

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 9th January 2017

MEMBERS

*Cllr S Halstead (Chair), *Cllr K Budden, Cllr Y Heaton, *Cllr R Hargreaves, Cllr D Jerrard, *Cllr H Linsley, *Cllr A Wright.

*Present, in addition to two members of the public

The meeting was clerked by S. Smith (Assistant Clerk)

P01/17 Apologies: Apologies were accepted from Cllr Jerrard.

P02/17 Declarations of interests: Cllr Halstead declared an interest in applications SDNP/16/00008/LDP and SDNP/16/06248/TPO (Redwoods, 3 East Hill Drive).

P03/17 Minutes of the meeting of 12th December 2016

Resolved: That the minutes of the meeting of 12th December 2016 be accepted as an accurate record (proposed by Cllr Budden, seconded by Cllr Hargreaves and all in favour).

P04/17 Matters Arising & other items

CIL Review – Members agreed to propose to Council the setting of a subgroup to take this forward.

Notification of alleged breach of operations development – erection of car port at 137 Station Road – The Chair noted that this was under investigation by the case officer.

Land NE of Edgewood Court, Hill Brow Road – SDNP/16/04073/FUL – Members of the LPC Planning Committee would attend the EHDC Planning Committee at which this application would be considered in order to represent LPC views.

Review of Liss car parks by EHDC – Members noted that a letter had issued to EHDC requesting consultation with LPC.

Monitoring of enforcement issues – The Chair noted that landscaping at the Former Smiths Garage Site landscaping under 05701/FUL would still need to be monitored. Cllr Budden also raised the former NFU site and the need to follow up on the letter due from EHDC Planning to a neighbouring resident.

P05/17 Adjournment for public participation

Members listened to comments of objection from two members of the public in relation to application SDNP/16/06130/FUL – Land Between 29-25 Mint Road.

The meeting was then reconvened.

P06/17 Planning Applications

SDNP/16/06130/FUL – Land Between 29-25 Mint Road – Detached two storey house and double garage

Decision: Strong objection. Liss Parish Council objects to this application based on the height and scale of the proposed development. It is felt that the proposed development is inappropriate in this location and that the maximum height of the property should not exceed surrounding properties. There would be a negative impact on the street scene which constitutes a rural environment with houses of modest scale. Furthermore, the proposed raise in height of the ground level to 73.20m above Ordnance Datum as required by the Environment Agency to mitigate flood risks would further increase the height in relation to surrounding properties.

LPC is concerned that raising the ground level to mitigate flood risk to the proposed property would result in an unacceptable increase in water run-off onto neighbouring properties at a lower level, in particular the

adjacent cottage, number 29 Mint Road. LPC would propose that, should EHDC be minded to grant the application, that drainage works must ensure that no drainage onto neighbouring properties takes place. LPC also notes the size of the proposed garage with a very high ridge height and objects to the height and scale. LPC requests that, should EHDC be minded to grant the application, a condition is attached to ensure that the upper storey is used for storage purposes only.

LPC maintains concerns over the impact of the development on wildlife in the area. In particular, LPC notes the ecological value of the stream and has concerns that the proposed works on the Mint stream may affect the quality of the habitat for wildlife within the property and downstream.

The two members of the public left the meeting.

SDNP/16/06074/HOUS – Monks Hatch, Malvern Road – Single storey extension to side

Decision: No objection

SDNP/16/06339/FUL – 14 Station Road – Change of use of the existing building from a mixed use of office and separate residential flat to two residential units

Decision: Objection. Liss Parish Council is of the opinion that this application is premature and feels that every effort should be made to keep this building in business use. This is a central part of the business centre of the village and the lack of parking makes the location unsuitable for residential use.

SDNP/16/05895/HOUS – West Leigh, Mill Road – Single storey side and two storey front extension (as amended by plan received 4/1/17 – to show amendment to first floor materials and correct annotation to plan)

Decision: No objection providing sufficient parking is maintained.

SDNP/16/06256/HOUS – 173 Station Road – Ground floor extension to connect to existing outbuilding, plus conversion of the existing outbuilding

Decision: No objection

SDNP/16/06123/FUL – Bryn, Rake Road – Change of use of modern redundant livestock building to form a single unit of visitor accommodation

Decision: Liss Parish Council has no objection providing that a tight condition is attached to ensure that the visitor accommodation remains ancillary to the main property and that it is used as a holiday let for a limited period of the year only.

SDNP/16/006138/HOUS - 2 Highfield Gardens – Single storey extension to side, chimney stack to side

Decision: No objection

SDNP/16/06370/HOUS – Reeds, Reeds lane – Minor alterations to the North and East elevation. Demolition of the existing annex building. Erection of an extension to the East side of the main house

Decision: Liss Parish Council remain to be convinced that this is an appropriate design solution but has no objection providing that EHDC is satisfied that the extension of the property does not breach the provisions of policy H16.

SDNP Applications Approved

SDNP/16/04832/HOUS 168 Station Road Detached single storey outbuilding following

demolition of existing outbuilding; and formation of new access and parking area (Amended plans description and plans received on 17/11/16, 23/11/16 and 25/11/16)

SDNP/16/05242/HOUS	3 Burgates Farm Cottages, Farnham Road	First floor dormer to rear
SDNP/16/04621/HOUS	9 Kiln Field	Two storey side extension with dormer window to front and roof light to rear. Alterations to existing conservatory and additional ground floor window in west elevation (Title amended and amended plans received 9/11/16 and 11/11/16)
SDNP/16/004750/HOUS	4 Rockpitt Cottages, Rake Road	Extension to existing driveway and part retention and repairs to existing driveway

SDNP Applications Withdrawn

SDNP/16/05940/HOUS	Redwoods, 3 East Hill Drive	Certificate of lawful development for proposed Works – new toilet in porch area
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TPO applications - referred to tree warden

SDNP/16/06248/TPO	Redwoods, 3 East Hill Drive	Fell – Cryptomeria Japonica
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TPO order decisions - approvals

SDNP/16/05336/TPO	32 Dennis Way	Felling of maturing Ash which has moderate die-back of branches overhanging garden and increased deadwood
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P08/17 Any Other Business

There were no issues.

P09/17 Planning Applications

SDNP/16/00008/LPD – Redwoods, 3 East Hill Drive – Certificate of lawful development for proposed works – new toilet as side extension to kitchen

At this point Cllr Halstead who had declared an interest in application SDNP/16/00008/LDP (Redwoods, 3 East Hill Drive) left the meeting. Cllr Wright proposed that Cllr Budden take the chair, seconded by Cllr Hargreaves.

Decision: No objection.

The meeting was closed at 20.50 hrs.

Next Meeting: 6th February 2017, 7.30pm