



## LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30hrs on 25 June 2018.

### MEMBERS

\*Cllr Halstead\* \*Cllr Budden \*Cllr Linsley \*Cllr Hargreaves  
\*Cllr McDonald Cllr Wright Cllr Jerrard \*Cllr Mayo \*Cllr Wilson

\*Present.

\*Chairman

The meeting was clerked by F. Cook, Admin. Officer.

**P76/18 Apologies:** Apologies were received from Cllrs Wright and Jerrard.

### **P77/18 Declarations of interests:**

77.1 Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.

### **P78/18 Approval of Minutes of the Meeting on 30 May 2018**

**Resolved:** The minutes of the meeting of 30 May 2018 be approved as a correct record. Proposed by Cllr Linsley and seconded by Cllr Mayo.

### **P79/18 Matters Arising from Minutes of Meeting on 30 May 2018**

79.1 1 Teachers Terrace – single storey rear and side extension

The Admin. Officer informed the meeting that an amended application had been received and, that as no extension of time to respond had been granted, a response noting the reduction in size and leaving it to the planning officer as to whether there was sufficient amenity land left had been submitted. The Admin. Officer informed the meeting that the planning application had been approved.

79.2 180 Forest Road – change of use from garage to single dwelling house

The Admin. Officer informed the meeting that an amended application had been received and, that as the amendment was minor, the Committee's earlier submission was resubmitted.

79.3 The Oaks, 35 St Mary's Road – demolition of buildings

The Admin. Officer informed the meeting that a notice of demolition had been received and that LPC had responded to state that nearby residents may have strong feelings about its demolition. Following discussion **IT WAS NOTED THAT** this was a technical procedure.

79.4 The Temple Inn – Minor Variation to Premises Licence

The Admin. Officer informed the meeting that a Variation to Premises Licence had been received reflecting the alteration to the Licensed Area following alterations at the pub.

79.5 11 St Mary's Road – Use of Space above office as Residential Accommodation

The Admin. Officer read out an email received from Dane Swallow regarding the home office and confirming that it can be used as ancillary accommodation to the main dwelling.

### **P80/18 SDNPA Planning Applications Received for Consultation**

80.1 18/02896/FUL – 49-51 Station Road – Replacement shopfront and signage with lighting

The Chairman noted that two members of the public attended the meeting wishing to speak on this application. The Chairman introduced the item and noted that there was considerable

policy documentation which relates to the shop-frontage including, The Joint Core Strategy, the Liss Village Neighbourhood Development Plan (“NDP”), the adopted Liss Village Design Statement (“VDS”), and EHDC's Shop Fronts Policy as well as the policies applicable through being in a Conservation Area.

The meeting was adjourned at 7.55pm.

Mr Harris addressed the meeting and raised the following concerns:-

- the garish colours mean that it stands out
- the building construction quality is very poor
- the drainage channel in the pavement has been blocked
- he believes that the chimney breast has been taken out without any steel or timber joisting being added to support the chimney stack above
- the floor has been raised and has been done so using poor quality cement
- no damp-proofing appears to have been carried out.
- the floor level of the shop is below street level
- the front has been moved out slightly lessening the width of the pavement resulting in a highways safety issue.

The Chairman thanked Mr Harris and noted that a majority of his points were Building Regulations issues rather than planning matters and that LPC had to confine its comments to planning matters and planning policies. Cllr Linsley confirmed that the pavement has been narrowed so that it is now difficult for wheelchairs and pushchairs to use the pavement.

Mrs Harris informed the meeting that she had been in contact with EHDC Planning Enforcement and had received an email that morning confirming that “an enforcement notice is being written for service and will be completed within the next 10 days. The notice will recommend the removal of the new shop front”.

The meeting was re-convened at 8.10pm

Following discussion, **IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT** to the planning application for the following reasons:-

1. The original Victorian shop front within a Victorian building is in a conservation area and was removed without planning permission. That shop front made a positive contribution to the character of the centre of Liss and the conservation area and is a significant loss. Planning permission for its removal should have been considered against the policies in the East Hants Joint Core Strategy (“JCS”), the Liss Neighbourhood Development Plan (“NDP”), the EHDC Shop Fronts Policy (“SFP”), the EHDC appraisal of the Liss Village Centre conservation area, and the adopted Liss Village Design Statement (“VDS”) required as the premises are within a conservation area. Changes to existing shop fronts are required to conform to these policies
2. The replacement shop front should be removed as:-
  - 2.1 it does not have planning permission
  - 2.2 it does not conform to the shop front proposed in the current planning application (for example, the stallriser is shown significantly greater than has been actually be constructed)
  - 2.3 it has not been constructed in accordance with Building Regulations
  - 2.4 the internal step makes in inaccessible to wheelchair users
  - 2.5 by making it larger than the original shop front it now extends further onto the pavement as a result of which:-
    - 2.5.1 the drainage channel in the pavement has been blocked which increases

- the risk of flooding
- 2.5.2 the pavement has been narrowed making it difficult for pushchairs and wheelchairs to use the pavement without going onto the roadway.
3. the proposed new shop front shown in the application is wholly unacceptable for the following reasons:-
- 3.1 It is a poor quality modern shop front with an internally illuminated plastic box fascia which is completely out of keeping with the other shop fronts in Station Road and the character of the conservations area. It does not respect or enhance local character and detracts from the character of the building in which it is located. It is therefore contrary to:
- 3.1.1 **Policy CP27 of the East Hants Joint Core Strategy** on design. Section e) requires that the development makes a positive contribution to the overall appearance of the local area including the use of good quality material of appropriate scale, profile, finish, colour and proven weathering ability, and Section h) that development take account of local town and village design statements, emerging neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals.
- 3.1.2 **Policy CP28 of the East Hants Joint Core Strategy** on the historic environment. Section d) repeats the wording of Section e) of CP27, and Section e) requires development to take account of local conservation area appraisals and town and village design statements where they exist.
- 3.1.3 **Policy 16 of the approved Liss Neighbourhood Development Plan** on The Village Centre which requires that development must comply with other policies of the Neighbourhood Development Plan, particularly those on design, the historic environment, parking and shop fronts, in order to enhance the quality of the built environment within the village centre.
- 3.1.4 **Policy 17 of the approved Liss Neighbourhood Development Plan** on shop fronts, which requires that changes to shop fronts should protect and enhance the character of the conservation area. Applicants must demonstrate that the proposals meet the guidelines in the Village Design Statement and the design principles set out in Policy 9 of the Neighbourhood Development Plan on design. Applicants must also demonstrate they have taken into account the requirements of the EHDC Shop Fronts and Signs Design Guide for East Hants. No evidence is provided that any of these requirements have been considered or met.
- 3.1.5 **Policy 9 of the approved Liss Neighbourhood Development Plan** on design which requires development to make a positive contribution to the character of Liss and respect and enhance the built character of the village.
- 3.1.6 **Policy 10 of the approved Liss Neighbourhood Development Plan** on the historic environment, which requires that development must make a positive contribution to the local character and distinctiveness of the conservation area, and applicants must demonstrate that proposals reflect the Liss Village Design Statement and the EHDC conservation area appraisal.
- 3.2 In detail, the proposal does not meet the requirements of the **EHDC Shop Fronts and Signs Design Guide (“SFP”)** as:
- 3.2.1 it does not “maintain or improve the quality and character of the building itself and its street landscape”
- 3.2.2 the stallrisers do not comply with the SFP requirement that they should be at least 500mm high, be panelled, rendered or finished in brick and

- provide a cill for glazing.
- 3.2.3 the single large expanse of glass should be avoided.
  - 3.2.4 the proposed materials to be used are not traditional. The SFP encourages “the used of traditional materials such as painted wood”. Plastic and aluminium “should be avoided”.
  - 3.2.5 the proposed illuminated box sign is not acceptable in a conservation area as set out in the SFP.
  - 3.2.6 the SFP provides that to accommodate the needs of disabled persons steps should be avoided and the proposed frontage includes a step into the shop.
  - 3.2.7 the original shop front should be reinstated because “the retention of existing shop fronts...is important because they form part of the original building and are sympathetic to its scale, proportion and rhythm
- 3.3 The proposals also do not meet the requirements of the **EHDC Conservation Area appraisal**, particularly as the proposed development does not retain the original details, materials and finishes and does not blend in with and complement its surroundings as required by EHDC’s Conservation Area policy for Liss.
- 3.4 The changes to the shop front do not meet the guidelines of the **adopted Liss Village Design Statement (“VDS”)** as they are required to do under Policy 17 of the Neighbourhood Development Plan. The guidelines include:-
- 3.4.1 “4.3 Planning policies to protect Conservation Areas should be strictly applied. This should include period shop fronts, which should be conserved using their original features and detailing and employing sensitive decoration, signing and lighting”
  - 3.4.2 “6.1 Building design should respect and enhance the character and distinctiveness of the settlements. Where appropriate and feasible traditional building materials and detailing should be used.”
  - 3.4.3 “8.1 All shops or business signage should conform to the East Hampshire District Council Standard, be modest and respect the village conservation area and rural environment within the South Downs National Park.
  - 3.4.4 “8.2 Neon signs and internally lit signs should not be permitted”.
- 3.5 LPC also noted that the current licence to operate as a Fish and Chip Takeaway Shop has lapsed and that the shop is currently operating without a licence. Liss Parish Council does not oppose in principle a new fish and chip shop in this location and feels sure that a refurbished shop frontage retaining the original style would be very attractive to customers. A central door, set back between bay windows would maintain the Victorian character of the building while providing safe egress onto the narrow pavement on this busy road.

80.2 **18/02569/HOUS – 1 Wyld Green Cottages** – Two storey extension replacing existing lean-to  
Having discussed the application **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.

80.3 **18/02681/HOUS – Batts Brook, Hawkley Road** – Single storey side extensions, new porch, replacement garage with games room over  
Having discussed the application **IT WAS RESOLVED THAT LPC SHOULD OBJECT** to the planning application for the following reasons:-

- 80.2.1 the scale and height of the garage is excessive and will dominate the site.
- 80.2.2 there is no physical or functional link between the replacement garage with games room to the main dwelling which gives rise to concerns that it may be used as accommodation separate from the main dwelling
- 80.2.3 the size of the extension, together with previous alterations, appear to exceed the 50% rule under Policy H16.

80.2.4 if minded to grant the application, a condition should be added that the use of the garage and games room over, must remain ancillary to the use of the main dwelling.

80.4 **18/02630/HOUS – 40B St Marys Road** – Part demolition, rebuild to match proposed conservatory

Following extensive discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application

80.5 **18/03000/FUL – Andlers Ash Farm** – Building for storage and dispatch of trees and shrubs

Following discussion, **IT WAS RESOLVED THAT LPC SHOULD OBJECT** to the planning application for the following reasons:-

80.5.1 the scale and height of the proposed building are such that the building will be visible in the wider landscape which is contrary to Policy 4 of the adopted Liss Village Neighbourhood Development Plan (“LVNDP”).

80.5.2 the adopted Liss Village Design Statement (“LVDS”) at 2.2 provides that “the impact of new large buildings...which are highly visible in the countryside should be minimised through the use of timber cladding and dark roofing materials which blend into the landscape. Roof profiles should be low and kept below the tree line.” Liss Parish Council is concerned that the “slate blue roof” is not a sufficiently dark material.

Liss Parish Council is also concerned that the building height would result in a roof profile above the tree line.

80.5.3 CP4 of the Joint Core Strategy (“JCS”) provides that “development will be permitted... provided that they do not harm the character of the site or its surroundings or do not adversely affect natural beauty, wildlife, cultural heritage and opportunities for recreation.” Liss Parish Council believes that the size of the building will adversely affect the natural beauty of the site and surrounding area.

80.5.4 the size of the proposed building has not been sufficiently justified given the adverse affect it will have on the landscape. CP18 of the JCS provides that “new development will be required to conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park.”

Cllr Budden informed the meeting that he would contact the Liaison Officer about SDNPA calling in this planning application for determination by the SDNPA.

### **P81/18 SDNPA Applications Approved**

It was noted that the following applications were approved

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/00117/FUL	The Grange, Farnham Road, GU33 6JE	New access from public highway
18/01213/HOUS	78 Newfield Road, GU33 7BW	Single storey rear extension
18/01325/HOUS	Cumbers Cottage, GU33 7LL	Single storey side extension
18/00717/HOUS	1 Chilmark Court, GU33 7SA	Conservatory to rear
18/01730/HOUS	63 Mint Road, GU33 7DQ	Single storey rear/side extension
18/01499/HOUS	Shelomar, Plantation Rd, GU33 7QB	Enlarge bay window
18/01926/HOUS	The Limes, Lime Close, GU33 7DR	Internal alterations, larger windows and additional roof lights

### **P82/18 SDNPA Applications Refused**

It was noted that the following applications had been refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/01391/FUL	land between 29-35 Mint Road	Two detached three bed houses

Cllr Budden informed the meeting that he understood that the applicant was intended to appeal against the decision to refuse planning permission.

### **P83/18 SDNPA Applications Appeals**

It was noted that the decision in the following application had been appealed and appeal is pending.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
17/00723/LDP	Springs, Reed Lane, GU33 7HU	Lawful Development Certificate – stationing of five residential caravans to make a total of 10 on site.

Cllr Budden informed the meeting that he was intending to attend the appeal hearing.

### **P84/18 SDNPA Applications Withdrawn:** None

### **P85/18 TPO Applications – Referred to the Tree Warden:**

85.1 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.

18/02520/TPO	15 Highfield Gardens, GU33 7NQ	T1 Oak Tree – crown reduce by 2-3m leave overall crown height of 9 and diameter of 6m T2 Ash – reduce laterals by 2m to grow point leaving 4m of lateral growth T3 Ash – reduce laterals by 2m to grow point leaving 4m of lateral growth
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**RESOLVED: LPC WOULD NOT OBJECT** to these works.

85.2 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.

18/03029/TPO	East Hill House, 9 East Hill Drive, GU33 7RR	T1 conifers – crown reduction by 4m leaving height of 8m and cut both sides by 1m T2 2 x conifers – fell T2 ash and sycamore – crown reduce by 3m leaving 6m canopy spread and thin by 20%
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**RESOLVED: LPC WOULD NOT OBJECT** to these works.

85.3 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.

18/03222/TCA	The Flat, Liss Delivery Office, 45 Station Road, Liss, GU33 7DP	To fell 1 Ash Tree. The Ash Tree is in poor state. The tree is on rear boundary behind a large Goat Willow that was felled under SDNP/18/01530/TCA
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**RESOLVED: LPC WOULD NOT OBJECT** to these works.

### **P86/18 TPO Applications Approved**

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

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/01665/TPO	Public Open Space near 8 Kiln Field	T4 – Oak - Fell
18/01785/TPO	The Larches, 4 Highfields Gardens, GU33 7NQ	Blue cedar (T1) – reduce NW side only (branches overhanging 4 Highfield Gdns) to 8m crown spread radius to leave live foliage of good artistic form. No height of tree to be removed.
18/01530/TCA	The Flat, Liss Delivery Office, 45 Station Road, Liss, GU33 7DP	Goat Willow in rear garden – fell. Oak close to right hand side fence – crown reduce by 30% to leave a finished height of 20-25ft and crown spread of 15-20ft.

### **P87/18 TPO Made:** None

### **P88/18 Liss Neighbourhood Development Plan Monitoring**

It was noted that this was on-going and that additional assistance was required to properly monitor as LPC capacity is stretched. The meeting agreed to consider who could be approached to assist and to discuss this further at the next meeting.

## **P89/18 Any Other Business**

### 89.1 Local Heritage Features List – SDNPA request for information

The Chairman informed the meeting that on looking at the email received, the information requested is all contained in the LVNDP. **IT WAS RESOLVED THAT** the relevant page of the LVNDP be copied and sent in response.

### 89.2 Planning Decisions Received Late

It was noted that the following planning decisions were received following the agenda being circulated.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>	<u>Decision</u>
18/01414/HOUS	The Shaw, Pruetts Lane, GU33 7QT	Two storey side extension and glazed atrium	Approved
18/01531/HOUS	Crouch Readons, Rake Rd, GU33 7HE	Single and two storey rear extensions	Approved
18/01896/HOUS	Forest Lodge, 15 Pine Walk, GU33 7AT	Dual pitch roof, self-contained living accommodation and associated works	Approved
18/02166/TPO	8 Pine Walk, GU33 7AT	Yew T1 – fell and replant with a rowan	Approved
18/02055/HOUS	Kingsmere, Malvern Road, GU33 7PY	Removal of existing timber posts & gate and construction of new masonry wall with automatic gates	Withdrawn
18/01894/FUL	The Temple Inn, GU33 7BP	Erection of 3 dwelling houses and demolition of existing public house outbuilding and toilet block	Refused

89.3 The Admin. Officer read out an email received from a member of the public regarding the possibility of self-building on land at Stodham Lane. Following discussion **IT WAS RESOLVED THAT** the Admin. Officer should respond advising that it is most unlikely that planning permission would ever be granted for development in Stodham Lane and also that the fact it is a self-build property would make no difference to the planning process or decision-making.

The meeting was closed at 9.20 pm.

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Chairman

**Next Meeting: 23 July 2018 at 7.30pm**