



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30hrs on 23 July 2018.

MEMBERS

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

*Present.

*Chairman

The meeting was clerked by S Smith, Parish Clerk.

P90/18 Apologies: Apologies were received from Cllrs Jerrard and Hargreaves.

P91/18 Declarations of interests:

- 91.1 Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.
- 91.2 Cllr Linsley advised the meeting that he would not vote on the planning application relating to 71 Station Road (18/03121/FUL) as he is a Trustee of the Newman Collard Trust.

P92/18 Approval of Minutes of the Meeting on 25 June 2018

Resolved: The minutes of the meeting of 25 June 2018 be approved as a correct record. Proposed by Cllr McDonald and seconded by Cllr Budden and a unanimous vote.

P93/18 Matters Arising from Minutes of Meeting on 25 June 2018 2018

- 93.1 **Fish and Chip Shop, Station Road - Frontage**
The Clerk informed the meeting of the email supporting LPC's objection received from District Councillor Laetitia Pienaar and the confirmation from Cllr Budden that the shop had now passed its environmental health inspection.
The Clerk informed the meeting that District Councillor Mike Kendall had also submitted a letter in support of the comments of LPC.
- 93.2 **Planning Issues with EHDC – holding response received**
The Clerk informed the meeting that an email had been received from SDNPA acknowledging our letter of 20th June 2018 regarding issues being experienced with EHDC Planning Department.
- 93.3 **Springs – Additional Caravans on Site – Appeal Hearing**
Cllr Budden confirmed that he attending the short appeal hearing and that the appeal was refused. Cllr Budden informed the meeting that Lesley Wells should be thanked for her work in producing the report for the appeal. Committee agreed that this decision was good news and may be useful when dealing with future applications.

P94/18 SDNPA Planning Applications Received for Consultation

- 94.1 **18/03121/FUL – 71 Station Road – Change of use from D2 to D1 (state registered nursery)**
The Chairman noted that the committee had previously expressed reservations about the lack of parking, the possibility of noise affecting adjoining dwellings and its proximity to the railway. The Chairman noted that the applicant was attending wishing to speak in support of this application.

The meeting was adjourned at 7.50pm.

The applicant addressed the meeting and made the following points:-

- full planning permission had been applied for
- a full traffic survey had been undertaken as EHDC had required an independent report
- there was one parking space on site and three behind the hairdressers for use by staff
- the red car at the site belongs to a flat owner and not to anyone at Puddleducks
- HCC have submitted their comments
- the highways report noted vehicles reversing but these did not belong to Puddleducks
- the vehicles used by Puddleducks were a car, the mini bus on occasion and the delivery man all of which use the one space provided on site
- the sign regarding stopping outside will remain out permanently
- there had been no objections from the flats or AlphaGraphics and a letter of support from 14 Riverside
- it was intended to carry out works to reduce the noise pollution from the garden but these works could not be undertaken whilst the planning application was outstanding

Cllr Wright informed the meeting that she was comforted that a tough stance on dropping off was in operation but remained concerned as to whether this could be maintained in other weather conditions.

Cllr Halstead noted that two people had raised the desirability of safety bollards to protect the glass frontage

Cllr Wright noted that the site was at flood risk but that a flood risk assessment had been carried out. The applicant informed the meeting that Puddleducks would be happy to have a representative on the Flood Action Group and Cllr Mayo said that he would pass this on to Mike Kendall.

It was also noted that there had been a pollution issue but that this had escaped from the Indian Restaurant.

The Chairman thanked the applicant for attending the meeting.

The meeting was re-convened at 8.11pm

During discussion, it was noted that the position may be different in the winter when the weather worsened. It was also noted that a temporary permission might be suitable as the applicant was reliant on third parties to deliver the requirements of the planning authority.

Following discussion **IT WAS RESOLVED THAT LPC SHOULD RECOMMEND A TEMPORARY PERMISSION FOR A CHANGE OF USE BE GRANTED AND MONITORED OVER A 12 MONTH PERIOD** to ensure that the parking and safety precautions are adequate and can be maintained in all conditions.

LPC requests that EHDC ensures that the 3 staff parking spaces identified in Limes Close have not been allocated previously as parking for any other nearby premises.

94.2 **18/03156/HOUS - 43 Rushfield Road** – Conversion of existing garage into office, raise flat roof over single storey and crown roof to front elevation, pergola with glass roof to rear
Having discussed the application, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that adequate off street parking is maintained.

94.3 **18/001519/HOUS – 20 Western Road** – Two storey rear extension, outbuilding and patio
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but should express concern as to whether the arrangements for the additional parking are practical and achievable.

- 94.4 **18/03351/HOUS – Kingsmere, Malvern Road – Removal of existing timber posts and gate and construction of new masonry wall with automatic gate**
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but that it supports the HCC Highways recommendation that gates are set back 6 metres from the highway edge so that vehicles waiting to enter the drive do not obstruct the carriageway.
- 94.5 **18/03377/HOUS – Greentrees Cottage, Farnham Road – Conversion of roof space to habitable accommodation with dormer**
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but should highlight the importance of the design, form and materials which should contribute to the character of the West Liss Conservation Area and should also express concerns as to whether the arrangements for the additional parking are practical and achievable.
- 94.6 **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.

P95/18 SDNPA Applications Approved

It was noted that the following applications were approved

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/02020/HOUS	139 Andlers Ash Road, Liss, GU33 7LS	2 storey side extension and internal alterations
18/02488/HOUS	Old Berry Grove Farm, Farnham Road, Liss, GU33 6JZ	Construction of shed
18/02489/HOUS	Old Berry Grove Farm, Farnham Road, Liss, GU33 6JZ	Construction of gates, posts, fencing
18/02497/HOUS	Old Berry Grove Farm, Farnham Road, Liss, GU33 6JZ	Construction of replacement fencing with raised planter bed and associated landscaping
18/02176/HOUS	1 New Cottages, Andlers Ash Road, Liss, GU33 7LU	Single storey front extension and conversion of garage to habitable accommodation
18/01267/HOUS	Bashford Lodge, Hill Brow Road, Liss, GU33 7QA	Single storey extension to side, replacement windows, recladding, new outbuilding and rooflights to watertank conversion following demolition of garage and storage shed*
18/02261/HOUS	23 St Marys Road, Liss, GU33 7AH	Two storey side and single storey rear extension

* It was noted that the planning permission included a condition tying the use of the outbuilding and converted watertank to the existing house.

P96/18 SDNPA Applications Refused

It was noted that the following applications had been refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/00715/FUL	Westwood House, London Road, Sheet, GU31 5AJ	Single residential unit on land adjacent to the property addressed “Westwood House”
18/00931/FUL	180 Forest Road	Change of use from ancillary garage to a single dwellinghouse, minor alterations and provision of 2 car parking spaces with access from Briarwood *
17/00723/LDP	Springs, Reeds Lane, GU33	Certificate of Lawful Use or Development for the

	7HU	siting of five additional residential caravans – REFUSED ON APPEAL
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* it was noted that there was reference to the SPA which is due to be adopted soon.

P97/18 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>
17/05841/FUL	96 Station Road, GU33 7AQ	Change of use from A2 offices to 2 flats C3 (additional information on parking received on 18.12.2017 and 19.01.2018)*

*Cllr Budden informed that meeting that this decision was likely to be appealed on HR grounds.

P98/18 SDNPA Applications Withdrawn:

It was noted that the following application had been withdrawn.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/03000/FUL	Andlers Ash Farm	Building for storage and dispatch of trees and shrubs*

* It was noted that LPC had objected to this application.

P99/18 TPO Applications – Referred to the Tree Warden: None

P100/18 TPO Applications Approved: None

P101/18 TPO Made: None

P102/18 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.

P103/18 Any Other Business

103.1 The Chairman raised the response received from EHDC regarding the decision made in respect of the Bluebell Inn development and summarised the issues to the meeting, noting that it was likely that all the relevant legal procedures had been correctly followed and there was probably no legal redress.

Nevertheless, the committee agreed that a response should be made saying that as the significant built variations from the permission granted had been drawn to EHDC's attention by the Parish Council and a District Councillor it would have been sensible and courteous for EHDC to have consulted further with them prior to EHDC reaching a negotiated agreement. It was also disappointing that insufficient attention appeared to have been given to the adopted Liss Village Design Statement and Liss Neighbourhood Development Plan. The committee expressed the hope that LPC would be consulted should a similar situation arise in the future.

When significant design matters such as materials and landscaping, often critical to a successful development outcome, are conditioned, then LPC believes EHDC should consult local councillors before agreeing the conditions in order to ensure the policy requirements of the VDS and LNDP are adequately taken into account.

103.2 The Chairman informed the meeting that an email had been received from Mr Simon Kendall regarding the Cala Homes/Andlers Ash development. Following discussion it was agreed that a response should be sent to Mr Kendall informing him that he should attend the Cala Homes Exhibition and ask his question then and any further questions should be submitted to CALA or to SDNPA directly. It was noted that Cllrs Halstead and Hargreaves had attended the Design Review meetings as observers only.

103.3 Cllr Budden informed the meeting that at the EHDC Council meeting last Thursday there was unanimous support for the new EHDC parking standards. He advised the meeting that the standards refer to a minimum rather than a maximum and that whilst these will not apply directly to planning applications within the SDNP, it was hoped that SDNPA would adopt similar standards.

103.4 Cllr Budden informed the meeting that the decision on the Wealdon Heath SPA was deferred until the meeting in September as one councillor had objected due to its impact on development in Kingsley.

The meeting was closed at 8.45 pm.

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Chairman

Next Meeting: 29 August 2018 at 7.30pm