

## LISS PARISH COUNCIL

### Minutes of the Planning Committee meeting held at 19.30 hrs on 3<sup>rd</sup> April 2017

**Members:** \*Cllr S Halstead (Chair), \*Cllr K Budden, \*Cllr R Hargreaves, \*Cllr D Jerrard, \*Cllr H Linsley, \*Cllr L McDonald, \*Cllr A Wright.

\*Present

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

#### **P26/17 Apologies**

It was noted that Cllr Jerrard was expected to arrive late to the meeting.

#### **P27/17 Declarations of interests**

None declared.

#### **P28/17 Minutes of the meeting of 6<sup>th</sup> March 2017**

**Resolved:** That the minutes of the meeting of 6<sup>th</sup> March 2017 be accepted as an accurate record (proposed by Cllr Budden and seconded by Cllr Hargreaves) following amendment from “singular” to “single” in application SDNP/17/00723/LDP.

#### **P29/17 Matters Arising & other items**

Monitoring of enforcement issues - Cllr Budden would continue to pursue the landscaping issue at the former Smiths site with planning enforcement.

SDNP/17/00032/HOUS – 29 Pine Walk – LPC has previously expressed concerns that the increased roof height of the proposed extension may negatively impact on light to the neighbouring property on the west side. The chair noted the proposals had been amended to show a reduction in the roof height from 4.15m to 3.6m. Members had already commented via e-mail as the deadline could not be extended and a no objection submitted. This was noted by Members.

Response to the Housing Bill Consultation – Cllr Hargreaves had prepared comments which had been circulated. These were welcomed by Members. The chair proposed an additional comment on question 7 which provided for the regeneration of estates. Members agreed that there was potential for some estate regeneration and so this would be added to the response which would be submitted by Cllr Hargreaves. The Assistant Clerk would also submit the comments to HALC to feed into the Hampshire wide response and to CPRE.

The Temple Inn – Cllr Budden advised that meetings had been held with EHDC who were supportive as regards listing The Temple as an Asset of Community Value. This would be formally submitted on 4/4/17 and would be followed by an eight week period in which the brewery or members of the public could make representations.

Community Land Trusts – Cllr Budden noted that EHDC now had a dedicated officer in post to deal with Community Land Trusts and the Community Right to Build.

Developer contributions for social housing – Cllr Linsley expressed concern regarding commuted financial payments in lieu of on site delivery of social housing as he thought this less likely to lead to provision of social housing. It was noted that proposed SDNPA Local Plan Affordable Housing Policies are aimed at increasing delivery of affordable housing. Cllr Wright questioned whether information on funds held towards social housing was published.

Training – In response to a question regarding planning training, the chair advised that Simon Jenkins had proposed clustered training. The Assistant Clerk would establish which neighbouring parishes would be interested in joining such sessions with LPC (e.g. Greatham, Hawkey, Sheet, Steep, Froxfield, Petersfield).

Cllr Jerrard joined the meeting at 7:50pm.

## **P30/17 Planning Applications**

SDNP/17/00854/HOUS – Millbrook, Mill Road – Detached garage following demolition of existing.

**Decision:** No objection providing Network Rail's requirements are adhered to.

SDNP/17/01129/HOUS – Valentine Barn, Reeds Lane – Retention of workshop building.

**Decision:** Liss Parish Council has no objection to the retention of the workshop providing that no additional traffic is generated - the uses identified in para. 5.8 of the planning statement would be acceptable. If SDNP is minded to allow the application then LPC request that a condition be applied to the consent restricting the facility for private use only for named residents of the property. It was recorded that Mr Probyn occasionally undertakes work for Liss Parish Council.

SDNP/17/00833/HOUS – Gwyn Lodge, Warren Road – New porch and entrance door to front elevation and replacement windows

**Decision:** No objection.

SDNP/17/01191/FUL – Wylds Farm, Warren Lodge – Provision of a mobile home to provide accommodation in relation to agricultural business.

**Decision:** Liss Parish Council requests a condition that the mobile home is temporary, for agricultural purposes only, for the named applicants, and remains ancillary to the tree farm. Consideration should also be given to the appearance to ensure the colour and structure is complementary to its surroundings.

SDNP/17/01164/HOUS – 38 Rushfield Road – Single storey rear extension following demolition of conservatory.

**Decision:** No objection.

SDNP/17/00912/HOUS – Rose Cottage, Hill Brow Road – Single storey extension to side and rear following demolition of existing conservatory and single storey rear extension, pitched roof to replace existing flat roof, external wall insulation cladding.

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

SDNP/17/01622/HOUS – Brewells Farm, Brewells Lane – Change of use of land to equestrian sandschool and provision of equestrian sandschool (amended plans received on 28/03/2017) .

**Decision:** Liss Parish Council has no objection providing the landscape officer's concerns have been fully overcome by the proposed repositioning of the sandschool. Use must be restricted to named occupants of Brewells Farm. Brewells Lane is narrow and unsuitable for commercial activity which would increase traffic volumes.

SDNP/17/01681/MPO – Field View, Farnham Road – Deed of Variation of Section 106 Agreement dated 08 August 2013 to planning permission SDNP/13/02466/Time.

**Decision:** Liss Parish Council has no objection but considers it is imperative that it be consulted on the draft travel plan before it is finalised and agreed.

SDNP/17/01288/HOUS – Tallowood, London Road – Single storey rear extension

**Decision:** No objection.

## **SDNP Applications Approved**

SDNP/16/05580/FUL	Lynton, Hatch Lane	Four detached two storey dwellings with associated access and landscaping (additional details received 5/1/2017)
SDNP/16/06370/HOUS	Reeds, Reeds Lane	Minor alterations to the North and East elevation. Demolition of the existing annexe building. Erection of an extension to the East side of the main house.
SDNP/16/06099/HOUS	67 Station Road	Replacement of existing balcony, addition of decking and glass balustrade, replacement of double window with French doors, and infill and render of existing door (amended plans received 6/3/17)
SDNP/17/00186/HOUS	4 Berrylands	First floor side extension and conversion of part existing garage to habitable accommodation
SDNP/16/06123/FUL	Bryn, Rake Road	Change of use of modern redundant livestock building to form a single unit of visitor accommodation
SDNP/17/00556/HOUS	11 Patricks Close	Single storey side and rear extension

## **TPO applications – referred to tree warden**

SDNP/17/01204/TCA	The Owl House, Limes Close	6 Leylandii - reduce height by one half to leave finished height of 6m, remove lower branches overhanging Liss Station car park to a height of 3m
SDNP/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

The Assistant Clerk would highlight the tree warden's comments as regards the trees on the Patrick's Copse development which would be relevant to consideration of the trees at Upper Mount.

**P31/17 Any Other Business**

It was agreed that the Assistant Clerk would write to the SDNP and EHDC highlighting concerns regarding the bureaucratic burden of the new CIL forms on small developments.

Cllr Linsley noted that the access path to the side of the Liss House development was for sale which was of interest although not a planning issue.

The meeting was closed at 20.35 hrs.

**Next Meeting: Tuesday 2<sup>nd</sup> May 2017, 7.30pm**