

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 13th November 2017.

MEMBERS

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

*Present.

Clerk: S. Smith

P83/17 Apologies: Apologies were accepted from Cllrs Hargreaves and Jerrard.

P84/17 Declarations of interests: Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.

P85/17 Minutes of the meeting of 17th October 2017

Resolved: That the minutes of the meeting of 17th October 2017 be approved as a correct record (proposed by Cllr Budden and seconded by Cllr McDonald).

P86/17 Matters Arising

SDNPA Local Plan Submission: Members considered the draft LPC response. Several additional comments were agreed. Recommended that comments on policies SD30, SD33 and SD19-SD21 be submitted under Part B as being 'not justified' or 'not effective'. All other comments to be submitted in Part C.

Resolved: That, subject to the amendments agreed, the draft LPC response would go to Council on 20th November for agreement prior to the 21st November deadline for submission of comments.

Correspondence from case officer on 10-12 Station Road (SDNP/17/04378/FUL): Members noted that the application had now been approved.

Decisions: It was noted that some decisions were omitted from recent agendas. Agreed that these will be documented and circulated.

P87/17 Planning Applications

17/04902/LPD - 8 Middle Meadow, Liss, GU33 7EP - Proposed demolition of existing conservatory, removal of existing pitched roof and construction of new rear wall with mono-pitched roof over.

Decision: No objection.

17/05284/HOUS - 14 Western Road, Liss, GU33 7AG - Replacement and extension of existing outbuilding with single storey rear extensions. Rear facing dormer window as part of loft conversion.

Decision: Objection. Liss Parish Council regrets that there is insufficient information available to enable a fully informed opinion on the application. In particular, the proposals for the loft conversion are not shown on the plans. If it is intended to increase the number of bedrooms at the property, Liss Parish Council feels that this may give rise to a parking shortfall which would need to be resolved. Parking in Western Road is extremely congested and any increase in on street parking would exacerbate the problem.

17/05262/HOUSE - Bottom House, Pruetts Lane, Liss, GU31 5AH - Detached double garage and area of hard standing.

Decision: Liss Parish Council considers the plans unclear and difficult to understand, particularly in relation to the implications of the previous recently permitted development. Liss Parish Council intends to carry out a site visit and will submit further comments in due course.

17/05410/HOUS - 1 Forest Villas, Warren Road, Liss, GU33 7BY- Single storey rear extension following demolition of lean-to building

Decision: No objection

17/05144/HOUS - 13 Dennis Way, Liss, GU33 7HJ - Retention of wooden shed to front of house.

Decision: Liss Parish Council notes the inadequate documentation for the application to allow for proper consideration. However, having viewed the site Liss Parish Council maintains no objection to the retention of the wooden shed provided that sufficient parking is maintained.

17/05334/HOUS - 2 Longwood East, London Road, Hill Brow, Liss, GU33 7PB - Replacement side extension and association decking area following demolition of existing side extension

Decision: Liss Parish Council finds the plans unclear and intends to carry out a site visit. Further comments will be submitted in due course.

17/04705/FUL173 – 173 Station Road, Liss, GU33 7AW - Retention of change of roof of link/kitchen building to a double hipped roof with four velux's instead of flat roof. Demolish and rebuild existing garage due to unsafe structure and damp issues, then use as extra living area. Revision of planning permission (SDNP/16/06256/HOUS).

Decision: Liss Parish Council expressed disappointment at the poor quality of the plans submitted, however has no objection to the proposals.

P88/17 The following other matters were tabled

SDNP Applications Approved

It was noted that the following applications were approved.

17/03079/HOUS	Woodlands Manor, Hill Side Lane, Hill Brow, Liss, GU33 7PU	Single storey outbuilding following demolition of existing single storey structure. (AS AMENDED BY PLANS RECEIVED 29/08/2017, 01/09/2017 and 23/10/2017).
17/04224/HOUS	Forest House Cottage, Warren Road, Liss, GU33 7DD	Two storey side extension to dwelling, detached garage following demolition of existing garage and lean to. New porch and change window front elevation.
17/04295/HOUS	44 Sherwood Close, Liss, GU33 7BT	Garden out building
17/03677/HOUS	Rudloe Cottage, Hill Brow Road, Liss, Hampshire, GU33 7PX	Two bay oak frame garage with storage above
17/04029/HOUS	7 Hawks Mead, Liss, GU33 7SN	Single storey rear extension and demolition of existing conservatory
17/04428/FUL	The Newman Collard Pavilion , Hill Brow Road, Liss, Hampshire, GU33 7LE	Single storey extension to existing building and temporary portakabins

17/03204/FUL	Caravan 4, Duckmead Lane, Liss, Hampshire, GU33 7JT	Erection of building for the storage of agricultural machinery (as amended by plans rec. 22.08.2017- change to red edge site plan)
17/03560/HOUS	1 Potters Field, Liss, Hampshire, GU33 7RS	Garden Room (Additional information received 05/10/2017)
17/04378/CND	10-12, Station Road, Liss, GU33 7DT	Variation of Condition 3 of SDNP/16/01703/FUL to allow a change in opening hours (for A4 use) until 10pm Monday to Saturday and to allow A4 use on Sundays in association with the A1 and Beauty Salon uses (description amended 27/10/2017)

SDNP applications Refused

It was noted that the following application had been refused.

17/04362/HOUS	The Old Pump House, Warren Road, Liss, GU33 7DG	New dormer window in location of existing roof light
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SDNP Applications Withdrawn

None

TPO Applications – Referred to Tree Warden

None

TPO Applications – Approvals

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

17/04220/TCA	St Peter's Church, Church Street, Liss, Hampshire, GU33 6JY	T1 Yew - Reduce the height of the Yew to the same height as the adjacent Irish Yews, and reduce the spread to, east 1m, south, west and north 5m
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TPO Applications – Refusals

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

17/04300/TCA	30.10.17	2 Little Barn Place, Rake Road, Liss, GU33 7LB
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P89/16 Any Other Business

Stodham Lane: Cllrs noted that a proposed new access off Stodham Lane is being investigated by enforcement officers. Cllr Budden explained that an area of land between Farther Commons and Stodham Lane was being offered for sale as development land, but has been referred by EHDC to the National Fraud Office. Members requested confirmation that both EHDC case officers were aware of these apparently related activities.

Norfolk House: The chairman noted that a request had been made to EHDC by the owners of Norfolk House (previously Ampella) as to whether planning permission would be required for them to board up the windows to prevent potential vandalism. It was however noted that a “Sold” sign has now appeared on the property.

Liss House: The chairman noted that Mr Walden had not yet received a response from EHDC and that this should be pursued.

Former Smiths Garage site: The chairman noted that there had been no progress on the agreed important landscaping at the front of the site. It appears that EHDC are not inclined to pursue this any further. This is very disappointing given its prominent position in the centre of the village, and proximity to the conservation area.

Resolved: That the chairman to write to EHDC, copied to SDNPA. to express the view that landscaping should be conditioned to be completed prior to occupancy; and not left beyond the end of development.

Bluebell: Members expressed disappointment that the plans and Design and Access Statement submitted for development were misleading. Wider gaps between properties were shown, detailing was to take account of the VDS and at least one of the three houses was proposed to be rendered. Now nearing completion the site appears cramped, overdeveloped and the materials and detailing appear very different from what was proposed. It seems possible that critical conditions relating to design may have been discharged without further consultation?

Resolved: That the chairman write to SDNPA and EHDC to highlight the need for adhering to and careful monitoring of agreed plans. There is a need for a more proactive approach to ensure full implementation of landscape and design issues which are of paramount importance in a national park.

Liss Neighbourhood Plan: post approval of the Liss Neighbourhood Plan by the referendum held on 9th November Cllr Wright highlighted the need to carry forward implementation of the Plan, to secure high quality design and landscaping. It was noted that the NDP Steering Group is mindful of this need and that active consideration is now being given to re-invigorating the Liss Village Design Group. Councillors were requested to suggest possible candidates for the group.

Fieldview development: Members questioned the timetable of the sustainable transport plan.

The meeting was closed at 9.06 pm.

Next Meeting: Monday 11th December 2017, 7.30pm