



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 22 January 2018.

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, Admin. Officer.
A member of the public, Mr Pearcey, was also present.

P01/18 Apologies: Apologies were received from Cllr Linsley and Cllr Hargreaves.

P02/18 Declarations of interests: Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.

P03/18 Approval of Minutes of the Meeting on 11 December 2017

Resolved: The minutes of the meeting of 11 December 2017 be approved as a correct record. Proposed by Cllr Budden and seconded by Cllr Wright.

P04/18 Matters Arising from Minutes of Meeting on 11 December 2017

- 04.1 P96/17 – Revocation of Pre-Existing TPO on Stodham Lane
The contents of Cllr Budden's email regarding the revocation and the replacement of the TPO on Stodham Lane was noted.
- 04.2 P103/17 – EDHC / SDNPA Lack of Parking Policy
Following a brief discussion, IT WAS RESOLVED that the Admin Officer be instructed to:-
(a) chase all parties to the original letter for a response.
(b) put this matter on the Agenda for the next meeting.
- 04.3 Cllr Jerrard asked if all meetings were to be held on Mondays as these seems to clash with other meetings including Greatham and Liphook. The Chairman explained that all meetings were on a Monday because this was the day that was left after the District Council began holding evening meetings on Wednesdays and Thursdays, leaving Mondays free for Parish Councils. Cllr Jerrard informed the meeting that he would see if he could persuade Liphook and Greatham to move their meetings to enable him to continue to attend planning committee meetings.
- 04.4 P103/12 – Dropped Kerbs
Cllr Wright asked if Cllr Budden had spoken to the relevant person at EHDC regarding dropped kerbs. Cllr Budden said he would do this, this week.

P05/18 SDNPA Planning Applications Received for Consultation

17/00351/FUL – Sadlers Farnham Road – Erection of a Three Bed and a Four Bed House
The Chairman reviewed the application and the members then agreed a period of adjournment to take comments from Mr Pearcey who expressed concerns about the removal of the hedge and lack of tree survey, lack of visitor parking, no turning space for delivery vehicles and alterations to the red line. Mr Pearcey also informed the meeting that some neighbours and those previously objecting had not received notification of this new application. Mr Pearcey also stated that the

plans show the bins entrance is on to land owned by another person and so cannot be achieved. Mr Pearcey asked whether previous comments/objections submitted are carried over/taken into account in the new/amended application.

The Chairman thanked Mr Pearcey for his comments and the meeting was then reconvened.

Decision: Firstly that the Admin. Officer notify the planning officer that:-

1. some previous objectors had not been notified of this application
2. to enquire whether previous objections/comments are carried over to the new/amended application or should be resubmitted.

Decision: Strongly object to the proposed development.

Although the proposed development has been reduced to two dwellings LPC considers that it still constitutes a substantial amount of development on a constrained site and request that the application is called in by the SDNPA for determination.

Detailed points of objection are as follows:-

1. LPC is concerned about the effect of the proposed development on the character and appearance of the West Liss Conservation Area, the setting of the listed church, the protected trees and the South Downs National Park:-
 - 1.1. Policy Liss 10 of the Liss Neighbourhood Plan states:-

“Development within the Liss conservation areas or within their setting must make a positive contribution to the local character and distinctiveness of the conservation areas..... Proposals for development within the setting of buildings on the statutory list must not harm their character and distinctiveness. Proposals within the setting of buildings of local historic interest must respect their character and distinctiveness.”

The proposed development will not make a positive contribution to the local character but will harm the character of the setting leading up to the listed church.
 - 1.2. Very little garden would be retained by Sadlers which would reduce the average plot ratios which are a feature of the Conservation Area.
 - 1.3. The proposed development would be visible from the church and churchyard. The development would have a detrimental effect on the setting of the listed church which the Planning Inspector in the previous appeal decision referred to as “a tranquil informal space, including the open church yard, which is generally free from modern development.”

Thus the proposals would seriously diminish the character of the area which with its group of period buildings is integral to the character of Liss.

2. There are considerable arboricultural issues with the proposed development:-
 - 2.1. The removal of the mature hedge to part of the northern boundary would be detrimental to the visual amenity of the area. The hedge frames and softens the view and acts as a transition from the urbanised nature of Farnham Road to the open countryside beyond the church and is, therefore, of great amenity value.
 - 2.2. The proposed works would leave the mature off-site oak tree adjacent to the western boundary at a higher elevation than the new dwellings. The size and spread of the tree and its affect on light to the properties are likely to result in repeated requests for pruning or removing what is an important tree with high amenity value.
 - 2.3. An up to date Tree Survey and Arboricultural Implications Assessment should be undertaken together with a root-based Tree Protection Plan to ensure the retention of as many trees as possible on the site so as to retain the “green and natural” feel of the area.
3. There are considerable highways issues in what is already a cramped area for parking and access, which the application fails to address adequately:-
 - 3.1. There is inadequate provision for visitor parking which will lead to excessive on-road parking on Church Street and/or Farnham Road creating obstruction generally and in particular obstructing the sight lines for the properties on Farnham Road
 - 3.2. There is concern regarding access for emergency vehicles in view of the above and as Church Street is a single-track road

3.3. There is inadequate provision for the manoeuvring of vehicles clear of the public highway and, in particular, for delivery vehicles which would have to reverse onto Church Street which is a public footpath with no segregated footpath.

Thus, the inadequate provision for parking and the manoeuvring of vehicles will not only impact adversely on the operation and safety of Church Street but also on the junction of Church Street and Farnham Road.

4. LPC would like to remind EHDC/SDNPA that the site is not identified as a development site in the recently approved Neighbourhood Plan.

If minded to approve the scheme, LPC requests that:-

- 1 there is a condition that there is a separate access for construction workers and that no access via Church Street is permitted
- 2 there is a condition that no materials are to be stored on Church Street during the development.
- 3 that an up to date Tree Survey, Arboricultural Implications Assessment and suitable Tree Protection Plan are all carried out or put in place prior to commencement of the development
- 4 Adequate time is allowed for archaeological research prior to development.

17/06166/FUL – West Fork, Farnham Road – Retention of Building to Form 3 Holiday Lets

Decision: Strongly object to the planning application as the proposed development is overdevelopment of the site, out of scale and is detrimental to the landscape. LPC is concerned at the incremental impact of the various permissions on this site for which permission was originally given for just a farm shop.

17/05835/HOUS – 32 Newfield Road – Single Storey Rear Extension

Decision: No objection.

17/06131/FUL – 129 Forest Road – Two Storey Rear Extension to 127 and 129

Decision: LPC objects to the proposed development due to the under-provision of off-road/on-site parking.

17/06444/LDP – 25 Patricks Copse Road – Lawful Development Certificate for Conversion of Garage and Conversion of Workshop to Form a Bedroom and Bathroom

Decision: LPC objects to the proposed development for the following reasons:-

- (a) LPC questions whether, in view of the extent of the proposed conversions, a Lawful Development Certificate is appropriate
- (b) LPC has concerns about the extent of the proposed development given the size of the plot on which the property is situated
- (c) LPC is concerned whether sufficient parking has been retained to enable all parking to be on-site.

17/05698/HOUS – 38 Newfield Road – Single Storey Rear Extension

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

17/04705/FUL – 173 Station Road – Retention of Change of Roof of Link/Kitchen Building etc

Decision: LPC has no objection to the proposed development.

P06/18 SDNPA Applications Approved

It was noted that the following applications were approved.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
17/04645/FUL	Land West of Sewage Works, Farnham Road, Liss	Extension to bard for agricultural storage.
17/04902/LDP	8 Middle Meadow, Liss	Proposed demolition of existing conservatory,

		removal of existing pitched roof and construction of new rear wall with mono-pitched roof over.
17/05262/HOUS	Bottom House, Pruetts Lane, Liss	Detached double garage and area of hard standing.
17/03736/FUL	Forest Brow Residential Home, 36 Forest Road, Liss	1.5m 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.
17/04831/FUL	Woodridge, Willow Close, Liss	Two storey extension to the west dies of the house, single storey to the rear, three bay garage to front, swimming pool to north side of house.
17/05105/FUL	West Liss Pavilion	Proposed new single storey pavilion following demolition of existing scout hut and meeting hall.

P07/18 SDNPA Applications Refused

It was noted that no applications had been refused.

P08/18 SDNPA Applications Withdrawn

It was noted that no applications had been withdrawn.

P09/18 SDNPA Applications Appeals

It was noted that the following applications have been appealed.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
17/00723/LDP	Springs, Reeds Lane, Liss	Lawful Development Certificate for Proposed Use – Stationing of 5 residential caravans to make a total of 10 on site.

Resolved: LPC had strongly objected to the application and would respond giving strong support for the Planning Authority's reasons for refusal: that it would be a material change of use and materially change the character of the site. It was noted that the South Downs Society had objected on grounds of access limitations, and it was hoped that the SDNPA would strongly support the objections and defend the grounds for refusal.

P10/18 TPO Applications

10.1 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.

17/06298/TPO	Riverdale, 16 Riverside Close, Liss	Ash (T5) – pollard to 14m. Where possible growth points will be left on lateral branches.
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Resolved: Liss Parish Council do not wish to object to these works.

10.2 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.

17/06454/TPO	Camrose, The Mead, Liss	Horse Chestnut – crown reduction 1-2m leaving 12m height and 12m spread.
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Resolved: Liss Parish Council do not wish to object to these works.

P11/18 TPO Applications Approved

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

17/05697/TCA	The Old Rectory, Farnham Road, Liss	Beech Tree 1 – crown reduce by 2m and up to 3m on driveway side and crown lift to 5m, including removal of the large limb over the drive damaged by a rope swing.
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		Beech Tree 2 – crown reduce to leave a finished height of 7-8m and crown spread of 3-4m.
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P12/18 Any Other Business

- 12.1 Support Sought by Crookham Village PC – regarding adequacy of residual on-site parking being made a Material Planning Consideration
Resolved: That Liss Parish Council would support the motion by Crookham Village PC and would provide supporting evidence particularly with streets of terrace properties where any extension/increase in number of bedrooms is causing parking problems, such as 41 Mint Road, Harvey’s Solicitors, 25 Patrick Copse Road and 38 Newfield Road.
- 12.2 Letter from EHDC/SDNPA – re alleged unauthorised development not in accordance with plans at Blue Bell Inn, Farnham Road, Liss.
Cllr Halstead confirmed that she and Cllr Budden had a meeting with the planning officer who indicated he would ask the Enforcement Officer to investigate. Cllr Budden confirmed that he would speak to the Enforcement Officer this week.
- 12.3 TPO – The Temple Inn
The Admin. Officer informed the meeting that the TPO on The Temple Inn had been confirmed.
- 12.4 Land North East of Andlers Ash Road – Erection of 77 dwellings
The Admin. Officer informed the meeting that formal notification of the Cala Homes application had been received. Cllr Halstead informed the meeting that it was intended to hold an extra meeting on 12 February to discuss this application.
It was resolved that: the Admin. Officer be instructed to:-
(a) request an extension of one month to provide comments in view of the list of documents and public interest in the application
(b) seek confirmation from EHDC/SDNPA if all residents of Andlers Ash Road have received notice of planning application by Cala Homes
(c) give consideration as to how best to inform residents of the date of LPC’s meeting..
- 12.5 Forest House – TPO Application
Cllr Wright informed the meeting that she was concerned that now Forest House was empty and given its dilapidated state, a planning application may be made for redevelopment even though it is outside the settlement boundary. Cllr Wright informed the meeting that she was concerned that any such redevelopment will result in the removal of trees on the site and advocated requesting a TPO on the trees.
It was resolved that: the Admin. Officer request a TPO to protect the trees at Forest House.
- 12.6 Neighbourhood Plan
Cllr Wright requested that all members of the Planning Committee be given a copy of the Neighbourhood Plan.
- 12.7 Section 106 Monies
Cllr Wright asked what was left of the Section 106 monies and whether any more is left. Cllr Halstead informed the meeting that some Section 106 monies were still to be collected from developments that had not yet started and on some of the big projects Section 106 Agreements may apply. The Admin. Officer informed the meeting that so far as she was aware only the “Transportation” monies were left.
- 12.8 Neighbourhood Plan
Cllr Halstead expressed concern at what would happen to the Neighbourhood Plan as a result of the new requirement for a five year land supply should all the sites included in the Neighbourhood Plan for development be developed quickly.

12.9 National Planning Policy Framework

Cllr Budden informed the meeting that there is an intention to revamp the National Planning Policy Framework and to consult before March 2018 and implement the changes in late spring 2018. Included in this would be the requirement to review Planning Policies every five years and that if they are not reviewed then the weight to be attached to them is to be decreased so that in year six they have 20% less weight and so on until in year 10 they have no weight at all. Cllr Budden informed the meeting that this would include Neighbourhood Plans and the requirement for a review would mean that it would require a new referendum. The meeting expressed concern at this and Cllr Budden agreed that he would keep the meeting updated on the outcome of the consultation.

The meeting was closed at 9.00 pm.

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Chairman

Next Meeting: 26 February 2018 at 7.30pm