



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 26 February 2018.

MEMBERS

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

*Present.

*Chairman

The meeting was clerked by F. Cook, Admin. Officer.
Four members of the public also attended.

P16/18 Apologies: Apologies were received from Cllrs Budden and Jerrard.

P17/18 Declarations of interests: There were no declarations of interest.

P18/18 Approval of Minutes of the Meeting on 22 January 2018

Resolved: The minutes of the meeting of 22 January 2018 be approved as a correct record. Proposed by Cllr Wright and seconded by Cllr McDonald.

P19/18 Matters Arising from Minutes of Meeting on 22 January 2018

- 19.1 P103/17 – Lack of Parking Policy – EHDC and SDNPA
Cllr Halstead reminded the meeting that this had been brought to the attention of the SDNPA and the response from the SDNPA. She informed the meeting that there had been a meeting last week of CPRE and EHDC when this issue had been raised and that in April CPRE has a meeting with SDNPA at which this issue will be raised. She informed the meeting that it would also be brought up at the next EHAPTC meeting.
She also informed the meeting that she would also discuss the EHDC policy on extensions with the SDNPA. It could be useful if the SDNPA adopted a similar supplementary planning document.
- 19.2 P12/18 12.2 – Bluebell Inn Development
Cllr Halstead informed the meeting that the amended planning application was still awaited and that there was nothing LPC could do until the amended application had been submitted.
- 19.3 Wealden Heath Phase II Special Protection Area Supplementary Planning Document
Cllr Wright referred to her report and advised that this was a very technical matter and that as it does not affect Liss, LPC should not make any comments on it.
- 19.4 P12/18 – Forest House TPO Application
The Administrative Officer confirmed to the meeting that the TPO application had been lodged and that a response was awaited from EHDC.

P20/18 Approval of Minutes of the Meeting on 12 February 2018

Resolved: The minutes of the meeting of 12 February 2018 were approved as a correct record. Proposed by Cllr Linsley and seconded by Cllr Wright.

P21/18 Matters Arising from Minutes of Meeting on 12 February 2018

- 21.1 P15/18 – 18/00320/PA3T – 71 Station Road, Liss – Prior Approval for Change of Use
Cllr Linsley enquired what the latest position was regarding this application and whether a decision had been made. The Administrative Officer informed the meeting that the consultation

closed on 23 February 2018 so a decision should be made shortly. Cllr Halstead informed the meeting that Highways had objected to the proposed change of use.

P22/18 SDNPA Planning Applications Received for Consultation

22.1 **18/00551/HOUS – 6 Silver Birch Close** – Single Storey Extension, Conversion of Loft and Pitched Roof to Existing Porch.

Cllr Halstead informed the meeting that as there were members of the public wishing to address the meeting on the planning application for 6 Silver Birch Close, that application would be dealt with first.

The members then agreed a period of adjournment to take comments from Mrs and Miss Wright and Mr Walker. The meeting was adjourned at 8.00pm.

Mrs Wright (7 Silver Birch Close) raised five concerns: the noise currently experienced will get worse; the attic wall is a party wall; the proposed dormer window is very large and overlooks adjoining properties; the dormer extension is overbearing and will have a visual impact on the properties adjoining and behind the property; the extension to the rear will be visible due to the dome on the flat roof.

Cllr Halstead noted Mrs Wright's comments and thanked her. Cllr Halstead informed Mrs Wright that the current noise was not a planning issue and neither is the fact that the wall and fence are party structures.

Miss Wright added that the dormer at the back will block light as will the proposed extension which abuts a party wall (fence) and that the works to the roof include putting in steel joists which would require Mrs Wright's consent as the adjoining party wall owner.

Cllr Halstead noted Miss Wright's comments and thanked her. Cllr Halstead informed Miss Wright that the party wall issue was a matter between the adjoining owners and not a planning issue.

Mr Walker (8 Silver Birch Close) informed the meeting that the plans showing the layout for parking were incorrect and not to scale. He informed the meeting that it would not be possible to get two cars on the property as indicated on the plans not only because the area is not big enough to take two cars but also because there is a lamppost on the pavement, which is not shown on the plans, which would prevent access. He noted that the lamppost could be moved but its current position was at the end of a footpath/alleyway and so should not be moved especially as moving it would result in it being in front of someone else's house which seemed unfair.

Cllr Halstead noted Mr Walker's comments and thanked him.

The meeting was reconvened at 8.10pm.

Having discussed the application and considered the comments of the attending members of the public **IT WAS RESOLVED THAT** LPC should object to the proposed planning application for the following reasons:-

1. the proposed dormer window is overbearing, highly visible to properties to the rear and overlooks an unacceptably wide area.
2. the proposed parking arrangements are probably not achievable given the size of the site and the positioning of the drop kerb and lamppost and this would result in an under-provision of on-site car parking which is unacceptable.
3. LPC questions the accuracy of the plans submitted as part of the application both on the basis of measurement (it is unlikely that two cars can be parked in the space indicated on the plan when viewed on the ground) and factually (the lamppost outside the property has not been shown on the plans and the lamppost restricts the accessible parking area at the property). LPC is of the view that the lamppost should not be re-sited as it lights a footpath/alleyway.

22.2 **18/00207/HOUS – 164 Andlers Ash Road** – New Roof to Garage, new entrance to driveway,

modified driveway layout, two velux roof lights and internal alterations.

Following extensive discussion, **IT WAS RESOLVED THAT** no objection be made provided that the proposed alterations meets Highways requirements.

- 22.3 **18/00117/HOUS – The Grange – New access from public highway**
Following discussion, **IT WAS RESOLVED THAT** LPC object to the proposed planning application as this was an application for an additional access on to a dangerous section of the road particularly as cars are frequently parked on the opposite side of the road. LPC would prefer this part of the property be accessed through The Grange in line with the adopted local plan. If the SDNPA is minded to grant this application, LPC is concerned to ensure that the trees on the property (which are valuable in the landscape) are retained and are protected from damage during the development works and afterwards.
- 22.4 **18/00236/HOUS – 3 Hatchlands – Single Storey Side Extension**
Following discussion, **IT WAS RESOLVED THAT** no objection be made.
- 22.5 **18/00357/FUL – 1 Stable Court – Retention of Track Improvements Within Stodham Copse**
Following discussion, **IT WAS RESOLVED THAT** no objection be made.
- 22.6 **18/00247/HOUS – 12 Western Road – Single Storey Rear Extension, Loft Conversion with Dormers to Side and Rear**
Following discussion, **IT WAS RESOLVED THAT** LPC objects to the planning application:-
 1. as it is concerned at the likely detrimental impact the development would have on the neighbouring property number 10
 2. as it is very concerned about the under-provision of parking on-site. Cars are currently forced to park across the pavement which blocks the pavement and so any additional cars at the property would increase the already existing on-road parking issues on Western Road.
- 22.7 **18/00392/HOUS – 61 Mint Road – Single Storey Rear Extension, Loft Conversion with Dormer to Rear**
Following discussion, **IT WAS RESOLVED THAT** LPC objects to the planning application:-
 1. as there has been no adequate provision for the protection of bats
 2. the velux window to the front elevation with have a detrimental impact on the street scene
 3. there is insufficient parking on-site. The under-provision of parking on-site will result in additional vehicles parking on the road where parking is already an issue.
- 22.8 **18/00495/LDP – Cumbers Cottage – Certificate of Lawful Development for Construction of a Single Storey Side Extension**
Following discussion, **IT WAS RESOLVED THAT** whilst LPC does not object to the extension, it believes that planning permission should be sought rather than a Certificate of Lawful Development as the property is outside the settlement boundary.
- 22.9 **18/00606/FUL – 1 Hawkley House – Detached 1 bed Dwelling following Demolition of Existing Garage**
Following discussion, **IT WAS RESOLVED THAT** a site visit be carried out and that a recommendation be made to full council on 19 March 2018 as the next planning meeting is after the time limit for responding.
The Administrative Officer was asked to arrange a site visit for either 2pm on Wednesday 28th February 2018 or 10am on Friday 9th March 2018.
- 22.10 **18/00633/FUL – Kingdom Hall – Change of Use from D1 to B1 (General Office Use)**
Following discussion, **IT WAS RESOLVED THAT** LPC objects to the proposed planning application due to the lack of adequate provision for parking for business hours use at the premises. Without dedicated parking, the change to business hours use would lead to an abuse of the existing public car park opposite the property which is currently used by villagers.

P23/18 SDNPA Applications Approved

It was noted that the following applications were approved

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
17/05723/HOUS	71 Mint Road, Liss, GU33 7DQ.	Alterations to roof design of existing single storey rear extension and replacement in brick and tile following demolition of rear lean-to.
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.
17/05614/HOUS	Willow Cottage, Rake Road, Liss, GU33 7EF	Two storey side extension
17/05698/HOUS	38 Newfield Road, Liss, GU33 7BW	Single storey rear extension and loft conversion with dormer windows to rear and velux windows to front.
17/06168/HOUS	11 Riverside Close, Liss, GU33 7AE	Conversion of garage to kitchen and utility room and single storey extension
17/05279/FUL	Heatherside, Farther Common Lane, Hill Brow Road, Liss, GU33 7AH	Two storey extension to north elevation, enlargement of two existing dormers, separate extension of living room and kitchen, replace porch, re-tile roof, new multi-pane windows/doors and external wall overlaid with insulation and over clad with timber boarding/acrylic render
17/06131/FUL	129 Forest Road, Liss, GU33 7BP	Two storey rear extension to 127 and 129 Forest Road, new windows and rooflights

P24/18 SDNPA Applications Refused

It was noted that the following application was refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
17/05841/FUL	96 Station Road, Liss, GU33 7AQ	Change of use from A2 offices to 2 flats C3

P25/18 SDNPA Applications Appeals

It was noted that there were no appeals.

P26/18 SDNPA Applications Withdrawn

It was noted that there were no applications withdrawn.

P27/18 TPO Applications – Referred to the Tree Warden

27.1 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.

18/00276/TPO	2 Chase Road, Liss, GU33 7NA	Beech Tree – Prune branches 3-4m on one side near to house to give 4m gap between tree and house leaving width of approximately 18m.
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Resolved: Liss Parish Council do not wish to object to these works.

27.2 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.

18/00333/TCA	5 Summerfield Terrace, Liss, GU33 7LF	Davidia Involucra – prune to leave finished crown height of 4.7m and crown spread of 3m. Schumach – prune to leave finished crown height of 3m and crown spread of 1.5m Framixus Excelsior (Ash) – prune to leave finished crown height of 4m and crown spread of 1.5m
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Resolved: Liss Parish Council do not wish to object to these works.

27.3 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.

18/00800/TPO	10 Highfield Gardens, Liss, GU33 7NQ	T1 - Holly – Reduce height by 3m below power cable (no lateral reduction) T2 - Ash – reduce height by 2m and spread by
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		1m T3 - Oak – Reduce crown by 2m T4 Beech – Reduce height by 2m and reduce 1 lateral over road at 6m T5 Oak – Reduce crown by 2m T6 Lawson Cypress – Reduce height by 3m T7 Lawson Cypress – Reduce height by 3m
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Resolved: Liss Parish Council do not wish to object to these works.

P28/18 TPO Applications Approved

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

17/06173/TPO	16 Highfields Gardens, Liss, GU33 7NQ	T1 Beech - crown reduce to 15m and branch spread of 5m, crown lift to 5m, removal of rubbing stem at 11m, removal of branches within 3m of adjacent properties. T2 Beech - crown reduce to 15m and branch spread of 5m, crown lift to 5m, removal of branches within 3m of adjacent properties. T3 Oak – clear adjacent property by 3m, crown reduction to final height of 13m with radial branch spread of 5m, crown lift to 5m. T4 Sycamore – clear adjacent property by 3m, crown reduction to final height of 13m with radial branch spread of 5m, crown lift to 5m.
17/06298/TPO	Riverdale, 6 Riverside Close, Liss, GU33 7AE	Ash (T5) – pollard to 14m. Where possible growth points will be left on lateral branches.

P29/18 TPO Made

It was noted that a TPO had been made for The Oaks, 35 St Mary’s Road, Liss, GU33 7AH. The Tree Preservation Order (EH1062) 2017.

P30/18 Liss Neighbourhood Development Plan Monitoring

It was noted that no action was currently required.

P31/18 Any Other Business

31.1 Site Allocation Development Plan Document – Consultation Response

The meeting noted the document which relates to Chichester.

31.2 Meeting Dates 2019

The response from EHDC to requests for extensions to the time limits for commenting on planning applications was noted and following discussion **IT WAS RESOLVED THAT** the meeting dates would be left as every four weeks but it was noted that if the problem of obtaining extensions persisted it may be necessary to move to holding meetings every three weeks. It was noted that more councillors were required on the committee.

31.3 Station Road

Cllr Linsley raised a query regarding a property at the top of Station Road past the two new houses and Cllr Halstead informed him that a planning application had come to this committee for the works in question.

The meeting was closed at 9.00 pm.

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Chairman

Next Meeting: 26 March 2018 at 7.30pm