



Planning Department,  
Waverley Borough Council,  
The Burys,  
GODALMING. BY EMAIL

Dear Sirs,

Planning Application PRA/2017/0001

Recreation Pavilion, Haslemere.

The Haslemere Society is surprised at the use of a General Permitted Development Order for this particular application and we consider that it is probably an inappropriate method of applying for a change of use in this instance. We wish to make the following comments on this application :-

### **1) Planning Considerations**

Consideration under a GPDO requires:-

- the applicant to provide sufficient information to enable the Council to decide the application or else refuse it.
- The LA are to determine whether the impact on the adjoining properties is acceptable.
- permission can only be granted if there are no restrictive conditions.



### **Planning Considerations (cont'd)**

The application does not provide information on: – external play area arrangements, no assurance that ALL parents would use the car park for drop off and collection arrangements, details of the very significant internal alterations that will be necessary , the feasibility of providing nursery accommodation as well as sports and social facilities with its bar, showers, changing rooms etc, for which the pavilion is intended. Will there be sufficient space for 30 children and the facilities they/Ofsted require whilst maintaining these facilities ?

Waverley Local Plan Policy LT1 states that the Council will seek to retain leisure (and recreational) facilities as the highest priority and specifically highlights the need to protect such facilities. Allowing this proposed change of use would compromise the purpose of these leisure facilities and would be contrary to this policy.

### **2) Legal Considerations**

The land on which the pavilion is built was given to the community of Haslemere in 1920 as a memorial following the First World War. The establishing of a fee charging nursery is probably not permitted by the covenants attached to this land transfer. These covenants need to be disclosed to the public by WBC.

The Deed of Dedication drawn up in 2015 for the part of the Recreation Ground on which this pavilion (and other facilities) are built requires the area to be retained for public community events, as a public park, playing field and recreation ground and to include the ancillary buildings and facilities. Clearly this precludes the setting up of a commercial enterprise such as a fee charging nursery, (or a fee charging dental practice for example).

### **3) Operational/Use Considerations**

It is understood that Haslemere Recreation Ltd. – the leaseholders of the pavilion – are experiencing difficulties as several of the previous backers/users of the pavilion are no longer using the facility, leaving the cricket section as the main users during the cricket season which has prompted this proposed change of use application.



**Operational/Use Considerations.(cont'd)**

The Haslemere Society considers the proposed change of use to be inappropriate and that WBC, being the Landlord (and custodian of this public recreational facility) as well as the Local Planning Authority, may be conflicted in considering this application.

Also WBC, as custodian, landlord and local authority, has a duty to the Haslemere public to address the current difficulties and to ensure the continuing availability of the pavilion for use by the community of Haslemere by seeking other appropriate uses.

It is appreciated that WBC wishes to gain possession of the building to the north of Wey Hill (behind Chessington tyres) for new residential construction and which is currently used by the nursery company wishing to use the recreational pavilion. When considering the continuing future use of the pavilion it would be appropriate for WBC to give serious consideration/incentive to accommodating scouts, guides and other similar important community activities that are likely to provide a better fit with the existing pavilion facilities and which WBC are seeking to displace to achieve their residential construction aims.

For all the above reasons The Haslemere Society wishes to register its objection to this application.

Yours faithfully,

John Greer (Vice Chairman, The Haslemere Society)

