

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 30th May 2017.

MEMBERS

*Cllr S Halstead, Cllr K Budden, Cllr R Hargreaves, Cllr D Jerrard, Cllr H Linsley, *Cllr McDonald, *Cllr A Wright.

*Present

Clerk: R Bowery.

P38/17 Election of Chairman: Cllr Halstead, proposed by Cllr Wright & Seconded by Cllr McDonald, was duly elected as Chairman for the ensuing Council year.

P39/17 Apologies: Apologies were accepted from Cllrs Budden, Hargreaves, Jerrard & Linsley.

P40/17 Declarations of interests: There were no declarations of interests.

P41/17 Minutes of the meeting of 2nd May 2017

The minutes of the meeting of 2nd May were proposed by Cllr McDonald & seconded by Cllr Wright.

Resolved: The minutes of the meeting of 2nd May 2017 were approved as a correct record.

P42/17 Matters Arising & other items

Adopted Joint Chichester Harbour, AONB supplementary planning document: It was noted that the document had been adopted by Chichester District Council.

Alleged Operational Development – A letter had been received from EHDC notifying that the compliance officer was investigating the alleged erection of outbuildings to rear of 20B Vinson Road

Response to LPC letter on CIL – An email had been received from EHDC's Developer Contributions Monitoring Officer in response to the letter that LPC had sent to the Head of Planning expressing concern over the increased number of documents required when planning applications were submitted. The officer had responded that this was now the legal requirement but expressed that it was heavy on process but failure to follow that process could lead to heavy fines.

After discussion it was agreed that LPC would write to Government expressing concern & also alert EHAPTC to the matter to see if other parishes felt the same.

Joint training sessions – It was agreed that the EHDC offer of joint planning training sessions with other parishes would be pursued after the General Election.

Bramshott & Liphook Neighbourhood Development Plan – Invitation to Planning Event – There were no Members able to accept the invitation.

Smiths garage site landscaping – EHDC's enforcement officer had advised that an extension until 31st August had been granted for the implementation of the landscaping. The Chairman asked the Clerk to carry this item forward to the September meeting agenda.

Neighbourhood Plan – It was noted that the Public Examination was on Friday 30th June. Cllr Wright asked if the representations were available on-line at SDNP or the NP website. The Clerk would check into the matter.

P43/17 Planning Applications

17/01966/HOUS – The Shaw, Pruetts Lane – Two storey extension to side & glazed atrium to rear.

Decision: No objection provided the limitations of the H16 policy are not exceeded.

1702290/HOUS – 36 Andlers Ash Road – First floor extension to rear.

Decision: No objection.

117/01989/CND – Bluebell Inn, Farnham Road – Variation of condition 8 to planning permission
15/01388/FUL to allow substitution of plan 14/148/sk21b with 16/186/hed01 (removal of hedge & low wall, modification/removal of low brick garden wall).

Decision: No objection.

17/02336/CND – Land East of Lyss Place, Hawkley Road – Removal of condition 7 on planning consent
16/05594/FUL (requires detailed landscaping scheme to be submitted to SDNP for approval before development in brought into use).

Decision: Objection. Liss Parish council is disappointed that the landscaping scheme that was carefully constructed to a high quality for the A3 corridor could now be jeopardised. It is felt that the landscaping scheme condition as approved in the planning consent is critical in this location & must be adhered to. Should SDNP be minded to approve this CND application then LPC requests that the condition is only suspended for a period of one year & then reapplied.

17/02153/LDE – Forest House, Warren Road – LDE for existing use – to include the footprint of a part of a conversion development for which planning permission was granted (May 1956). A ground floor slab laid but upon which the sub structure was not completed to be included within the overall development for the purposes of calculating the gross floor area.

Decision: No objection provided the limitations of the H16 policy are not exceeded. However; LPC feel that the evidence provided with the application documents is insufficient & that EHDC must thoroughly investigate the case history to establish the facts.

17/02171/FUL – 71/71A Station Road – Retention of external alterations including shopfronts, dormer window, fenestration to rear balconies.
Cllr McDonald said that she had used the services of the applicant for work on her own dwelling in the past. Members agreed that this did not constitute a disclosable interest.

Decision: No objection. LPC regrets that the development has not been completed in accordance with the planning permission

P44/17 The following other matters were tabled

SDNP Applications Refused

17/00723/LDP Springs, Reeds Lane

Lawful Development Certificate for Proposed Use - Stationing of 5 residential caravans to make a total of 10 on the site

TPO applications - referred to tree warden

17/02320/TPO Lisswood Lodge, Plantation Road

T1 Yew - Reduce crown height by 3 metres to leave a finished crown height of 7 metres. Reduce crown width north by 2 metres, leaving 3 metres. Reduce crown width east by 3 metres, leaving 3 metres. Reduce crown width south by 1 metre, leaving 2 metres. Reduce crown width west by 3 metres leaving 5 metres.

T2 Yew - Reduce crown height by 3.5 metres to leave a finished crown height of 8 metres. Reduce crown width north by 1 metre leaving 3 metres, Reduce crown width east by 2 metres, leaving 3 metres, Reduce crown width south by 1 metre, leaving 3 metres. Reduce crown width west by 3 metres, leaving 5 metres.

T3 Yew - Reduce crown height by 3.5 metres to leave a finished crown height of 8 metres. Reduce crown width east by 2 metres, leaving 3 metres, Reduce crown width south by 1 metre, leaving 3

metres.

Reduce crown width west by 3 metres, leaving 5 metres.

17/02258/TPO Newman Collard Playing Field

1. Quercus robur - prune back upper branches touching or close to stanchion by 1m.

2. Populus nigra - remove upper branches to clear light to , 2m distance, remove medium branch screening light unit and clip lower branches to clear stanchion; 3. Betula pendula - light stanchion; 3. Betula pendula - light canopy prune to clear floodlight stanchion; 4. Quercus robur - lift smaller low branches

to 2-2.5m from ground to main branch, prune out dead branch; 5. Quercus robur - remove lower branches to 2-2.5m from ground.

TPO approvals

17/00922/TPO Public Open Space,
Upper Mount

2 Oak - re-shape and overall reduce the crowns of both trees by 25% to leave finished heights of 12m and finished spread (radius) of 7m, reduce epicormic growth.

P45/16 Any Other Business

Cllr McDonald raised concerns over several properties that she had visited while delivering the Council's newsletter where there appeared to be multi-occupancy or sub-divisions of the properties.

After discussion it was agreed to request District Councillors to establish what the requirements are to register such things & what the District Council's process for monitoring such developments was.

Cllr Wright asked if an answer had been received from EHDC/SDNP to questions on Developers' Contributions & CIL funds. The Clerk replied that he now had schedules from each body that were reconciled & included contributions for Liss House.

The Chairman reported that a landowner at Pigeon Copse, Farther Commons had circulated neighbouring residences offering parcels of land for sale & informing that he would be applying for planning development consent on a large parcel of land. As the land was in a protected area outside of the settlement policy boundary there was little likelihood of any permission for such a proposal. It was agreed to refer the matter to District Councillors attention so that they could make EHDC aware.

The meeting was closed at 20.30 hrs

Next Meeting: TUESDAY 27th June 2017, 7.30pm