



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 11 December 2017.

MEMBERS

*Cllr Halstead *Cllr K Budden *Cllr H Linsley Cllr Hargreaves
Cllr McDonald *Cllr A Wright Cllr Jerrard

*Present.

The meeting was clerked by F. Cook.

P93/17 Apologies: Apologies were received from Cllrs Hargreaves, Jerrard and McDonald.

P94/17 Declarations of interests: Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.

P95/17 Approval of Minutes of the Meeting on 13 November 2017

Resolved: The minutes of the meeting of 13 November 2017 be approved as a correct record. Proposed by Cllr Budden and seconded by Cllr Wright.

P96/17 Matters Arising from Minutes of Meeting on 13 November 2017

96.1 P89/16 – Stodham Lane

It was noted that a new TPO had been made in connection with the land on Stodham Lane.

96.2 P89/16 – Norfolk House

It was noted that the sold sign had been removed.

96.3 P89/16 – Liss House

The Chairman informed the meeting that a letter had been sent by EHDC to Mr and Mrs Walden and that Mr Walden had forwarded a copy to LPC. The meeting agreed that it was disappointing that EHDC regarded the development to be appropriately “urban”. It was agreed that there was no more that LPC could do but the meeting had sympathy with Mr and Mrs Walden for the situation that they find themselves in.

96.4 P89/16 – Former Smiths Garage Site

The Chairman informed the meeting that this matter was still outstanding but LPC would continue to apply pressure to get the landscaping completed.

96.5 P89/16 – Bluebell

The Chairman suggested that she and KB meet with EHDC to discuss this decision-making processes/policy to understand why EHDC is either not taking action to ensure buildings are constructed as per the planning permission or not consulting parishes before modifications are made.

96.6 P89/16 – Liss Neighbourhood Plan

The Chairman informed the meeting that she, RH and John Dunt were having discussions with SDNPA and Petersfield Town Council as to how best to implement the Liss Neighbourhood Plan and take forward the work of the Village Design Group.

Cllr Budden informed the meeting that EHDC was sitting on some CIL monies and it was agreed that Cllr Budden would check the position regarding the release of the 25% CIL monies to LPC as there was some confusion as to the process involved.

96.7 P89/16 – Field View

It was noted that the sustainable transport plan should be implemented within 6 months.

96.8 Cala Homes

The Chairman informed the meeting that she, Cllr Hargreaves, Cllr Wright and Roger Mullinger had been shown a preview of the public exhibition to be held at The Triangle on Thursday, 14th December and commented that the design was an improvement on the SDNPA Design Review Panel suggestions. Cllr Wright commented that questions would be asked about amount of Affordable Housing and what does “Affordable” mean.

P97/17 SDNPA Planning Applications Received for Consultation

17/04705/FUL – 173 Station Road – Retention of Roof and Demolition and Rebuild of Garage

Decision: No objection but a comment that the drawings were poor.

17/05589/HOUS – 38 Dennis Way – Partial two storey and single storey rear extension and side extension and porch

Decision: No objection.

17/05614/HOUS – Willow Cottage – Two storey side extension

Decision: No objection but LPC fully supports the comments made by the Conservation Officer regarding the roofline and matching the windows to the existing windows. LPC were, however, disappointed at the design of the doors at the back of the property given that it is within the conservation area.

17/04831/FUL – Woodridge, Willow Close – Two storey side and one storey rear extension, 3 garages and swimming pool

Decision: No objection save that LPC is concerned that the application breaches the 50% rule under Policy H16. LPC also finds some aspects of the design uninspiring as it is in a very visible position in an area of considerable character.

17/05698/HOUS – 38 Newfield Road – Single storey rear extension and loft conversion

Decision: LPC objects to the proposed development due to the under-provision of off-road parking for a four-bedroomed house and due to the lack of available on-road parking as the road is already congested.

17/05723/HOUS – 71 Mint Road – Alterations to roof design of single storey rear extension and replacement of rear lean-to

Decision: No objection subject to drainage issues being satisfactorily addressed as the property is in an area at risk of flooding.

17/05666/HOUS – 41 Mint Road – Conversion of garage, single storey side extension

Decision: LPC objects to the proposed development due to the under-provision of off-road parking within the property.

17/05841/FUL – Harvey’s Solicitors – Change of Use from A2 offices to C3 flats

Decision: LPC strongly objects to the proposed change of use. LPC is not aware of any attempts to market/remarket the property and would refer the Planning Officer to the planning application and decision relating to Norfolk House, planning reference 17/047308/FUL.

If the proposed change of use goes ahead, LPC would remind the Planning Officers to satisfy themselves as to the adequacy of the provision of parking on site as part of the parking area is subject to a formal letting agreement to a third party.

17/05793/HOUS – 3 Dennis Way – Retention of Climbing Frame with swings and slide to front
Decision: No objection.

17/04536/HOUS – 3 Oak Tree Drive – Garage Conversion to habitable, first floor extension to side
Decision: No objection provided that adequate parking can be achieved on site and that the trees at the property are protected both during and after the construction works have been carried out to ensure no damage is suffered to them.

17/05279/FUL – Heatherside – Two storey extension to north side, extension to living room and kitchen, new multi-pane window/doors, replace porch, retile roof
Decision: No objection provided that the proposed development does not breach the 50% rule under Policy H16.

17/05944/FUL – Upper Adhurst Farm – Industrial Unit following demolition of Units 3 and 4
Decision: No objection.

P98/17 SDNPA Applications Approved

It was noted that the following applications were approved.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
16/06320/FUL	Golf Driving Range, Brows Farm, Farnham Road, Liss, GU33 6JG	Change of use of land for use as a nine-hole golf course and an extension to an existing golf driving range building to provide 7 additional bays with car parking and landscaping.
17/04165/HOUS	Detached singled storey building comprising of shed and summer house with veranda/terrace	11 Nursery Field, Liss, GU33 7RF

P99/17 SDNPA Applications Refused

It was noted that the following applications were refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
17/047308/FUL	Norfolk House, 14 Station Road, Liss, GU33 7DT	Change of use of the existing building from a mixed use of office and separate residential flat to two residential units.
17/03507/FUL	Land adj. 29 Mint Road, Liss, GU33 7DQ	Pair of semi-detached two storey dwellings one with attached single garage, parking spaces and new vehicular access.
17/03759/TPO	17-37 Newfield Road, Liss	Re: TPO Number EH906 Alder x 4 and Willow x 1 – reduce height by no more than 5m.

P100/17 SDNPA Applications Withdrawn

It was noted that no applications had been withdrawn.

P101/17 TPO Applications

101.1 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.

17/05697/TCA	The Old Rectory, Farnham Road	Beech x 2 - reduce to points marked on photos submitted
--------------	-------------------------------	---

Resolved: Liss Parish Council wish to object to works being carried out to these trees. Both trees have high landscape value and have no obvious defects which would warrant such heavy crown reductions. The crowns are fully developed and have not been reduced in the past. If the proposed work was to occur, the current natural shape would be replaced with an unnatural shape that would require regular work to maintain. Beech trees are comparatively prone to decay at such pruning wounds and hence work should be

minimised where possible. Further the extent of the reductions proposed is in excess of the recommendations in BS3998 Tree Work and given the current level of information supplied, is not essential for managing the risk of harm.

- 101.2 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.

17/06173/TPO	16 Highfield Gardens	T1 Beech – crown reduction and lift and branch removal T2 Beech – crown reduction and lift and branch removal T3 Oak – crown reduction and lift and branch removal T4 Sycamore – crown reduction and lift and branch removal
--------------	----------------------	---

Resolved: Liss Parish Council do not wish to object to these works.

P102/17 TPO Applications Approved

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

17/05697/TCA	Rose Cottage, Hill Brow Road	2 x sycamore – prune both trees to original pollard height of 6 – 7 metres.
--------------	------------------------------	---

P103/17 Any Other Business

- 103.1 17/0119/FUL – Wylds Farm, Warren Road, GU33 7DF – Provision of a mobile home.
It was noted that an appeal against the refusal of planning permission had been lodged and that LPC had commented on the original application and had no further comments to make.
- 103.2 17/06031/SCREEN – Street Record, Farnham Road, Liss
It was noted that works were to be carried out along Farnham Road.
- 103.3 Pre-Submission South Downs Local Plan and EHDC Consultation Draft Supplementary Planning Documents – response due by 29th January 2018
Following discussion it was agreed that there were problems regarding parking policies/standards as there appear to be no parking policies/standards applicable to Liss in either the SDNPA plan or in the EHDC Planning Documents. Cllr Halstead is to draft a letter to be sent to SDNPA and EHDC regarding this issue. Cllr Budden will study the Draft Supplementary Planning Documents and brief councillors prior to the 22nd January Committee Meeting.
- 103.4 17/03392/FUL – Moonfleet – Replacement two bedroom dwelling following demolition
It was noted that an appeal against the refusal of planning permission had been lodged and that LPC had commented on the original application and had no further comments to make.
- 103.5 CIL Delivery Plan
The Chairman informed the meeting that Cllr Dodds wished to put a motion to Council that the entry regarding £25,000 for replacement play equipment at Liss Forest Recreation Ground be removed from the CIL reserve list and that an £125,000 for replacement play equipment at Liss Recreation Grounds be added to the CIL priority list. The Chairman informed the meeting that as the CIL delivery plan fell under the Planning Committee, the matter should be discussed by the Planning Committee and approved before going to Council. Following discussion, it was RESOLVED that the entry regarding £25,000 for replacement play equipment at Liss Forest Recreation Ground be removed from the CIL reserve list and that an £125,000 for replacement play equipment at Liss Recreation Grounds be added to the CIL priority list.
- 103.6 Cllr Wright informed the meeting that Forest Brow remained under discussion and that the main issue/problem was the provision of parking which is being looked at by EHDC.

- 103.7 Cllr Wright commented to the meeting on the number of flyers in shop windows in Liss requesting land for self-build housing development.
- 103.8 Cllr Budden informed the meeting that the planning decision on the West Liss Pavilion would be published during the week commencing 18th December.
- 103.9 The Admin. Officer referred the meeting to two TPO decisions that had been received: firstly the new TPO on Stodham Lane and secondly the revocation of the TPO on Pigeon Copse which backs on to the Stodham Lane land.
- 103.10 The Admin. Officer circulated the draft minutes for the meeting on 27 November 2017 following the site visit. The minutes were approved as a correct record and were proposed by Cllr Wright, seconded by Cllr Linsley and signed by Cllr Budden
- 103.11 The Admin. Officer circulated the planning notice regarding 11 Riverside Close and informed the meeting that the date for submission of comments was 8th January 2018. It was **RESOLVED** that the Admin. Officer be instructed to request an extension and that if such extension were not forthcoming the matter would be dealt with at Council instead. The meeting expressed the view that they had no objection to the proposed works provided that adequate parking was retained at the property.
- 103.12 Cllr Wright informed the meeting that at the recent EHATPAC meeting someone from the EHDC Planning Department had informed delegates that applications for dropped kerbs where the applicant would be paying for the work are automatically successful. Cllr Halstead and Cllr Budden expressed an alternative view and it was **RESOLVED** that Cllr Budden would raise this with EHDC.

The meeting was closed at 9.15 pm.

.....
Chairman

Next Meeting: 22 January 2018 at 7.30pm