



## LISS PARISH COUNCIL

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

**P150/18 Apologies:** Apologies were received from Cllrs Linsley, Mayo, Jerrard and Hargreaves.

### **P151/18 Declarations of interests:**

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

### **P152/18 Approval of Minutes of the Meeting on 29 October 2018**

**Resolved:** The minutes of the meeting of 29 October 2018 be approved as a correct record. Proposed by Cllr Budden and seconded by Cllr Wright and a unanimous vote.

### **P153/18 Matters Arising from Minutes of Meeting on 29 October 2018**

153.1 Land at Inwood Road – letter from Sarah Ellis to Head of Planning at Radian Plc  
The Chairman read out the letter to the meeting, the contents of which were noted.

153.2 P143/18 – SDNPA Applications Appeals – Mint Road and Westwood House  
The Assistant Clerk informed the meeting of the position that the submission of further comments on appeals is no longer allowed. The Chairman noted that there may be times when additional points arise which should be submitted and the Assistant Clerk said that these would have to be dealt with as they arose with the planning officer.

153.3 TPO Application re Oak Tree Outside Spread Eagle Pub  
The Assistant Clerk informed the meeting that the application had been made but a response had been received from EHDC questioning the need for Protection. Cllr Wright informed the meeting that the tree did require protection because it is of historical importance in the history of Liss and its historical importance needs to be recognised and protected. The Committee agreed and asked the Assistant Clerk to respond accordingly **Action: Assistant Clerk**

153.4 Bluebell Pub Sign  
The Assistant Clerk informed the meeting that the HMLR Index Map showed that the land was not registered and so the next step would be to write to the brewery which she would do. **Action: Assistant Clerk**

153.5 Oak Tree at West Liss – Overhanging St Marys Road  
Cllr McDonald referred to the tree in West Liss and the Assistant Clerk confirmed that EHDC had done some work to the tree removing the dead branches. Cllr McDonald informed the meeting that the other problem was the tree was overhanging gardens. The Assistant Clerk informed the meeting that it was LPC policy not to cut or remove healthy trees and that it would only carry out works on trees which were either dead/diseased or a possible health and

safety issue and that householders could carry out works themselves. Cllr McDonald informed the meeting that she was aware of this but did not want to “hack” at it herself as it would ruin the look of the tree. The Assistant Clerk stated that this was not a planning matter and she would refer it to the Grounds Committee. **Action: Assistant Clerk**

153.6 Meeting with Rogate re Flying Bull and Rakelands

It was noted that the meeting had been arranged for 2.30pm. The Chairman asked the Assistant Clerk to see if it could be re-arranged to 2pm. **Action: Assistant Clerk**

153.7 Flower Shop

Cllr Budden said that he had look at the new frontage and informed the meeting that the new shopfront was in the same style as the old one and had been sensitively done but just in modern materials rather than wood. Cllr Budden informed the meeting that he did not see any benefit from lodging a complaint especially as other frontages in the village centre were using modern materials in a less sensitive way.

153.8 Fish and Chip Shop

Cllr McDonald asked if there was any news on the Fish and Chip shop. Cllr Budden informed the meeting that he was not aware that an appeal had been lodged yet but that the time period for doing so expires soon.

**P154/18 SDNPA Planning Applications Received for Consultation**

154.1 **18/05031/OUT – The Grange – Five detached dwellings on Plot 4a**

The Chairman noted that a member of the public wished to address the meeting on this application and reminded the meeting that The Grange was discussed at last month’s meeting but the application had now been amended to 5 units instead of 7. The Chairman reminded the meeting of the objections LPC made to the last application which were largely related to the access road. Cllr McDonald informed the meeting that she had visited the site recently and had difficulty in seeing where the proposed access was going to be.

The Chairman then adjourned the meeting to enable the member of the public to address the meeting.

The meeting was adjourned at 7.45pm.

The member of the public set out the background to the development of the Grange plots 4 and 4a and gave some history of the site and the proposed access. The member of the public made the following points:-

- if the proposed access way to the middle of site 4a is approved, the area required for the visibility splay to the access way to The Grange and plot 4 at the bottom of plot 4a should be dedicated as public highway for future road improvement to enable the junction to be upgraded. The member of the public noted that the land had been identified as such on one of the plans lodged with the application
- the application only delivers five houses and not the seven required in the Neighbourhood Plan
- the additional junction rather than the existing one referred to in the Neighbourhood Plan is not sustainable development as the extra junction would result in unnecessary loss of green space and was in part a reason for the reduction from seven to five units on the development site
- the Neighbourhood Plan provides for an access to both plots 4 & 4a along the road at the bottom of plot 4a and not for an additional access point.
- A second access at a bend in the road with cars frequently parked on the road opposite would be unsafe.
- the Neighbourhood Plan notes that the adjoining main road is a gateway into the village and that the nature of the village should be protected. The construction of an

unnecessary additional junction was damaging to the street scene.

- the application refers to the new junction serving both plots 4 and 4a but the proposed upgraded junction would be insufficient and inadequate for the traffic arising from what is potentially 42 units on the two plots.
- the open space marked at the top of the plan, should be formally designated as such so that no future development can take place on it
- a common access way to plots 4 and 4a along the road to the bottom of the site would result in the efficient development of both sites with the possibility of seven units on this site as envisaged in the Neighbourhood Plan and would result in the best outcome for both sites

The Chairman thanked the member of the public for his comments.

The meeting was reconvened at 8.05pm.

Following discussion, **IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT** to the planning application for the reasons previously submitted but that these should be strengthened as follow:-

- a) the Liss Neighbourhood Development Plan states that access to this site “is through the Grange” and requires that “improvements must be made to the visibility splay on the Farnham Road”. This proposed new accessway:-
  - i). is not in accordance with the Liss Neighbourhood Development Plan
  - ii). is not appropriate given that it is important that “the development must respect and protect the existing mature tree line” and must “create a suitable gateway to the village on the Farnham Road” and
  - iii). is unnecessary given that access is already available through the existing road to the Grange

The creation of a second access on to Farnham Road does not comply with the requirements of the Liss Neighbourhood Development Plan.
- b) LPC is very concerned at the siting of the proposed new access to the site. The proposed new access is on a bend in the road which creates problems of visibility and sightlines. There are also an increasing number of cars being parked along Farnham Road opposite the proposed new access. As a result cars travelling South are frequently forced onto the opposite carriageway to avoid those parked vehicles and to put a new access where indicated in the application would create difficulties for cars from this development attempting to turn left onto Farnham Road at the proposed new access. LPC considers the proposed new access is dangerous and the existing access through the Grange is in a better position on Farnham Road and is, therefore, the preferable access into the site.
- c) Given the issues with the proposed access shown in this application, LPC maintains that the access to the South of the site must 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. This route is still available for use by the applicant and LPC do not consider there is a proper planning justification for constructing a new access rather than using the existing access through the Grange.
- d) LPC notes that the Liss Neighbourhood Development Plan states that this site is to provide seven new dwellings. The addition of the unnecessary new accessway has reduced the land available for housing and so the application is now for only five dwellings. This is not in accordance with the Liss Neighbourhood Development Plan and not only does it reduce the total housing stock but also results in the loss of affordable housing which would have been provided if the original development of seven houses had been implemented.

- e) 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.
- f) the additional junction does not meet the requirements of sustainable development. The extra junction would result in loss of green amenity/environment and would be damaging to the street scene.
- g) if EHDC is minded to grant this application LPC would like the following conditions added to the planning permission:-
  - i). the open space forming the northern part of the Plot 4a should be formally designated as Open Space and there would be a condition in perpetuity that this area will not be developed and will remain as open space
  - ii). that the land shown as “Open Space ‘Green Corner’ maintained for possible future road improvement” on the Proposed Site Plan job no. 38073, dwg no. 10 rev. no. D together with any additional land in Plot 4a which may be required to provide sightlines along Farnham Road, should be dedicated through a legal agreement as public highway so that it can be used to upgrade the existing junction to the Grange on Farnham Road so as to enable the development of Plot 4 as set out in the Liss Neighbourhood Development Plan. A failure to do this may make the future development of Plot 4 impossible or financially not viable which would be a significant loss to Liss Village as it would result in the loss of 35 dwellings which would include a significant number of affordable units.

- 154.2 18/05229/HOUS – 60 Newfield Road – Rear conservatory following demolition of lean-to  
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 154.3 18/05373/HOUS – 100 Forest Road – Lowering of Kerb for Off-Street Parking  
Having discussed the application, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the application but should point out that it was a regret that an on-street parking space would be lost as a result of the lowering of the kerb.
- 154.4 18/05370/FUL – Rake Village hall and Recreation Ground – Equipped Play Area  
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 154.5 18/05426/HOUS – Greywalls House – Demolition and construction of replacement building  
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but should make the following points:-
  - a) the property is not inside the settlement policy boundary
  - b) a condition should be made that the replacement building is not used or designated in the future as a separate residential dwelling and that its use is ancillary to Greywalls House.
- 154.6 18/05478/LDP – 92A Station Road – Internal Structural work and roof lights  
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 154.7 18/04705/HOUS – Burgates Lodge – New porch and hard-standing area with dropped kerb  
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 154.8 18/05421/HOUS – Heatherbrae – New vehicular access and driveway  
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.

- 154.9 **18/05585/HOUS – Pigeon Copse – Two storey side extension, first floor rear extension**  
 Following discussion, **IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT** to the planning application for the following reasons:-
- a) notwithstanding the applicant’s reference to the policies set out in the SDNPA Local Plan, that Local Plan is not yet in force and so the applicable policies are the existing policies including the Liss Neighbourhood Development Plan, the East Hampshire District Local Plan: Joint Core Strategy, the Liss Village Design Statement and the various other guides and policies affecting the property. The application is contrary to the existing H16 policy which is in force restricting extensions to 50% and so should be refused.
  - b) the proposed extensions are not in keeping with the visual amenity of the area.
- 154.10 **18/05624/HOUS – Old Berry Grove Farm – Retention of Paving et at Entrance**  
 Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 154.11 **18/05626/HOUS – Old Berry Grove Farm – Retention of Three Gazebos**  
 Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.

**P155/18 SDNPA Applications Approved**

It was noted that the following applications were approved

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/04610/HOUS	Eden House, Warren Road, Liss	New linked garage to the side of the property, single storey rear extension to provide an enlarged kitchen/family room and small pool house to serve new swimming pool in the rear garden
18/04550/HOUS	7 St Marys Road, Liss	Retention of wooden shed in front garden
18/04237/FUL	47 – 93 Inwood Road, Liss	Refurbishment/replacement of existing retaining walls and staircases in car park and landscaped area

**P156/18 SDNPA Applications Refused:**

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/03121/FUL	71 Station Road	Retention and continued use of part of site from Use Cass D2 to Class D 1 (state registered nursery)*

\* It was noted that the grounds for refusing the application did not include any “highways” reasons. Following discussion during which it was noted that HCC Highways are frequently failing to engage in planning applications stating that they do not have the resources, it was agreed that this matter would be raised with Russell Oppenheimer to move it forward. **Action: Assistant Clerk**

**P157/18 SDNPA Applications Appeals:** None

**P158/18 SDNPA Applications Withdrawn:** None

**P159/18 TPO Applications – Referred to the Tree Warden:**

159.1 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.

18/05542/TPO	20 Pine Walk, Liss	T1 Beech – crown lift to 5m, reduce spread of 10m diameter. T2 Thuja - fell
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**RESOLVED: LPC WOULD NOT OBJECT** to these works

159.2 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.

18/05685/TPO	Land at Fellside, Hill Brow Road	T1 Beech – crown lift to 8m, T2 Holly – reduce height by 3m leaving 3m, T3 Birch – fell, T4 Birch (x3) - fell
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**RESOLVED: LPC WOULD NOT OBJECT** to these works

- 159.3 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.

18/05684/TPO	Land at Rake Common, Hill Brow Road,	T5 Sweet Chestnut – fell, T6 Sweet Chestnut – pollard to 9m high, T7 Scots Pine – fell, T8 Sweet Chestnut – remove single limb back to stem, T9 Sweet Chestnut – pollard ivy covered tree to 8m high stem
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**RESOLVED: LPC WOULD NOT OBJECT** to these works

- 159.4 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.

18/05867/TPO	25 Pine Walk, Liss,	T1 Red Oak – crown reduction, reduce height to 11m and spread to approx.. 5m
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**RESOLVED: LPC WOULD NOT OBJECT** to these works

- 159.5 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.

18/05886/TPO	28 Upper Mount Liss	T1 Oak – crown reduction – leaving a height of 12m and a crown spread of 3.5m (west), 3.5m (north), 3m (east) and 4m (south)
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**RESOLVED: LPC WOULD NOT OBJECT** to these works

### **P160/18 TPO Applications Approved:**

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

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/04577/TPO	Redwoods, 3 East Hill Driver	Crown lift western side of beech to 5m above ground level

### **P161/18 TPO Made:** None

### **P162/18 Liss Neighbourhood Development Plan Monitoring**

- 162.1 The Chairman referred to an email setting out three areas – 1 - CIL – with which Cllr Dodds is dealing, 2 – Village Centre – Cllr Smith had previously undertaken to look into taking this forward and it was suggested that he be asked to update as to the current position. 3 – monitoring – the Chairman informed the meeting that the intention was to write to most of the steering group to ask/invite them to get involved on an ad hoc basis as sites come up. The Chairman also had a short list of other people to contact who had been involved in the Neighbourhood Plan and who might be willing to assist on particular sites. Cllr Wright noted that in the past the VDG had frequently commented usefully on a variety of applications and we should value such a group being reformed. **Action:** Assistant Clerk and Chairman

### **P163/18 Any Other Business**

- 163.1 White Eagle Lodge, New Lane, Brewells, Rake Liss  
The Assistant Clerk read the letter received from James Gorst Architects notifying the Council of their intention to apply to construct a replacement building. This was noted.
- 163.2 71B Station Road  
The Chairman referred to the emails which had been circulated today and informed the meeting that she had re-examined the various applications on this site. She informed the meeting that it looks as though the building works are in compliance with the 2014 planning application following the approval in 2017 of all the reserved matters and conditions.
- 163.3 SDNPA – Glover Review Calls for Evidence

Following discussion it was agreed that the Assistant Clerk should log onto the questionnaire and answer it on behalf of LPC using the comments received from Cllr Hargreaves. Cllrs were advised that they could also respond individually. Closing date is 18<sup>th</sup> December.

163.4 7 St Mary's Road

Cllr McDonald informed the meeting that the owner had constructed an additional shed within the curtilage without planning permission notwithstanding they had just had to obtain retrospective planning consent for another shed that they have. Cllr Budden agreed to try to obtain clarity on planning requirements for sheds. **Action Cllr Budden**

163.5 Cllr Wright informed the meeting that the property on Rake Road opposite the Hatch Lane had removed the thick hedge along the front and has replaced it with a fence along the whole length and approximately six foot in height. Committee regretted the loss, but agreed no action likely to be possible.

163.6 Cllr Wright enquired if there had been a response to the TPO application made in respect of Forest House. The Assistant Clerk informed the meeting that no response had been received and she would look into this. **Action: Assistant Clerk**

163.7 Cllr McDonald informed the meeting that some of the residents of St. Mary's Road had a meeting with Abbeyfields regarding the proposed redevelopment and that there was still the intention to apply for permission to construct a three-storey building consisting of 40 assisted units and 40 car parking spaces and an overspill car park.

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

The meeting was closed at 9.05pm.

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Chairman

**Next Meeting: 19 December 2018 at 7.30pm**