

Grayshott Parish Council

Minutes of a meeting of the Planning and Conservation Committee held on Thursday 1st August 2019 in the Parish Council Office at 7.30pm

PRESENT: Cllr A Hedger (Chairman), Cllr Mrs Sally Campbell-Clause, Cllr Steve Georgii, Cllr Tom Hanrahan, Cllr Chris Jones, Cllr Richard Lyon,
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.

Cllr Jones raised some ideas for improving the Village Green and it was suggested that he feeds these into the work of the green space strategy group.

The Committee meeting started at 7.32pm.

P19/45 Receive apologies

Apologies were received from Cllr Mrs Helen Vyner.

P19/46 Make declarations of pecuniary interest

None.

P19/47 Confirm minutes of the Planning & Conservation Committee meeting of 4th July 2019

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

P19/48 Consider applications in hand

- 1 Case No: 20193/016.
Proposal: Part retention of: Sign 1 - 3D letters and logo - non illuminated, Sign 2 - non illuminated flush letters Sign 3 - 3D letters and logo with internal illumination, Sign 4 - hanging sign - non illuminated (amended description and amended plans received 18.06.2019 and 20.06.2019).
Location: Welfitt House, Headley Road, Grayshott, Hindhead, GU26 6LG.

Cllrs Hedger and Georgii had considered the application in detail prior to the meeting. Cllr Hedger showed the meeting the photographs of the shop front so the signs could be identified. He explained that there were 32 public objections and that the Conservation Officer had been consulted but had not yet commented. He explained that because the site was adjacent to the Conservation Area the conservation rules should be applied. Cllr Hedger asked those at the meeting for their comments. All agreed that the large sign on the flank wall and the protruding sign were unnecessary as the shop could clearly be seen from all angles unlike perhaps in a large retail park. Cllr Lyon added that as the speed limit was 20mph motorists would be able to find the shop easily without these signs. Cllr Hanrahan felt that the sign at the front would be more in keeping if it was externally illuminated and the letters were flush with the backboard. All agreed that illumination should be only during shop opening times.

*Cllr Hedger adjourned the meeting at 7.46pm to allow members of the public to speak.
Meeting reconvened at 7.48pm.*

Relevant policies and guidelines were discussed and it was noted that there were examples in Grayshott of national retailers that had softened their shop fronts to tie in with local design principles. All agreed to return the following objection:

OBJECTION Sign 1 should be removed. Sign 2 - letters should be smaller. Sign 3 - letters should be smaller and flush and with no internal illumination. If sign 3 is to be illuminated it should be done so discretely using external lights and also only during shop opening hours. Sign 4 should be removed.

The National Planning Policy Framework para 132 states that “The quality and character of places can suffer when advertisements are poorly sited and designed”. Welfitt House is adjacent to the Conservation Area and therefore care must be taken to ensure that shop signs are sympathetic.

CP30 Historic Environment, East Hampshire District Local Plan: Joint Core Strategy (June 2014) states that “Development proposals must conserve and, where possible, enhance the District’s historic environment”. The site is also in a 20mph zone and therefore there is no need to have large, protruding signs. Signs 1 and 4 are simply not needed and, as there is no shop window in the flank wall and the site is adjacent to the CA, not allowed.

The Shopfront and Signs Design Guide for East Hampshire is recognised as supplementary planning guidance and it states that:

- “Adapting corporate images in a modest manner may be more appropriate, particularly in the District’s more sensitive areas, Conservation Areas.”
- “..... individually illuminated letters and halo-lit perspex letters are not acceptable in Conservation Areas.”

- 2 Case No: 57687.
Proposal: Two storey side extension, alterations to roof and other alterations.
Location: Falcons, Hill Road, Grayshott, Hindhead, GU26 6HL.

The site and neighbours had been visited by Cllr Jones and Cllr Mrs Campbell-Clause prior to the meeting. The existing elevations and site plan were examined. Cllr Mrs Campbell-Clause showed the meeting the proposed elevations and explained the main features of the extension and alterations. The gap between the property and their neighbour to the West was considered and the location of trees. Cllr Lyon asked how much nearer the side elevation would be to the boundary. Cllr Mrs Campbell-Clause read the neighbours objection. After further discussion the committee agreed to return the following comment:

NO OBJECTION

- 3 Case No: 27202/037.
Proposal: 5 affordable single storey dwellings on the previously approved allotment gardens (approved under application Ref: 27202/033).
Location: Applegarth Farm, Headley Road, Grayshott, Hindhead, GU26 6JL.

The application had been considered by Cllrs Hanrahan and Georgii prior to the meeting. Cllr Hanrahan pointed out that no evidence had been provided by the applicant to show the demand for bungalows. He also commented that the distance from the site to the village centre would not be ideal for elderly or disabled residents and that EHDC policy refers to sustainable locations. He listed several Local Plan policies covering social infrastructure and the protection of green space that this application does not follow. Cllr Georgii added that the Parish Council originally supported Applegarth Vale as a restricted development because of the amenities it would provide. Cllr Jones and Cllr Hedger felt that the application represents over development and commented that the demand was not from Grayshott but a windfall site for EHDC. Cllr Lyon explained the Council’s position on allotments and that he felt that green space should be provided and that the management company should maintain it for the enjoyment of the Applegarth Vale residents.

*Cllr Hedger adjourned the meeting at 8.17pm to allow members of the public to speak.
Meeting reconvened at 8.18pm.*

It was agreed to return the following comment:

OBJECTION. The original scheme was permitted based on the S106 agreement. The S106 agreement must be fulfilled in the same manner that the housing must be delivered. No evidence has been provided on unmet demand for affordable single storey homes and our understanding is that Grayshott has no demand after the affordable homes permitted under 2720/033 have been built and allocated. We do not support this loss of green space to any form of housing. Grayshott Parish Council objected to the first outline application (/031) but raised no objection to the second application. This “change

of heart” was after a careful and difficult re-evaluation of the balance between meeting the housing need (affordable homes for local families) and protecting the countryside and the willingness of the applicant to address the range of infrastructure implications raised by the proposals. This application for 5 single storey affordable homes does not warrant any further loss of green space.

- 4 Case No: 28514/003.
Proposal: Rear single storey extension to retail premises to facilitate additional office space and creation of balcony to flat above.
Location: The Tuck Box, Headley Road, Grayshott, Hindhead, GU26 6LD.

The site had been visited by Cllr Jones. The existing and proposed elevations and plans were viewed. Cllr Jones outlined the two objections that had been posted and explained the neighbour's comment on a privacy screen for the balcony. The Conservation Officer's report was discussed and Cllr Hanrahan agreed that the application documents were not comprehensive enough. All agreed the following comment:

OBJECTION although we appreciate the need to improve the ground floor office space, the application provides insufficient detail to determine whether the first floor balcony would cause a loss of privacy to neighbouring properties. The Conservation Team's amendments must also be taken on board.

- 5 Case No: 55676/001.
Proposal: Increase of garage roof to provide office above with external staircase.
Location: 7 Oakhurst, Grayshott, Hindhead, GU26 6JW.

The site had been visited by Cllrs Lyon and Hanrahan. Cllr Hanrahan showed the meeting the existing and proposed elevations and pointed out the increase in ridge height above the garage, the matching materials and the new rear roof as a continuation of the main roof. There was some discussion on the external staircase. Comments from the Conservation Officer were noted. All agreed to return the following comment:

NO OBJECTION.

- 6 Case No: 37301/004.
Proposal: Large Thuja Plicata (Western Red Cedar) next to house northside. Reduce in height by 6 metres, present height 20 metres. Crown thinning by 5%. Crown reduce spread from 4 metres to 3 metres. Reason: falling limbs.
Location: Inglewood, Crossways Road, Grayshott, Hindhead, GU26 6HG.

Cllrs Lyon and Hanrahan had visited the property and spoken to the applicant. The tree is growing close to the garage and its roots are beginning to lift paving stones. The work is to keep the tree healthy and contained. All agreed to return the following comment:

NO OBJECTION.

- 7 Case No: 32936/00.
Proposal: Two storey extension to side.
Location: Kiln Cottage, Kiln Way, Grayshott, Hindhead, GU26 6JF.

The site had been visited by Cllr Lyon and Cllr Mrs Campbell-Clause. An aerial photo was shown so the location of the property and its neighbours could be understood. Cllr Mrs Campbell-Clause showed the meeting photographs of the property and the proposed elevations to explain the extension. There are no overlooking issues and no impact on neighbours other than a shared driveway. All agreed to return the following comment:

NO OBJECTION.

- 8 Case No: 57675/003.
Proposal: T1 Pine - 3 metre crown reduction of tops to relieve weight on bent stem .Prune 4 lower branches to 5/6 metres as overhanging public footpath. T2 Pine - remove approx 6 metres to make same height as rest of crown or discuss removal of whole tree as very low amenity value. T3 Pine - Large twin stemmed to be reduced by 2/3 metres of the branch length to healthy growth points in order to

maintain size and prevent future branch failure. T4 Pine - To have a max of 2 metres reduced from tops to maintain natural crown balance. T5 Pine - to have top section reduced by 2 metres height by way of thinning out and a more balanced crown. T6 Pine - to have 2 metre crown reduction. To reduce a few side branches by a metre or so including 2/3 metres of one overhanging neighbours (No9). T7 Pine - Larger limb overhanging neighbours garage reduce by 50% to healthy growth point. Reduce top crown by 2 metres. T8 Pine - has a strange twisted fork union - remove 2/3 metres from extended tops. T9 Pine - To have lowest branch removed. 6th branch up to be reduced by 3 metres and top to be reduced by 2/3 metres to balance with rest of trees canopy. T10 Oak - removal of branch smothering rhododendron back to stem of low branch. Removal of wrist sized branch to fork in branch.

Location: 10 Kingswood Firs, Grayshott, Hindhead, GU26 6EU.

The site had been visited by Cllr Hedger. Cllr Hedger explained that many of the trees were overhanging the road and neighbours' properties. The work is largely housekeeping in nature and the applicant has asked consideration to be given to felling T2 due to its low amenity worth.

*Cllr Hedger adjourned the meeting at 9pm to allow members of the public to speak.
Meeting reconvened at 9.02pm*

All agreed to return the following comment:

NO OBJECTION.

P19/49 Agree whether to send a representation on the appeal by BGH Construction Ltd
(27202/035: Change of use and conversion of building from golf driving range to place of religious worship (D1 use), formation of new vehicular access and extension of car park at Tri Golf Center, Headley Road, Grayshott, Hindhead, GU26 6JL.)

Cllr Hedger reminded the meeting of the Council's comment on the original application. All felt that the comment and areas of concern listed in the response were still the view of the Council and therefore a further representation was unnecessary.

P19/50 Consider the Grayshott Kebab House sign in the context of the Conservation Area

Councillors had reviewed the sign prior to the meeting and Cllr Hanrahan showed the meeting a photograph of the sign. After some discussion it was agreed that the clerk should send EHDC a planning enforcement complaint form so that the sign's conformance with the Conservation Area requirements can be checked.

P19/51 Receive decision notices

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

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.
GPC Response: Objection.
REFUSAL

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.
GPC Response: No objection.
PERMISSION

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.
GPC Response: No objection with a comment on location.
PRIOR APPROVAL REQUIRED AND REFUSED

P19/52 Chairman's notices

1. Cllr Hedger raised the post on Nextdoor regarding noise of lorries reversing at Applegarth Vale.

Date of next meeting: Thursday 5th September 2019 at 7.30pm.

The meeting closed at 9.15pm.

Signed Date