

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 21st August 2017.

MEMBERS

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

*Present.

The meeting was clerked by F. Cook.

P61/17 Apologies: No apologies were received.

P62/17 Declarations of interests: Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.

P63/17 Minutes of the meeting of 24th July 2017

The minutes of the meeting of 24th July were proposed by Cllr Budden and seconded by Cllr McDonald.

Resolved: The minutes of the meeting of 24th July 2017 were approved as a correct record.

P63/17 Matters Arising & other items

Landscaping at Former Smiths Site – deadline for landscaping 31/8

Members noted that nothing has been done yet.

Resolved: If the landscaping has not been started by 1st September 2017, the Clerk is to contact the Enforcement Officer at EHDC.

Alleged Operational Development at 4 Chase Road

It was noted that the contained contains furniture and is only intended to be in situ during the development works and that it is intended to remove and make good by 2nd September 2017.

Tree Preservation Order EH1062.

Members noted a new TPO for two trees (Oak & Copper Beech) at The Oaks, 35 St. Mary's Road.

Planning Workshop at EHDC:

Cllr Linsley confirmed that it was of use and would provide a copy of the notes provided for circulating to the committee members.

Noting of Pre-App Documents:

It was noted that the SDNPA website does not clearly identify pre-app proposal documents and advice so that they can be distinguished from the application itself and application documents.

Resolved: That the Clerk is to contact SDNPA to see if it is possible for them to identify documents on the planning website as being pre-app proposal documents and advice

P65/17 Planning Applications

17/03703/HOUS – 17 Syers Road – Rendering of dwelling

Decision: No objections.

17/03724/HOUS – 8 Silver Birch Close – Flat roof of garage to pitched roof and window alterations. Enlarging of existing driveway to provide an extra parking space.

Decision: No objection provided that the proposed extra parking space is provided.

17/03736/FUL – Forest Brow Residential Home, 63 Forest Road – 1.5 storey extension to existing 32 bed care home to provide a net increase in bedrooms by 24, additional day space and dining room; provision of staff and visitor car parking; construction of new bin store.

Decision: Objection. Liss Parish Council objects to the following aspects of this application: Liss Parish Council has major concerns regarding the under-provision of parking on the site given the poor public transport links to the site. There are no buses at weekends and during the week there are only buses between 7am and 6pm.

Liss Parish Council is also concerned as to the ability to provide the reduced figure of 25 spaces whilst including adequate turning space for vehicles, particularly large delivery vehicles and emergency vehicles. The large bin store located by the entrance makes the provision of 25 spaces with sufficient turning space even more unlikely. Overflow, on street parking along this stretch of Forest Road would be dangerous.

Liss Parish Council is not convinced that sufficient boundary tree screening will be retained. The retention of full landscape screening onto Forest Road is essential so as not to have a negative impact on the street scene.

Liss Parish Council is also concerned that the issues relating to drainage for the proposed development be adequately resolved prior to construction commencing.

17/03392/FUL – Stanleys, Hatch Lane – Replacement two bedroom dwelling following demolition of existing dwelling (Moonfleet Cottage).

Decision: Objection. Liss Parish Council objects to the application as the pre-app advice quoted in the applicant's planning statement makes clear that policy H16 requires the replacement dwelling be erected on the footprint of the existing dwelling. The application shows the replacement dwelling is not going to be erected on the footprint of the existing dwelling. Liss Parish Council is very concerned that not requiring the replacement dwelling to be constructed on the footprint of the existing dwelling in breach of H16 would be a dangerous precedent to set.

Should EHDC/SDNPA be minded to approve this application, Liss Parish Council believes that the following conditions are essential:

1. that the existing cottage is demolished prior to construction commencing
2. that the footprint of the new dwelling cannot be extended beyond the size of the footprint of the existing property and that permitted development rights be removed in connection with the new dwelling
3. that, as there are no specifications on the plans, the ridge height of the new dwelling is comparable with that of the existing property AND
4. that provision for an adequate number of parking spaces be provided within the site.

17/03833/HOUS – 3 Railway View, Duckmead Lane – Replacement of pre-fabricated garage with a timber studio on the same footprint as the garage

Decision: No objections

17/03174/FUL – 7 Kiln Field – Change of Use from Open Space to Private Garden

Decision: Strong objection. Liss Parish Council strongly objects to the planning application which if granted will result in the loss of amenity open space which could set an unwelcome precedent for enclosing other areas of open space within this development and will have a detrimental effect on the street scene.

P66/17 The following other matters were tabled

SDNP Applications Approved

It was noted that the following applications were approved.

17/02153/LDE	Forest House Cottage, Warren Road	Certificate of lawful development for existing use - to include the footprint of a part of a conversion development for which planning permission was granted, a ground
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		floor slab laid, but upon which the superstructure was not completed to be included within the overall development for the purposes of calculating the gross floor area
17/02535/FUL	Butser Rubber, 21 Mint Road	Single storey extension
17/02844/FUL	The Triangle, Liss Community Centre	Two canopies and roof replacement
17/02725/HOUS	23 Temple Road	Conservatory to rear.
17/02757/HOUS	High Hurst, Willow Close	First floor extension to rear and rear dormers.
17/01933/HOUS	6 Homefield Cottages, Hawkley Road	Two storey extension to side following demolition of porch and association landscaping.

SDNP applications Refused

It was noted that the following application had been refused.

17/01883/FUL	92 Andlers Ash Road	Existing dwelling to be subdivided forming 2 no. dwellings. 2 storey extension to rear & 1 detached dwelling within curtilage.
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SDNP Applications Withdrawn

NONE		
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Provisional TPO

It was noted that the following provisional TPO had been made.

EH1060	The Temple Inn, Forest Road	2 sycamores, 1 oak, 1 monkey puzzle.
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TPO Applications – Referred to Tree Warden

It was noted that the following TPO had been referred to the tree warden. It was also noted that advice had been received from LPC's tree surgeon, Mark Welby.

Resolved: Liss Parish Council wish to object to works being carried out to this tree unless they are absolutely necessary as the tree is at the entrance to Riverside Walk, in an area of great importance for biodiversity and very important to local amenity. Liss Parish Council is of the view that trees should only be altered if absolutely necessary and following inspection by and on the advice of a suitably qualified arboriculturalist as to whether the requested works are necessary and, if necessary, as to the extent of the works required.

17/03759/TPO	Land rear of 17-37 Newfield Road	Alder x 4 and Willow x 1 - reduce height by no more than 5m (current height approx. 12m)
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TPO Applications – Approvals

It was noted that the following TPO applications had been approved.

17/02923/TCA	Burgates Farm House, Farnham Road	T1 Pine – Fell
17/02950/TPO	28 Pine Walk	Crown lift & reduce 1 oak

P67/16 Any Other Business

1. Cllr Wright raised the question of a planning notice in the Petersfield paper relating to a planning application at West Fork in Greatham for the removal of 3 polytunnels on which LPC had not been consulted.

- Resolved:** Cllr Jerrard will ask Greatham to advise LPC what Greatham's decision on the planning application had been.
2. Cllr Wright also raised concern that development of the Neighbourhood Plan sites may give rise to design issues which could be considered by a re-constituted Village Design Group.
Resolved: That Cllr Wright raise this matter at a full Council meeting.
 3. Cllr Halstead raised concerns about the usage of Rother Tree Farm which recently ran a Family Fun Day with licensed bar but no licensing application had been notified to LPC.
Resolved: That Cllr Budden speak to the EHDC Enforcement Officer generally about the expanding activity on this site.
 4. Cllr Halstead also noted that in the consultation on The Oaks, 35 St. Mary's Road to provide 40 extra-care apartments with additional communal facilities, staff facilities and associated parking and landscaping, Hampshire County Council (as Head of Highways) had responded that "the development should provide parking and turning within the curtilage of the site which meet the required standards."
 5. Cllr Halstead raised the issue of the slow deterioration of the screen provided by EHDC to enable LPC to view planning application documents on line. It was noted that if the screen deteriorates further it will require replacement for which the Planning Committee has no budget.
Resolved: That the Clerk investigate whether EHDC or SDNPA will cover the cost of the replacement.
 6. The clerk of the Meeting (Frances Cook) informed the meeting that a further planning application notice had been received this afternoon which relates to the erection of a Garden Room at 1 Potters Field and for which the closing date for comments is 19th September 2017, the day before the next planning meeting.
Resolved: That the Clerk contact SDNPA to request an extension to the closing date.

The meeting was closed at 9 pm.

Next Meeting: Tuesday 19th September 2017, 7.30pm