



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 8 April 2019.

MEMBERS

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

*Present.

✘Chairman

Also present : 2 members of the public

The meeting was clerked by F Cook, Assistant Parish Clerk (“APC”).

P43/19 Apologies: Apologies were received from Cllrs Hargreaves, Jerrard and Wright.

P44/19 Declarations of interests: Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.

P45/19 Approval of Minutes of the Meeting on 11 March 2019

Resolved: The minutes of the meeting of 11 March 2019 be approved as a correct record. Proposed by Cllr Mayo and seconded by Cllr Budden and a unanimous vote.

P46/19 Matters Arising from Minutes of Meeting on 11 March 2019

46.1 Oak Tree at the Spread Eagles Pub

Cllr Budden informed the meeting that he had spoken to the Heritage Officer. The Heritage Officer’s initial comment was that the area is a conservation area and as the tree is part of the street scene it is subject to a De Facto TPO as any attempt to remove the tree would be challenged because it is in a conservation area. Cllr Budden informed the meeting that the Heritage Officer was intending to discuss the tree with the Arboricultural Officer to make a firm decision on the status of the tree. It was decided to keep this item on the Agenda for further updates.

46.2 Heath Mount

Cllr Budden informed the meeting that the property was de-registered at the end of December 2018 by the Care Quality Council at the request of the company operating it so it is now effectively a dwelling. He further informed the meeting that there were some informal discussions about future housing development but these were not favourably received by SDNPA as the property is outside the Settlement Policy Boundary.

46.3 18 Andlers Ash Road

It was noted that there was no alteration in the plans and so the previous objection submitted was maintained.

46.4 29-35 Mint Road

The Chairman updated the meeting on correspondence between HCC Flood and Water Management Team and SDNPA DM Systems and Technical Support Management. Following discussion it was agreed that the APC would write to EHDC asking what action is now proposed. The current, unresolved, situation is unsatisfactory. LPC wants the matter investigated further and to be kept informed of the action proposed and taken. The APC was instructed to copy in SDNPA and Water Management at HCC.

P47/19 Planning Applications Received for Consultation

As a member of the public had attended the meeting to speak on Pigeon Copse, following discussion it was agreed to take this application first.

47.1 **19/01279/HOUS – Pigeon Copse, Stodham Lane – Two storey and first floor extension and alterations to dwelling**

The Chairman reminded the meeting that the current policy on size of extensions was H16 which limits to 50% increase based on a 1974 footprint but that the new policy SD31 limits extensions to approximately 30% on a 2002 base footprint. It was noted that this application was for 33% increase under SD31 but that under H16 this application would be in excess of the 50% limit.

The Chairman advised the meeting of the recent decision in the application for Crouch Readons which refers to H16 and SD31.

With unanimous agreement, the meeting was adjourned at 19.55pm.

Tracey Chambers of Pigeon Copse addressed the meeting and made four main points:-

- i. the application complies with the new policy
- ii. there will be little visual change to the property when viewed from Stodham Lane
- iii. the extension to the first floor which is to the rear of the property is mainly to give head height so that more of the first floor (approximately a third) becomes usable
- iv. the extension would have wood cladding to match the existing and would be in keeping with neighbouring properties.

The meeting was re-convened at 20.05pm.

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but should note the Crouch Readons decision and that there should be consistency in the application of planning policies.

47.2 **19/00951/FUL – Mells House, Farnham Road** – New vehicular access and the subdivision of the existing dwelling house to provide two semi-detached dwellings

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the subdivision of the dwelling into two semi-detached dwellings **BUT SHOULD OBJECT** to the proposed new access way for the following reasons:-

- i. LPC has concerns over the safety of the access onto the busy Farnham Road
- ii. the loss of character to the area resulting from the loss of part of the wall and vegetation which would have a detrimental impact of the street scene especially the loss of the wall which is a key feature of historic West Liss.

47.3 **19/01076/HOUS – Little Waggoners, Tankerdale Lane** – Ground floor side extension following removal of conservatory

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

47.4 **19/01065/HOUS – Heatherbank, Malvern Road** – Conservatory to rear

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

47.5 **19/00912/HOUS – 43 Mint Road** – Single storey extension to rear and conversion of loft to form new first floor with rear dormer projection

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

47.6 **19/01078/HOUS – 3 Little Barn Place, Rake Road** – Retention of tree house with alterations and enclosing of balcony area with addition of privacy screen/wall and roof area

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that the proposed amendments to the tree house are implemented.

47.7 **19/01117/HOUS – White Hart Cottage, Andlers Ash Road** – Single storey rear extension and alterations to garage

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application subject to the Planning Officer being satisfied that there is adequate

parking provision and turning space and subject to the following conditions:-

- i. that the use of the garage should not be for residential purposes;
- ii. that the use of the garage is ancillary to the use and occupation of the residential dwelling house known as White Hart Cottage, Andlers Ash Road; and
- iii. that no future residential use be permitted..

47.8 **18/06495/HOUS – White Beam, Hatch Lane** – Increase in roof height to facilitate enlargement of first floor living accommodation and rebuilding of existing garages

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but to try to lessen the visual impact of the increased height of the property, LPC requests that sympathetic landscape screening be planted to try to preserve and maintain the rural feel of the area as required by policy LISS 4 of the LNDP and policy CP20 of the JCS both of which, together with policies SD4 and SD6 of the SDLP, seek to protect and enhance the landscape.

47.9 **19/01183/HOUS – Fellside, Hill Brow Road** – Proposed replacement oak framed garage

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but requests the following conditions:-

- i. the use of the detached garage should not be for residential purposes
- ii. the use of the detached garage is ancillary to the use and occupation of the residential dwelling house known as Fellside, Hill Brow Road; and
- iii. that no future residential use be permitted.

47.10 **19/00903/FUL – The White Eagle Lodge, Newlands, Brewells Lane** – Demolition and subsequent rebuilding of a temple complex with all associated hard and soft landscaping

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

47.11 **19/01152/HOUS – The Owl House, Limes Close** – Part single/part two-storey extension to side following demolition of part of garage

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that the Planning Officer is satisfied that there is adequate parking provision and turning within the property can be achieved.

47.12 **19/01268/HOUS – 16 Andlers Ash Road** – Single storey side extension following demolition of lean to

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

47.13 **19/01362/HOUS – 1 Flexcombe Farm Cottages, Flexcombe Lane** – Two storey side extension built partly over existing ground floor and with dormer window to the rear

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that the materials referred to in the application are used when carrying out the development.

47.14 **19/00334/FUL – 71A Station Road** – Retrospective change of use from retail A1 use to 1 bed residential flat (amended description 28.03.18)

Following discussion during which it was noted that the amendment was only to the description of the application and **IT WAS RESOLVED THAT LPC SHOULD CONTINUE ITS OBJECTION** to the planning application.

47.15 **19/01368/HOUS – 9 Greenfields** – Two storey side extension partially over existing garage, single storey rear extension and additional new porch

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

P48/19 SDNPA Applications Approved

It was noted that the following applications were approved:-

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/05421/HOUS	Heatherbrae, St Patrick's Lane, GU33 7HF	New vehicular access and driveway (as amended by plans and email received 13.02.2019 and Design and Access Statement received 13.02.2019)
19/00101/HOUS	The Owl House, Limes Close, GU33 7DR	Replacement conservatory following demolition of existing conservatory
19/00211/HOUS	11 Dennis Way, GU33 7HJ	Retention of a small timber framed and timber clad motorcycle shelter sited in front of the property
19/00388/HOUS	Bennath, Mill Road, GU33 7BE	Front porch following demolition of existing porch

P49/19 SDNPA Applications Refused:

It was noted that the following application was refused:-

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/00107/HOUS	Crouch Readons, Rake Road, GU33 7HE	Proposed part single storey / part two storey rear extension and rear dormer

P50/19 SDNPA Applications Appeals: None

P51/19 SDNPA Applications Withdrawn:

It was noted that the following applications had been withdrawn:-

P52/19 TPO Applications – Referred to the Tree Warden: None

P53/19 TPO Applications Approved:

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/00323/TPO	Bishearne House, Farnham Road, GU33 6JE	Oak Tree – Limb B1 cut back to main trunk, Limb B2 reduce by 2m and thinned, Limb B3 reduced by 3m together with judicious thinning, Limb B4 reduced by 2.5-3m and Limb B5 reduced by 2m
19/00499/TPO	82 Newfield Road, GU33 7BW	T1 Oak (T2 Oak TPO) - Selectively reduce various boughs that are overhanging the boundary of 82 Newfield Road. The finished spread will be 9 metres and no height will be touched. All finishing cuts will be to suitable growth points. One lowest bough will be removed back to trunk

P40/19 TPO Made: None

P41/19 Liss Neighbourhood Development Plan Monitoring

41.1 It was noted that there was nothing more to be done on this until the SDNPA had appointed a new officer.

P42/19 Any Other Business

There was no other business.

The change of date of the next meeting was discussed and the change to 1st May 2019 was agreed.

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

The meeting was closed at 8.45pm.

.....
Chairman

Next Meeting: 1 May 2019 at 7.30pm