



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.00 hrs on 12 February 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.

33 members of the public were present.

1 member of the press was present.

P13/18 Apologies: Apologies were received from Cllrs Budden and Jerrard.

P14/18 Declarations of interests: Cllr Linsley informed the meeting that he wished to declare an interest in the second planning application item on the Agenda as he is a trustee of the Newman Collard Playing Field Trust which is the current landlord of the applicant but clarified that his interest was not a pecuniary one.

P15/18 SDNPA Planning Applications Received for Consultation

17/06506/FUL - Land North East of Andlers Ash Nursery, Andlers Ash Road - Erection of 77 dwellings
The Chairman set out the background to the application with reference to the Liss Neighbourhood Development Plan (LNDP) and explained the increase in dwellings to 77 from the numbers set out in the LNDP. The Chairman also identified pertinent sections of the Development Brief relating to the property as set out in the LNP.

The members then agreed a period of adjournment to take comments from Mr Spanner, Mr Baines, Ms Boyle, Ms Hill, Ms Hilton, Mr Kendall and Ms Vile. The meeting was adjourned at 19.20.

Mr Spanner expressed concern at the number of additional cars in the village resulting from the development, at the drainage capabilities of the proposed drainage scheme, that the design was not in keeping with a rural environment, that the lighting will impact on nearby residents and that any proposed traffic calming measures are unlikely to stop drivers from speeding along Andlers Ash Road.

The Chairman recommended that Mr Spanner submit his technical comments direct to SDNPA and noted that further work on flood mitigation was required.

Mr Baines expressed concern at the additional traffic on Andlers Ash Road and the likelihood of accidents given the speed of cars along the road and the on-road parking.

The Chairman confirmed that assurance must be given on both the traffic calming measures on roads and the sufficiency of the on-site flooding/drainage measures.

Ms Boyle expressed concern at the impact on infrastructure as the schools are already full, parking in the village is inadequate, the doctors' surgeries are overloaded, the drains are unable to cope now and the effect on house prices.

The Chairman thanked Ms Boyle for her comments and pointed out that the last was not a planning issue.

Ms Hill expressed concern at the adequacy of services including sewers and gas pipes under Andlers Ash Road and that no survey had been carried out as to the adequacy of the services.

The Chairman confirmed that the roads and footpaths were a technical matter for the Highways Authority

which had not yet commented. Their input was essential together with input from all utility companies.

Ms Hilton expressed concern about additional traffic and traffic speeds, the impact of lighting on existing residents and that the green space appeared to have decreased in size since the public consultation. The Chairman thanked Ms Hilton for her comments.

Cllr Linsley commented that whilst the lighting may not be in line with the SDNPA's Dark Skies Policy, less lighting can lead to an increase in criminal activities and also causes problems for residents using footpaths who cannot see where they are walking.

The Chairman confirmed that it was important to get the right balance.

Mr Kendall expressed the following concerns:-

- the increase in dwellings on the site and transferred some from site 3a to 3b means that there has been an increase of 20% on site 3b
- the development brief includes a requirement that there be clear views through the development but at the moment there is only one
- the landscape strip is not adequate
- the properties ought to be redistributed to give equal numbers on the two sites
- that there is no need for a footpath at all given that there are other footpaths and routes already available
- the settlement policy boundary line appears to be in a different position on the Cala Homes application than as set out in the LNDP.

The Chairman thanked Mr Kendall for his comments.

Ms Vile expressed the need for a safe footpath along Andlers Ash Road and through the development as the current footpath is not safe given the speed cars travel along the road and the on-street and on-pavement parking that occurs.

The Chairman thanked Ms Vile for her comments.

The meeting was then reconvened at 19.45pm.

Following extensive discussion, it was **RESOLVED THAT** as the Liss Village Neighbourhood Development Plan is now part of the statutory Development Plan for Liss the proposals must be assessed against the Andlers Ash Development Brief in the Plan. LPC is concerned that the proposals do not currently meet the requirements of the Development Brief and until they are modified to bring them into full conformity with the Neighbourhood Plan the Council objects for the following reasons:-

1 Highways

- 1.1. LPC has serious concerns at the affect the proposed development will have on vehicle movements on Andlers Ash Road given the nature of the road, the speed of traffic, the lack of footpath on one side of the road and the regular on-street parking of commercial vehicles. LPC urges the SDNPA to request a complete and thorough highways investigation with appropriate and workable traffic management solutions.
- 1.2. LPC is very concerned that there have been no comments from the Highways Authority throughout the planning procedure and, as yet, have not provided any comments on the proposed development. These must be obtained.

2 Parking

- 2.1. LPC is concerned to ensure sufficient on-site parking. Any additional on-street parking on Andlers Ash Road would increase the traffic problems on Andlers Ash Road. LPC and would like to see the number of parking spaces increased but in such a way that the site does not look like a car park and without reducing the size of the green space on the development.
- 2.2. LPC notes that there are no charging points for electric vehicles and requests the provision of vehicle charging points within the development.

3 Flooding / Drainage

- 3.1. LPC is concerned that in view of the existing flood/drainage problems in Andlers Ash Road, the proposed flood arrangements may not be sufficient. LPC urges SDNPA to request a complete more thorough flooding and drainage assessment with appropriate and workable solutions.
- 3.2. LPC is further concerned as to the future adequacy of the flood/drainage arrangements and who will be responsible for their future maintenance and improvement as necessary. LPC requests a condition that Cala Homes be responsible for the future maintenance and improved of the flood/drainage arrangements.

4 Ecology

- 4.1. LPC is of the opinion that the landscaping is insufficient and does not properly recognise the rural environment within which the proposed development is set. The landscaping should be improved to ensure that the development enhances rather than detracts from the rural setting.
- 4.2. LPC notes that there is no “Ecological Enhancement Strategy” yet and would urge SDNPA to press the applicant for this.

5 Construction Traffic

- 5.1. Given the previously mentioned issues on Andlers Ash Road, LPC is of the opinion that it is very important that all construction traffic parking and unloading must take place on site and none should be permitted to park in Andlers Ash Road.

6 Routing of Footpath

- 6.1. LPC believes that the footpath access at the north end of site 3b is unnecessary (alongside Cumbers Farm). The footpath access, linking to the schools, is welcomed but could be re-routed within the development site. This would enable improved orientation of dwellings and landscaping close to the Cumbers studio boundary.
- 6.2. LPC believes that as a result of the increase in children crossing Hill Brow Road to the schools, there should be a condition that the applicant be responsible for the cost of installing a refuge at Hill Brow Road to improve safety for children crossing.

7 Other Landscaping Issues

- 7.1. LPC is concerned that the strong green SE 10m boundary strip is adequately shown on the plans. LPC urges the SDNPA to require a strong landscape buffer using native species.

8 Green Space

- 8.1. LPC requests the SDNPA confirms that the area of green space is of the size set out in the Development Brief.
- 8.2. LPC is concerned as to the future management of the green space. There is a need for a strong legal agreement to guarantee in perpetuity the retention and management of the large area of green space between the two sites which is to be dedicated for public use.

9 Lighting

- 9.1. LPC has concerns relating to the lighting of the development and wants the SDNPA to ensure that there is sufficient lighting on the development to ensure the safety of those walking on the estate and discouraging criminal activities but not too much light that it has a negative impact on existing residents on Andlers Ash Road or on the SDNPA's Dark Night Skies policies.

10 Design

- 10.1. All properties, including terraced houses, should incorporate a variety of materials and finishes to provide a more interesting frontage and prevent blocks of identical housing.
- 10.2. LPC has been unable to locate any storage areas for wheelie bins within the development. These should be included in the plans.
- 10.3. LPC has been unable to identify cycle storage on the development plans. This should be

provided.

- 10.4. Whilst LPC appreciates the developer's attempts to make the two sites look different, it is concerned at the management of the public areas on the developments – the green open space between sites 3a and 3b and the hard open space in site 3a. The planning application should clarify who is to have the on-going maintenance and improvement obligations for the green open space and the hard open space.
- 10.5. LPC supports the farmyard concept applied to Site 3c, but is concerned as to how the area of open hard surfacing will be managed. All traffic will have to negotiate this space. How will pedestrian's be protected? Will car parking and bin storage be allowed?

11 Affordable Housing

- 11.1. LPC is concerned that the affordable housing is too easily identifiable. LPC suggests that the detailing, variety of finishes and materials of the affordable housing be altered to accord with the market housing on the development and to meet the recommendations in the adopted Liss VDS. In particular the flat roofs on the porches of the affordable houses must be changed to apex roofs.
- 11.2. LPC is concerned to ensure that the affordable housing on the development is prioritised for local people who have a connection with Liss.

12 Elderly Persons Homes with Carers Accommodation

- 12.1. Plots 6 to 11 include accommodation for carers but it is not clear whether there will be lifts in the units on the first floor to ensure easy access. LPC requests that the SDNPA ensure that the developer is required to install lifts in these dwellings.
- 12.2. The Development Brief and LNDP provide that the housing for elderly persons / those requiring carers should be as close as possible to the Village centre so as to reduce the distance the occupants have to go to get to the Village centre facilities. At present these units are in site 3c. These units should be moved to site 3b.

13 Settlement Boundary

- 13.1. The Cala Homes plans appear to have moved the settlement boundary outwards so as to accommodate the additional housing required by the Planning Inspector. LPC is of the opinion that the settlement boundary as set out in the LNDP should be retained and the dwellings should be built within that settlement boundary. It is suggested that the required 10m native species landscaping/screening on the SE boundary could be outside the SPB which should be drawn more closely around the built development.

18/00320/PA3T – 71 Station Road – Notification for prior approval for proposed change of use from business to nursery

Decision: Strongly object to the Change of Use for the following reasons:-

1. **Location of the proposed nursery.** The property is immediately adjacent to the railway crossing on Station Road. Station Road is the busiest road in Liss village. It is likely that parents will stop outside the property to “drop-off” their children. The peak times for doing so will be the morning and evening rush hours. This will seriously impact traffic on Station Road and increase the potential for accidents. It appears to be a very dangerous environment for young children. LPC notes the comment in the application that the property was previously used as a youth centre and that the proposed use is not greatly different from that use. LPC disagrees. The youth club was open later in the day and the peak times for dropping off and picking up did not fall within the rush hour. Most significantly, the youth club was for older children the majority of which got to the youth centre themselves rather than being dropped off and picked up by a parent.
2. **Lack of parking for employees.** The application indicates that there is only one parking space on-site so employees will have to park in the already busy car parks in Liss.
3. **Lack of parking for customers.** The application indicates that there is only one parking space on-site. The application suggests that other parking is available but a large portion of that parking is either unlikely to be available or is privately managed parking which cannot be guaranteed to

remain available in the future. Almost all the identified parking is on the opposite side of the level crossing to the proposed nursery premises:

Riverside Close is usually filled by residents' vehicles and visitors to the Drs' surgery;

Lay-by opposite has only 3 spaces and would result in parents trying to cross the busy Station Road with their children;

On-street parking by the shops is very limited and in constant use so rarely available;

Tesco Car Park – this is a private car park providing limited shop parking, with the majority of spaces intended for the flats above Tesco. Abuse could lead to this car park being closed to public;

Village Car Park is beyond the Whistle Stop public house and would require parents to walk their children to cross either Rake Road or Hill Brow Road at a very busy three way junction where there are no proper crossing points;

Hill Brow Car Park is a public car park but use by parents would result in a long walk along Hill Brow Road and along the narrow footpath along Station Road which is almost impassable with buggies and across the railway crossing;

Newman Collard Car Park would result in a long walk along Hill Brow Road, crossing the busy Hill Brow Road and crossing the railway crossing.

4. **Noise impact on adjoining dwellings.** There is no outside play area for the nursery as the area to the rear of the building is a private garden space for the flats in the building. According to previous applications, outside play areas are a requirement for Ofsted so the property is unsuitable for the purposes of complying with Ofsted requirements. In addition if the outdoor area could be used by the nursery, the land slopes to the River Rother which is unfenced. Further this outdoor area is limited in size and will result in a lot of noise from children in a small space which will have a negative impact on neighbouring properties.
5. **Possible pollution harm to children.** The crossing gates can be closed for up to 27 minutes in every hour and many **waiting** car drivers leave their care idling rather than turning them off. This results in pollution on the road which will have a negative effect on the children both at the property but also whilst getting to the property.
6. **Puddleducks** has voluntarily chosen to leave its current site at Newman Collard. Given the above issues with the property's location, there is suitable alternative accommodation elsewhere in the village, namely its existing location which has a large outdoor area and has a adjoining car park which can be used by parents dropping off and picking up their children.
7. **Railway Safety.** LPC believes Network Rail should be consulted given the proximity of the property to the railway crossing, safety issues and the likely impact of traffic movements across the railway crossing.

17/04536/HOUS – 3 Oak Tree Drive – Conversion of garage, ground floor extension to front and rear and first floor extension to front and rear

Decision: That the amendment to the description did not affect LPC's previous decision which should be maintained.

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

Decision: That the amendment to the description did not affect LPC's previous decision which should be maintained.

The meeting was closed at 8.30 pm.

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Chairman

Next Meeting: 26 February 2018 at 7.30pm