

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 24th July 2017.

MEMBERS

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

*Present, in addition to Cllr T Wiles and three members of the public.

Clerk: S. Smith.

P53/17 Apologies: Apologies were accepted from Cllr Jerrard.

P54/17 Declarations of interests: Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.

P55/17 Minutes of the meeting of 27th June 2017

The minutes of the meeting of 27th May were proposed by Cllr Wright and seconded by Cllr McDonald.

Resolved: The minutes of the meeting of 27th June 2017 were approved as a correct record.

P56/17 Matters Arising & other items

Rogate and Rake neighbourhood Plan Pre-Submission Consultation – Cllr Hargreaves noted that one of the proposed housing allocations was of interest to LPC as it would be on the Sussex/ Hampshire border and the gardens would be within the parish of Liss. Members agreed that the overall plan should be welcomed and that the provision of housing would be supported providing it met local needs. The Chairman would respond accordingly before the 18 August deadline.

Invitation to EHDC Planning Event on 16/8/17 – The invitation had been circulated to Members and the Clerk would respond with a list of those who wished to attend.

SDNP notification on the CIL Infrastructure Delivery Plan – Cllr Hargreaves advised that work had been undertaken by a sub group on LPC priorities for CIL funding. A further meeting would take place shortly. He would circulate with a view to discussion by Council on 18th September so that an agreed response could be provided by the 29th September deadline.

Rake War Memorial – Members noted that Rake War Memorial had been awarded Listed Building Status as a Building of Special Architectural or Historic Interest (Grade II).

Cllr Hargreaves left the meeting at this point.

P57/17 Adjournment for public participation

Members listened to comments of objection from three members of the public in relation to application SDNP/17/03507/FUL – Land Adjoining 29 Mint Road.

The meeting was then reconvened.

P58/17 Planning Applications

Members agreed to take the following application first.

17/03507/FUL – Land Adjoining 29 Mint Road – Pair of semi-detached two storey dwellings one with attached single garage, parking spaces and new vehicular access

Decision: Strong objection. Liss Parish Council strongly objects to this application based on the scale of the proposed development which constitutes a cramped over development of the site. The Inspector's reasons for dismissing the 2015 Appeal on this site (APP/Y9507/W/3004454) remain valid for this application. The density of the proposed development and location - set back from the road to avoid the roots of a protect Silver Birch - is not in keeping with the road. There would be a negative impact on the street scene which

constitutes a rural environment with houses of modest scale. The additional of several cars to the front of the property would further impact on the street scene and contribute to an 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.

Liss Parish Council also has concerns about access and egress to the development which follows a hump in the road and limited visibility. Finally the proposals do not provide for any landscaping between the development and the Mint Stream which would be critical for wildlife. Liss Parish Council is concerned that the proposed development is very close to the stream to the rear which could impact negatively on the flow as well as and on the quality of the habitat for wildlife.

Cllr McDonald abstained from voting on the LPC position as she had not been able to view the proposals prior to the meeting.

The three members of the public left the meeting at this point.

17/03083/FUL – 71A Station Road – Retention of Second Floor, 1-bedroom flat

Decision: Objection. Liss Parish Council is concerned that no parking is to be provided. While the accommodation is only for a one bedroom flat, the reality is that despite the adjacent station and a limited bus service a car is essential for most people in Liss. It is felt that the parking arrangements for the flats already permitted is congested and will lead to vehicles reversing on to Station Road to exit the site. The location, adjacent to the railway crossing, on this heavily used road make this an extremely dangerous site. Where will visitors park? Liss Parish Council also questions whether the application would meet the requirements of Buildings Regulations.

1703263/LDP – Springs, Reeds Lane – Certificate of lawful development for proposed use – the stationing of four additional residential caravans for use ancillary to four residential caravans authorised by certificates of lawful use

Decision: Strong objection. Liss Parish Council strongly objects to this application for four additional residential caravans on the basis that this would constitute a material change in the character and appearance of the site in conflict with SDNPA's first statutory purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area. Liss Parish Council does not feel that a LDP is the appropriate mechanism for handling this application which should be considered as a full application. It is the view of Liss Parish Council that the original consent for a single caravan did not envisage such an increase in the number of caravans at the site is not justified. An increase in the number of caravans to this extent will also give rise to other issues such as drainage, access and parking. The proposal makes no allowance for parking for this number of caravans and access via a narrow track between two properties will increase vehicular movements by a significant amount. Additional traffic onto the narrow, sunken Reeds Lane is of serious concern.

17031937HOUS – Rose Cottage, Hill Brow Road – Rear and side extensions, new roof at first floor level replacing flat roof and external wall insulated cladding following demolition of conservatory and single storey extension

Decision: Liss Parish Council has no objection providing that a bat survey is conducted.

Liss Parish Council noted that the agent, Mr John Starling, is well known to and occasionally carries out work for LPC.

17/03079/HOUS – Woodlands Manor, Hill Side Lane – Single storey outbuilding following demolition of existing single storey structure

Decision: Liss Parish Councils questions whether this proposal, which is a considerable distance from Woodlands Manor, meets the requirements of Policy CP19 or saved Policy HE2. The roof is significantly higher and the building has a much more domestic appearance than the building it is to replace. Should EHDC/ SDNP be minded to approve this application it would be essential for a condition to be applied to ensure that the outbuilding remains ancillary to the main dwelling and is not used as residential accommodation or sold as a separate dwelling at any point in the future. Liss Parish Council also requests a condition for blinds to the velux windows to minimise the impact on the dark skies policy. LPC notes with concern that some tree removal appears to have already taken place and requests steps are taken to prevent any further loss of trees.

Resolved: That the Clerk write to EHDC and SDNP Tree Officers to highlight trees being felled in Hillbrow, Cumulatively, such tree loss could have a significant adverse impact on the wooded hillside which is a valued feature of the National Park landscape.

17/03204/FUL – Caravan, 4 Duckmead Lane – Erection of portal steel framed building for the storage of agricultural machinery

Decision: Objection. Liss Parish Council has concerns regarding the size and appearance, including the colour of the roof, of the proposed structure in this location. The proposed structure would be visible at certain times of the year from the railway line to the north and is adjacent to a public ROW. The Liss Village Design Statement contains provision within its guidelines to protect countryside views, stating that “The impact of new large buildings such as barns which are highly visible in the countryside should be minimised through the use of timber cladding and dark roofing materials which blend into the landscape. Roof profiles should be low and kept below the tree Line” (section 2.2).

17/03340/FUL – Bottom House, Pruetts Lane – Single storey replacement garage/machinery shed with adjacent integral ancillary accommodation for use as a home office and gym/storage area

Decision: Objection. Liss Parish Council is concerned that the proposed building has a much more domestic appearance than the building it is to replace and that the scale, design and use of the proposed development is not consistent with policies CP19 and the principles of HE2.

Liss Parish Council requests that, should EHDC/ SDNP be minded to approve this application, that a condition is applied to ensure that the outbuilding remains ancillary to the main dwelling and is not used as residential accommodation or sold as a separate dwelling at any point in the future. Liss Parish Council also requests, should EHDC/ SDNP be minded to approve this application, a condition to limit further loss of trees. Members also noted that a lack of distinction between pre-application documents and documents for this application gave rise to some confusion.

17/03441/PRES – The Oaks, 35 St. Mary’s Road – Redevelopment of the site to provide 40 extra care apartments with additional communal facilities, staff facilities and associated parking and landscaping

The Clerk confirmed that this was a pre-submission application and that there was nothing for consultation at this time.

P59/17 The following other matters were tabled

SDNP Applications Approved

17/01989/CND	Bluebell Inn, Farnham Road	Variation of condition 8 to planning permission SDNP/15/01388/FUL to allow substitution of plan 14/148/SK21B with 16/186/Hed01
--------------	-------------------------------	--

		Condition Number(s): 8 Condition(s) Removal of existing condition protecting the hedge and low wall
17/02290/HOUS	Andlers Ash Road	First floor extension to rear (amended plan received 29/06/17)
17/02623/HOUS	Westfield House, Farther Common Lane	Two storey side extension partially over existing ground floor room, new entrance and associated internal alterations installation of 2no. equipment cabinets and a top-hat extension to an existing equipment cabinet and ancillary works.

SDNP applications Refused

117/01191/FUL	Wylds Farm, Warren Road	Provision of a mobile home to provide accommodation in relation to agricultural business
---------------	----------------------------	--

SDNP Applications Withdrawn

17/01966/HOUS	The Shaw, Pruetts Lane	Two storey extension to side and glazed atrium to rear
---------------	---------------------------	--

TPO Applications – Referred to Tree Warden

17/03300/TPO	Camrose, The Mead	Crown reduction by 4m to Ash Tree & Tree of Heaven, crown raise to 5m over road
--------------	----------------------	---

TPO Applications – Approvals

17/02320/TPO	Lisswood Lodge, Plantation Road	<p>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.</p> <p>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.</p> <p>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.</p>
--------------	------------------------------------	---

P60/16 Any Other Business

The chairman proposed that those attending the EHDC planning training event on 16/8/17 follow up on the possibility of joint training sessions with Hawkley and Greatham.

The meeting was closed at 9.02pm.

Next Meeting: Monday 21st August 2017, 7.30pm