



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30hrs on 29 October 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.

P136/18 Apologies: Apologies were received from Cllr Hargreaves.

P137/18 Declarations of interests:

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

P138/18 Approval of Minutes of the Meeting on 24 September 2018

Resolved: The minutes of the meeting of 24 September 2018 be approved as a correct record. Proposed by Cllr Budden and seconded by Cllr Linsley and a unanimous vote.

P139/18 Matters Arising from Minutes of Meeting on 24 September 2018

139.1 Ponticum – amended application

The Chairman referred to the subsequent correspondence regarding Ponticum but informed the meeting that the application had been refused in any event mainly on the ground that the proposed development was too big. She noted that the applicant may make a further application for a LDC for a smaller development. The Chairman asked Cllr Budden to obtain formal confirmation from EHDC officers that the 2013 permission had lapsed.

139.2 Bluebell Pub Sign

The Chairman informed the meeting that the Historical Society would archive the sign if it is removed. Cllr Mayo informed the meeting that he thought Enterprise Inns Solihull were the last operators of the pub (now known as EI). Following discussion **IT WAS RESOLVED** that the Assistant Clerk be instructed to make enquiries of EI and the Land Registry.

Action: Assistant Clerk

139.3 “Open Spaces” at Andlers Ash re Cala Homes Application – dates for meeting

The Chairman informed the meeting that a meeting had been agreed with Cala Homes for 10am on 9th November 2018 at LPC Offices. It was agreed that a prior meeting with EHDC would be useful as would EHDC Community Development team attending the 9th November meeting. The Assistant Clerk was instructed to deal with this. **Action:** Assistant Clerk

139.4 Rake Rural Exemption Development – Proposed Rakelands and Flying Bull Developments

Flying Bull: The Chairman informed the meeting that there were four houses proposed in the Rogate Neighbourhood Plan for which the back gardens are in Liss Parish and hence Chris Paterson from SDNPA thinks LPC’s position should be formally noted in advance of the Inspector’s Examination of the Rogate Neighbourhood Plan.

Rakelands: The access for this development is in Rogate but the land on which the dwellings are to be built is in Liss Parish. It was noted that it was proposed that some of the properties

are to be affordable housing and if so are they Liss affordable housing or Rogate affordable housing?

The Assistant Clerk was instructed to arrange a meeting with Rogate Parish Council to discuss both these proposed developments. **Action:** Assistant Clerk

139.5 TPO on Spread Eagle Oak Tree

Cllr Wright asked that a TPO application be made to protect the Spread Eagle Oak Tree on the green near the Spread Eagle pub as was discussed at the last meeting. Cllr Budden informed the meeting that he had spoken to the Tree Protection Officer at EHDC and explained the history and significance of the tree and stated that he thought an application may be looked on favourably. The Assistant Clerk was instructed to request a TPO. **Action:** Assistant Clerk

P140/18 SDNPA Planning Applications Received for Consultation

140.1 **18/04237/FUL – 47-93 Inwood Road** – Refurb of existing retaining wall and staircases

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that:-

- a) none of the works being carried out impedes, restricts or narrows the width of the current access way through the site. The site includes the accessway to land behind the site which has been identified in the Liss Neighbourhood Development Plan as a development area,. The refurbishment works should not prevent access to the development area for the future development of that development area.
- b) if any trees have to be removed to carry out the works a condition is added to the planning permission that for each tree removed one has to be replanted as there is very little greenery in the street scene at this site and surroundings and what greenery is there should not be lost
- c) any areas of hardstanding must have proper drainage to prevent water from running off onto adjoining land
- d) there is no reduction in the number of parking spaces on the site

140.2 **18/04983/LDE – Medworth** – LDC for Existing – Building completed four years ago

Having discussed the application, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the Lawful Development Certificate but should express regret that the house owner having made other appropriate applications at the time failed to do so for these works especially in view of the fact that the property is outside the Liss Parish Settlement Boundary and the possibility that had an application been made it may have been refused for being in breach of the 50% rule in policy H16.

140.3 **18/04899/FUL – Snatch House** – Demolition of existing commercial building and construction of three dwellings

Following discussion, **IT WAS RESOLVED THAT LPC SHOULD OBJECT** to the planning application as whilst LPC considers this application an improvement on the previously withdrawn application it still has the following objections with to the proposed development:-

- a) LPC is very concerned at the height of the proposed development and that the development will dominate the local street scene to the detriment of the historic village aesthetic of the West Liss Conservation Area. The ground level should be lowered to road level to ensure that the ridge height of the proposed properties is the same or lower than nearby properties
- b) LPC is concerned that the materials proposed for use in Plot 1 does not reflect those used in Church Street (adjacent) and Saddlers (opposite). The materials to be used for Plot 1 should be similar to those used for the properties in Church Street (and Saddlers) so as to preserve the character of the street scene.
- c) LPC is concerned that the access and parking on Church Street proposed for Plot 1 is not achievable, will impede access at the junction with Farnham Road and will have

detrimental visual impact on the Church Street street scene where no other property has such parking to the front.

- d) the planting proposed at the junction between Church Street and Farnham Road should be reconsidered given the restricted sightlines at this point.
- e) this area of Liss forms part of an important historical area which is a conservation area and so it is vitally important that the development is in keeping with the local village aesthetic and street scene and should not dominate or detract from the picturesque nature of the conservation area

Following further discussion it was noted that none of the adjoining properties had put in an objection. The Chairman informed the meeting that she would check with one of the neighbours to see if they had received notice of the application. The Chairman confirmed that she would also contact the Liss Historical and Archaeological Society to check whether there are additional concerns to raise.

140.4 **18/05031/OUT – The Grange – Outline application – 7 new dwellings**

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

- a) LPC is very concerned at the proposed new accessway. The proposed new access is on a bend in the road leading to problems of visibility and sightlines. Also there are an increasing number of cars being parked along the road opposite the proposed accessway and cars travelling South are frequently forced onto the opposite carriageway to avoid those park vehicles. The proposed access is dangerous.
- b) Given the issues with the proposed access shown in this application, LPC would prefer the access to the South of the site to be used for both proposed development sites. During the Inspector's examination of the Liss Neighbourhood Development Plan, the applicant for Site 4 assured the Inspector that access to the land to the rear of The Grange using the existing access to the South of site 4a was agreed and available to access both Sites 4 and 4a. Accordingly LPC is of the view that this single access, being in a better position Farnham Road, is preferable to the proposed access referred to in this application.
- c) LPC believes that there should be affordable houses included in the development in order to comply with Policy 7 of the Liss Neighbourhood Development Plan.
- d) the plans submitted as part of the application do not appear to show safe access to and egress from the site for pedestrians and cyclists.

140.5 **18/05098/FUL – Drovers Lodge – Single storey extension, glazed open veranda and replacement of board cladding and concrete roof tiles**

Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that as the property is outside the Liss Parish Settlement Boundary the proposed development does not breach the 50% rule in policy H16.

140.6 **18/05215/HOUS – Mendip Cottage – Change of use to habitable accommodation, demolition of lean-to**

Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application providing that:-

- a) the proposed development does not exceed 50%. The property is outside the Liss Parish Settlement Boundary where the 50% rule in policy H16 applies.
- b) the number of rooflights does not conflict with the SDNPA's "dark skies" policy.

140.7 **18/05263/HOUS – 11 Pine Walk – Single storey front/side extension**

Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but does regret the loss of near symmetry of the pair of properties and notes that this is the first application in the road for a front extension which it is concerned may lead to other properties in the road following suit.

140.8 **18/05326/LDP – Batts Brook – LDC Proposed – Single storey rear extension and loft conversion**

Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that this application replaces the existing application and that there is a condition in the planning permission that the previous permission (SDNPA/18/02681/HOUS) is not proceeded with.

P141/18 SDNPA Applications Approved

It was noted that the following applications were approved

| <u>Ref. Number</u> | <u>Address</u> | <u>Description</u> |
|--------------------|--|--|
| 18/03377/HOUS | Greentrees Cottage, Farnham Road, Liss | Conversion of roof space to habitable accommodation with two dormer windows to the north elevation, three roof lights to the south elevation and roof light to the east elevation* |
| 17/02527/FUL | Land northeast of Edgewood Court, Hill Brow Road, Liss | Detached single storey dwelling and associated vehicular and pedestrian access, landscaping and servicing (retrospective).** |
| 18/04532/HOUS | 98 Forest Road, Liss | Single storey rear extension |
| 18/04284/HOUS | 18 Old School Road, Liss | Conservatory to Rear |

* The meeting noted the condition regarding the rooflights.

** The meeting noted that the condition that the garage should not be separately occupied and remain ancillary to the main building

P142/18 SDNPA Applications Refused: None

P143/18 SDNPA Applications Appeals:

It was noted that the following applications had been lodged.

| <u>Ref. Number</u> | <u>Address</u> | <u>Description</u> |
|--------------------|---|---|
| 18/01391/FUL | Land between 29 – 35 Mint Road, Liss | Two detached three bedroom houses, parking area and vehicular access° |
| 18/00715/FUL | Land adjacent to Westwood House, London Road, Sheet | Single residential unit°° |

° The meeting noted the appeal application and resolved to resubmit the objections previously submitted in response to the appeal application. **Action:** Assistant Clerk

°° The meeting noted the appeal application and resolved to resubmit the objections previously submitted in response to the appeal application. **Action:** Assistant Clerk

P144/18 SDNPA Applications Withdrawn: None

P145/18 TPO Applications – Referred to the Tree Warden:

145.1 It was noted that the following TPO application had been referred to the tree warden. It was also noted that advice had been received from LPC's tree surgeon, Mark Welby.

| | | |
|--------------|---------------------------------------|--|
| 18/04773/TPO | Vine Cottage, 1 East Hill Drive, Liss | T7 and T8 Beech – crown reduction – selective tip reduction of approximately 40 covering branches by up to 3m natural target pruning joints, leaving finished lengths of approx.. 6m |
|--------------|---------------------------------------|--|

RESOLVED: LPC WOULD NOT OBJECT to these works.

P146/18 TPO Applications Approved:

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

| <u>Ref. Number</u> | <u>Address</u> | <u>Description</u> |
|--------------------|-----------------------------|---|
| 18/04338/TCA | Glen Thorne, Hill Brow Road | T1 Ginko Biloba – Fell, T2 Tulip Tree – Fell, T3 Holly – Fell |
| 18/04499/TCA | The Owl House, Limes Close | Lawson Cypress (TA) x 6 – Fell, Cupressus (TB) – Fell, Picea Pungens (TC) – Fell, |

| | | |
|--------------|----------------------|---|
| | | Acacia (TD) – Fell, Magnolia (TG) – reduce tree and shape spread to 3.5m and height to 5.5m, Lawson Cypress (TJ) – Fell, Lawson (TM) – Fell, Persian Ironwood (TN) – Reduce by 1/3 |
| 18/04430/TPO | 10 The Ridings, Liss | Trim off dead limbs to Oak Tree (T1) and Ash Tree (T2) |

P147/18 TPO Made: None

P148/18 Liss Neighbourhood Development Plan Monitoring

148.1 It was noted that this was on-going and that the three sites had been discussed at this evening's meeting. Cllr Wright informed the meeting that as the sites were being progressed LPC needs to ensure that it delivers on what is set out in the Neighbourhood Development Plan and so it might be useful to get those who had a hand in putting the policies together involved again.

The Chairman confirmed she would liaise with the Assistant Clerk regarding contacting the relevant parties. **Action:** Assistant Clerk and Chairman

P149/18 Any Other Business

149.1 Proposed Development at Flying Bull, Rake
Already dealt with in para. 139.4 above.

149.2 SDNPA – Local List Review

The Chairman noted that there was not much to be done and Cllr Wright suggested responding to say that LPC has a statutory obligation to comment on all planning applications and has noticed a reduction in the quality of the application documents themselves to the point where it can be difficult to fully understand the plans which then makes it difficult to consider the application or make constructive comments. The frequent poor quality of the plans submitted also means that consultees are wasting time in trying to understand the applications before then considering them.

149.3 Additional Planning Matters

The Assistant Clerk informed the meeting that the following matters had been received too late to go on the agenda but should be noted:-

- a) Application 18/04529/HOUS relating to a two storey and single storey extension to side/rear of Reeds Cottage, Reeds Lane, Liss had been approved.
- b) The felling of a scots pine at Owlery Holt, 1 Little Barn Place, Rake Road under application 18/04459/TPO had been approved.
- c) A new Area TPO has been made (EH1107) relating to Mells House, Farnham Road, Liss, GU33 6JQ.

149.4 Oak Tree next to West Liss Pavilion

Cllr McDonald asked that the tree warden or tree surgeon be asked to look at this tree as there appear to be some dead branches on it.

149.5 71B Station Road, Liss

Cllr McDonald informed the meeting that David Grover appeared to have received consent to use the first floor for storage but the committee should monitor the situation to ensure that it is not used for residential purposes.

149.6 Fish and Chip Shop

Cllr McDonald asked whether there was any further news on this and Cllr Budden informed the meeting that nothing further had happen but that the time period for lodging an appeal has not yet expired.

149.7 Flower Shop by the Triangle

Cllr Linsley informed the meeting that the last shop on the left before the Triangle had removed its traditional wooden shopfront and replaced it with an aluminium shopfront but confirmed that the door was still set back from the pavement.

Following discussion Cllr Budden confirmed that he would seek advice from EHDC on changes to shopfronts and the committee instructed the Assistant Clerk to write formally to EHDC requesting that they contact the various shopkeepers in the Liss Centre conservation area to remind them of the existing planning policies and their obligations regarding their shopfronts. **Action:** Assistant Clerk

There being no other business, the Chairman then closed the meeting.

The meeting was closed at 8.55pm.

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Chairman

Next Meeting: 26 November 2018 at 7.30pm