012.  
Proposal:      Prior Approval - Change of use from Office Use (Class B1(a)) to a Dwellinghouse (Class C3).  
Location:      Stewart House, Crossways Road, Grayshott, Hindhead.

Cllr Georgii and Cllr Mrs Vyner had considered the application prior to the meeting. Cllr Georgii summarised the planning history of Stewart House. The application is a prior approval so the following were considered:

- transport and highway impacts
- contamination risks on the site
- flooding risks on the site
- impacts of noise from commercial premises on the intended occupiers of the development.

The committee agreed to return the following comment:

**NO OBJECTION**

- 5&6      Case No:      58323/001.  
Proposal:      Display - non illuminated fascia sign.  
Location:      Grayshott Wine Centre, Andover House, Headley Road, Grayshott, Hindhead, GU26 6LB.

- Case No:      58323.  
Proposal:      Improvement to the existing shopfront.  
Location:      Grayshott Wine Centre, Andover House, Headley Road, Grayshott, Hindhead, GU26 6LB.

The two applications were considered together. Cllrs Hedger and Jones had visited the site prior to the meeting. The proposed shop front elevation and fascia sign were examined and the meeting felt that the investment in the property should be welcomed. All agreed that the proposal was in keeping with the area.

**NO OBJECTION to both applications**

- 7      Case No:      28695/003.  
Proposal:      Change of use from A1 to Sui Generis (beauty salon/ nail bar and retail of associated products).  
Location:      The Glen House, Crossways Road, Grayshott, Hindhead, GU26 6HG.

Cllr Mrs Vyner and Cllr Hanrahan had visited the site. The meeting considered the change of use and agreed to return the following comment:

**NO OBJECTION**

- 8      Case No:      28695/004.  
Proposal:      Display - illuminated fascia sign.  
Location:      The Glen House, Crossways Road, Grayshott, Hindhead, GU26 6HG.

The meeting examined the plans and design and access statement and were concerned that the sign would be illuminated. Cllr Georgii explained the plans for the sign and all agreed to return the following comment:

**OBJECTION - The shop is located in the Conservation Area and therefore any signage should be in keeping with the style of Victorian shopfronts. Illumination should only be provided by external lighting as seen on the neighbouring shops. The plans as presented are contrary to CP30 Historic Environment paragraphs c, d and e of the EHD Local Plan: Joint Core Strategy 2014.**

**P19/43 Receive decision notices**

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.  
GPC Response: Noted.  
NO OBJECTION

Case No: 52307/004.  
Proposal: Retention of replacement fence and gate.  
Location: Woodsedge, Glen Road, Grayshott, Hindhead, GU26 6NF.  
GPC Response: Objection.  
PERMISSION

Case No: 52307/003.  
Proposal: Retention of detached outbuilding.  
Location: Woodsedge, Glen Road, Grayshott, Hindhead, GU26 6NF.  
GPC Response: Objection.  
REFUSAL

**P19/44 Chairman's notices**

1. Cllr Hedger asked whether Councillors wished to raise any questions on the update received from EHDC on the next stage of the Local Plan. There were none.
2. Cllr Hedger informed the meeting that an appeal against EHDC's decision to refuse 52307/003, retention of detached outbuilding at Woodsedge, Glen Road, had been received. The appeal is proceeding under the Householder Appeals Service and therefore there is no opportunity to provide other comments. EHDC has forwarded all previously submitted comments to the Planning Inspectorate.

Date of next meeting: Thursday 1<sup>st</sup> August 2019 at 7.30pm.

The meeting closed at 8.30pm.

Signed ..... Date .....