



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30hrs on 29 August 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 F Cook, Assistant Parish Clerk.

P107/18 Apologies: Apologies were received from Cllr Hargreaves.

P108/18 Declarations of interests:

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

P109/18 Approval of Minutes of the Meeting on 23 July 2018

Resolved: The minutes of the meeting of 23 July 2018 be approved as a correct record. Proposed by Cllr McDonald and seconded by Cllr Linsley and a unanimous vote.

P110/18 Matters Arising from Minutes of Meeting on 25 June 2018

110.1 SDNPA "Local Heritage List"

The Chairman explained that the consultation relates to the guidance notes and was not a request for LPC's list of buildings and that a request to provide a list of buildings would be received at a later date.

P111/18 Approval of Minutes of the Meeting on 15 August 2018

Resolved: The minutes of the meeting of 15 August 2018 be approved as a correct record. Proposed by Cllr Budden and seconded by Cllr McDonald and a unanimous vote.

P112/18 Matters Arising from Minutes of Meeting on 15 August 2018

112.1 None

P113/18 SDNPA Planning Applications Received for Consultation

113.1 18/04254/FUL – The Temple Inn – Alterations to car park, garden and disused hard standing for two 3-bed residential dwellings and six parking bays

Cllr Budden informed the meeting that he had asked for this application to go to the EHDC Planning Committee rather than just be decided by a planning officer and had also requested that a site visit take place.

Cllr Linsley stated that as Cllr Budden had supported this application at the last Council meeting he should not take part in the discussion and vote.

Cllr Budden stated that he could not recall giving his support to this application but confirmed that he would not take part in the discussions or the vote on this application.

The Chairman noted that the parking had been moved to the rear of the dwellings. A letter regarding the application had been received from Mr T Pyper which expressed concern that the oak tree opposite no. 7 Temple Road should be retained and protected throughout the works.

The Chairman noted that a representative of Liss Forest Residents Association (“LFRA”) was in attendance and wished to speak on this application. The Chairman confirmed that following discussion, the meeting would be adjourned so that the member of the public could address the meeting but informed the member of the public that once the meeting had been reconvened the members of the public would not be permitted to make further comments.

The meeting was adjourned at 7.40pm.

The representative from LFRA informed the meeting that views had been sought from LFRA members and that only one response had been received which was from Mr John Bean which did not object to the application but raised the following points:-

- the bin stores should be at the rear of the properties with just a place at the front for them to be put on collection day
- there should be small walls at the front to match neighbouring properties
- there was no cycle store as required under EHDC planning policy

The meeting reconvened at 7.48pm.

The Chairman noted that in this application the layby at the front remained in place for residents parking and that there were two additional resident spaces at the rear together with two spaces for each new dwelling.

Cllr Linsley expressed concern that the occupiers of the new dwellings would park at the front for convenience leaving the spaces at the back unused and causing congestion on Temple Road.

Cllr Mayo expressed the opinion that the dwellings were squeezed in and were too small. Cllr Wright agreed and noted that the third bedrooms of the new dwellings were very small. However, Councillors recognised that there were smaller houses elsewhere in Temple Road.

Having considered the application and viewed the area using Google Earth and, in particular, the oak tree referred to by Mr Pyper **IT WAS RESOLVED THAT NO OBJECTION** be made to the application but a comment should be made that there is no reference in the application to the oak tree which is an important feature in Temple Road and should be retained.

113.2 **18/02942/HOUS – 146 Forest Road** – Single storey side extension

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

- a) the reduction to the trees at the back adjacent to 6 Pine Walk would be significant and would adversely affect the visual amenity of the area.
- b) the trees are at risk from the carrying out of the proposed works
- c) the trees are at risk from future subsequent applications to carry out additional works or to remove them as a result of their effect on the newly constructed extension.
- d) the trees are a significant feature in Pine Walk and the wider landscape generally.

113.3 **18/03716/FUL – 5-6 Lower Mead** – New plant equipment to replace existing

Having discussed the application, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but should request the following conditions:-

- a) that Environmental Health confirm that the noise levels from the new units are acceptable and will not adversely impact nearby dwellings
- b) that the works must be carried out during normal office hours and not during the evening or night or during any unsociable hours.

113.4 **18/03750/HOUS – 44 Andlers Ash Road** – Single storey rear extension

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

planning application.

- 113.5 **18/0705/FUL – Bryn Gardens** – Single storey detached dwelling and associated landscaping
The Chairman noted that the application did not refer to the redevelopment last year of a livestock building into a self-contained tourist/visitor unit subject to a condition that it is not permanently let out.
The Chairman noted that the property was outside the Settlement Boundary and that to permit such a redevelopment would set a dangerous precedent particularly as a number of similar properties nearby would probably make similar applications.
It was noted that Knights Cottage is a listed building and has a shared drive with the proposed detached dwelling.
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD OBJECT** to the planning application for the following reasons:-
- a) the property is outside the Settlement Policy Boundary and therefore no additional dwellings should be constructed unless it falls into one of the exceptions set out in the saved policy H12 of the Joint Core Strategy. The proposed detached dwelling does not fall into any of the exception categories and so the development is not justified
 - b) the application does not refer to the recently granted permission for re-development of an adjacent livestock building into tourist/visitor accommodation
 - c) insufficient consideration has been given in the application for the adverse effect/impact the new dwelling would have on Rockpit Cottages as the land rises and the new dwelling would be above Rockpit Cottages and so would have a detrimental visual impact
 - d) the access to the site is restricted and is shared with the adjoining Knights Cottage which is a listed building.
- 113.6 **18/03687/FUL – Cumbers Studio** – Retrospective consent for change of use from ancillary residential building to an independent dwelling
The Chairman informed the meeting that when the works were carried out the property was outside the Settlement Policy Boundary but that following the adoption of the Neighbourhood Plan the property falls within the Settlement Policy Boundary
Cllr Wright commented that the lack of detail in the application made it impossible to determine whether the property is suitable for long-term occupation especially given the lack of parking and amenity land.
The Chairman noted that a previous application (21166/0100 had been refused and dismissed on appeal (App/M1710/A/09/2096971) due to the site being outside the SPB. The Planning Inspector had also noted the lack of amenity space.
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD OBJECT** to the planning application for the following reasons:-
- a) the plans do not provide sufficient information on the availability of parking at the property
 - b) the plans show there is a lack of amenity space adjoining the property
 - c) the plans do not show the provision of a bin store for the property.
- 113.7 **18/03873/HOUS – Cumbers** – Oak framed double garage
Having discussed the application **IT WAS RESOLVED THAT LPC SHOULD OBJECT** to the planning application for the following reasons:-
- a) the garage is oversized for the area and in particular is too high. It is out of character and proportion on site and in the landscape
 - b) the plans and planning application provide no details of the proposed use of the first floor and LPC is concerned that it is intended to use the first floor as residential accommodation and that the applicant or a successor will make an application in the future for a change of use from garage to separate residential dwelling
- If minded to grant planning permission, LPC requests that conditions be added that:-

- i) the garage is to be used only for parking and storage ancillary to Cumbers
- ii) the garage is not to be sold separately from Cumbers
- iii) that no future residential use be permitted.

P114/18 SDNPA Applications Approved

It was noted that the following applications were approved

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/01166/HOUS	8 Longmead, GU33 7JX	Rear dormer window and Juliet balcony
18/01519/HOUS	20 Western Road, GU33 7AG	Two storey rear extension, outbuilding and patio
18/02630/HOUS	40B St Marys Road, GU33 7AH	Part demolition of kitchen/dining extension, rebuild to match proposed oak conservatory
18/02569/HOUS	1 Wyld Green Cottages, GU33 7BG	Two storey extension to replace single storey lean-to
18/03156/HOUS	43 Rushfield Road, GU33 7LP	Conversion of garage to office, raise flat roof, crown roof and pergola with glass roof

It was noted that in connection with 8 Longmead, the dormer window had been permitted without the Juliet balcony.

P115/18 SDNPA Applications Refused

It was noted that the following applications had been refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
16/00009/HOUS	Les Chenes, 21 Hawks Mead, GU33 7SN	Two storey side extension, enclosed porch and detached car port
17/05144/HOUS	13 Dennis Way, GU33 7HJ	Retention of wooden shed to front of house
18/02896/FUL	49-51 Station Road, GU33 7AA	Replacement shopfront and signage with lighting
16/06034/LDE	The Cabin, Hawkley Road, Liss	Continue use of cabin for residential purposes in line with existing use over at least 4 years

It was noted that the first and last of the list were applications which were granted but have lapsed. Cllr Budden confirmed that a new planning officer at EHDC was reviewing similar cases.

It was noted that the application for the Fish and Chip shop had been refused and that the officer's report appeared to cover all the relevant policy breaches. Cllr Budden informed the meeting that a "notice to restore" had been served but that it seemed likely this would be appealed. Cllr Budden further informed the meeting that all the points raised by the Environmental Officer had been actioned and that he had heard that the applicants intended to make an application in respect of the upper floors of the building.

P116/18 SDNPA Applications Appeals: None

P117/18 SDNPA Applications Withdrawn: None

P118/18 TPO Applications – Referred to the Tree Warden: None

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/01982/TPO	Lisswood Lodge, Plantation Road, GU33 7QB	Yew – crown reduction and reduction in height from various aspects.
18/03610/TPO	Crinkle Well House, Plantation Road, GU33 7QB	Sycamore along front road boundary – crown lift four lower branches off telephone cable to 6m from the ground.
18/04338/TCA	Glen Thorne, Hill Brow Road, GU33 7LE	T1 Ginko Biloba – fell, T2 Tulip Tree – fell, T3 Holly – fell
18/04430/TPO	10 The Ridings, GU33 7RP	Trim off dead limbs to Oak Tree (T1) and Ash Tree (T2)

P119/18 TPO Applications Approved:

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/02520/TPO	15 Highfield Gardens, GU33	T1 Oak – crown reduction, T2 Ash – reduce laterals, T3 Ash –

	7NQ	reduce laterals
18/03029/TPO	East Hill House, 9 East Hill Drive, GU33 7RR	T1 Conifers – crown reductions, T2 2 x Conifers – fell, T2 Ash and Sycamore – crown reduction and thin

P120/18 TPO Made: None

Cllr Budden informed the meeting that comments had been made from councillors outside the SDNP that EHDC grants too many TPOs and so there may be a change to the guidelines for making TPOs at EHDC.

P121/18 Liss Neighbourhood Development Plan Monitoring

It was noted that this was on-going. The Chairman informed the meeting that the development on Andlers Ash Road was progressing slowly but that Cala was hoping to put in a planning application in the autumn. The Chairman informed the meeting that Cala may wish to discuss the open space with LPC which may include a SUDS water catchment system which would be dry for part of the year.

P122/18 Any Other Business

122.1 Mint Road

Cllr Linsley informed the meeting that he had recently been up Mint Road and noted that the site at 29 Mint Road which keeps coming up for development has now been cleared of all trees except the one covered by the TPO.

122.2 Consultation by Natural England

Cllr Wright informed the meeting of a consultation by Natural England about adopting its own powers to enforce the protection of SSSIs which was noted.

122.3 SDNPA Local Plan

The Chairman informed the meeting that Examination of the SDNPA Local Plan would be on Tuesday 13th November. More information would be e-mailed to committee members. It was noted that the programme did not indicate any discussion on Parking Standards. LPC should continue to pursue this with the SDNPA.

122.4 Brows Farm

Cllr McDonald informed the meeting that Brows Farm had removed a large section of hedging and put in open fencing instead and was concerned what this may mean. Following discussion it was agreed that advice should be sought on landscaping.

122.5 Wealden Heath

Cllr Budden updated the meeting on the Wealden Heath SPA which is progressing.

122.6 West Sussex Minerals and Waste Planning Policy – Summer Update

It was noted that this has been adopted.

122.7 EHDC – Guide for Parish and Town Councils: New Developments on your patch?

The Chairman informed the meeting that the new community development officers were currently holding meetings with groups and that they would be attending the next EHAPTC meeting to introduce themselves and explain their role.

122.8 Letter from SDNPA in response to our letter

The Chairman informed the meeting that a response had been received from Nat Belderson (SDNPA/EHDC Planning Link Officer) on behalf of Tim Slaney to our letter regarding issues with EHDC planning. The Chairman ran through the response at the meeting and noted that the response did not deal adequately with the complaint and that a response should be sent stating that as LPC had raised the non-compliance issues with EHDC officers, LPC should have been kept informed of the subsequent negotiations between EHDC and the developer as

to how to address the compliance issues. The meeting agreed that whilst EHDC did not have to consult in the circumstances it would have been an act of professional courtesy to do so and a better outcome may have been achievable. The Chairman informed the meeting that some works had now been carried out to the windows to make them appear vertical rather than horizontal.

122.9 Greentrees Cottages

Following discussion the meeting confirmed that the alterations to the plans were not sufficient to require a further response and that the matter should be noted at the next meeting.

The meeting was closed at 8.45 pm.

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Chairman

Next Meeting: 24 September 2018 at 7.30pm