



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30hrs on 24 September 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.

P123/18 Apologies: Apologies were received from Cllrs Hargreaves, Wright, Jerrard and Linsley.

P124/18 Declarations of interests:

- 124.1 Cllr McDonald declared an interest in the planning application relating to 7 St Marys Road and confirmed that she would not participate in any vote on this matter.
- 124.2 Cllr Halstead declared an interest in one of the TPO applications as it related to her property and confirmed that she would absent herself from the meeting whilst the application was discussed.
- 124.3 Cllr Budden advised that as a member of the EHDC Planning Committee he would refrain from any vote required.

P125/18 Approval of Minutes of the Meeting on 29 August 2018

Resolved: The minutes of the meeting of 29 August 2018 be approved as a correct record. Proposed by Cllr Mayo and seconded by Cllr McDonald and a unanimous vote.

P126/18 Matters Arising from Minutes of Meeting on 29 August 2018

- 126.1 Greentrees Cottage – amended application
The amended application was noted.
- 126.2 Site Inspection – Temple Inn
It was noted that LPC Planning Committee had not been invited to attend the site visit but Cllr Budden had attended in his role as District Councillor.
- 126.3 Temple Inn – amended application
The amended application was noted and it was noted a further amended application had been submitted and is a later agenda item.
- 126.4 Brows Farm – removal of hedges
The email response from Cllr Halstead was noted. Cllr McDonald informed the meeting that she thought it was a very poor decision and that hedges should be planted not removed. She noted that the hedge was poor quality but stated that it should have been replaced with better hedging rather than removed. She expressed concern at the effect on wildlife and stated that it was possible to have a hedge and still have a view of the church.
The Chairman stated that the time for raising this was when the LNDP Development Brief was being discussed and drafted.
- 126.5 Proposed Garage at Cumbers – email from Simon Kendall
The comments in Mr Kendall's email to EHDC were noted.
- 126.6 Cumbers Studio – email from Simon Kendall
Following a review of the plans attached to the application, it was decided that a response should be sent to Mr Kendall informing him that LPC has to make decisions on the application in front of them and the plan attached to the application does not identify the

position of the parking spaces, bin store or garden.

P127/18 SDNPA Planning Applications Received for Consultation

- 127.1 **18/04284/HOUS – 18 Old School Road** – Conservatory to rear
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 127.2 **18/04358/LDP – Ponticum** – LDC for proposed development of new outbuilding
Having discussed the application, **IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT** to the planning application for the following reasons:-
- a) in view of the size, scale and location of the development it is inappropriate that it is dealt with by way of a Lawful Development Certificate and should be dealt with by way of planning application, particularly as conditions as to design, materials, use and future designation can be added to a planning permission;
 - b) the property is outside the Liss Parish Settlement Boundary and so policy H16 applies. LPC believes that the proposed development exceeds the 50% rule in H16. The permission noted on the plans as “extant” is no longer “extant” but lapsed in June 2016. Following a site visit on 19 September 2018, LPC Councillors could find no evidence on the site that the “extant” permission had been commenced and, therefore, it has lapsed. Accordingly, the additional area to the main dwelling as set out in that lapsed permission should not be included as part of the square footage for the existing property when calculating the 50% area permitted for the proposed development. Removing the additional footage to the main dwelling of the lapsed permission, results in the proposed development exceeding the 50% rule in H16;
 - c) whilst there are no trees on the part of the property to be subject to the proposed development, Liss Parish Council is concerned that trees on the property may be damaged during construction and, if minded to grant the application, LPC requests that a condition be added that the trees on the property are properly and adequately protected during construction;
 - d) given the size, scale and location of the development the design of the development and the materials to be used need to be properly considered so as to minimise the impact of the development on the wider landscape;
 - e) if minded to grant the application, LPC requests a condition that the use of the proposed development remains ancillary to the main dwelling and will not become a separate residential unit.
- 127.3 **18/04529/HOUS – Reeds Cottage** – Two storey and single storey extension
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that:-
- a) the development is not in breach of the 50% policy set out in H16
 - b) the trees at the site are properly protected during the construction period
 - c) the bats on the site are properly protected
- 127.4 **18/04532/HOUS – 98 Forest Road** – Single storey rear extension
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application
- 127.5 **18/04610/HOUS – Eden House** – New linked garage, single storey extension and pool house
Following discussion, **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 127.6 **18/04550/HOUS – 7 St Marys Road** – Retention of Wooden Shed
Having discussed the application **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application, with Cllr McDonald not taking part in the decision.

- 127.7 **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**
 Following discussion **IT WAS RESOLVED THAT NO OBJECTION** be made to the amended application.

P128/18 SDNPA Applications Approved

It was noted that the following applications were approved

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/02681/HOUS	Batts Brook, Hawkey Road, GU33 6JP	Single storey side extension, new porch, replacement garage with games room over*
18/03750/HOUS	44 Andlers Ash Road, GU33 7LR	Single storey rear extension

* It was noted that there is a condition that the garage was ancillary to the main dwelling and is not to become a separate dwelling.

P129/18 SDNPA Applications Refused

It was noted that the following applications had been refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/04095/DEM	The Oaks, 35 St Marys Road, GU33 7AH	Prior Notification of proposed demolition of existing buildings on site comprising a two and half storey sheltered accommodation, alongside a housekeepers bungalow

P130/18 SDNPA Applications Appeals: None

P131/18 SDNPA Applications Withdrawn: None

P132/18 TPO Applications Approved: None

P133/18 Liss Neighbourhood Development Plan Monitoring

133.1 It was noted that this was on-going.

133.2 The Chairman raised the issue of the “Open Spaces” on the proposed Andlers Ash site. She informed the meeting that Cllr Hargreaves had suggested that Cllr Dodds and Wright and Roger Mullinger ought to have an input into the use and control of the Open Spaces and that there ought to be a discussion within LPC as to the use and control of the Open Spaces before meeting and discussing it with Cala Homes.

The Chairman informed the meeting that EHDC also wanted to be involved as soon as possible so that the management of the Open Spaces can be resolved.

Following discussion it was agreed that the Assistant Clerk would contact Tracey Vear and Sarah Hobbs at EHDC regarding the Open Spaces and that discussions with Cala Homes are likely to take place in the near future.

P134/18 Any Other Business

134.1 Following the agreement of the meeting, Simon Kendall addressed the meeting regarding the proposed development at Andlers Ash Road. He informed the meeting that Cala Homes publicity shows they are intending to submit an application for 77 units on AA Farm using an area 20% larger than that shown on the village plan. He asked what LPC was doing to prevent the enlargement of the development site.

The Chairman informed Mr Kendall that she and Cllr Hargreaves had been observers at meetings between Cala Homes and the National Parks Review Panel but that LPC is an observer only and not a participant. She further informed him that LPC have advised Cala and the NPRP that the boundary on the plan is incorrect and informed the meeting that NPRP is also concerned at the alteration to the boundary.

She also reminded Mr Kendall that LPC would not have any input until the planning application is submitted and it comes to LPC for consultation.

134.2 Bluebell Pub Sign

The Assistant Clerk informed the meeting that a query had been received asking why the Bluebell Pub Sign had not been removed now that the pub had been redeveloped into three houses. Cllr Mayo suggested that the sign should stay and be re-used. Cllr Budden stated that if the sign was removed then the historical society might be interested in keeping it. It was noted that we do not know who owns the sign or what rights they have to keep it on the land on which it is situated.

Cllr Mayo suggested that it might be a project for the Historical Society to find out who owns it and what is to happen to it. Cllr Halstead said she would speak to the Historical Society tomorrow at the Village of the Year meeting.

134.3 Response to EHDC and SDNPA

The Assistant Clerk confirmed that the agreed responses had been sent to EHDC and SDNPA.

134.4 Oak Tree Outside Spread Eagle Pub

The Assistant Clerk informed the meeting that the Tree Warden had inspected the tree and that he could not see any signs that the tree had moved or may be unstable.

134.5 Additional Planning Decisions Made

The Assistant Clerk informed the meeting that there were four planning decisions which had been made but notifications of which were received too late to be put on the main agenda. The applications, set out below, were noted by the meeting.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/01935/FUL	Oak Hanger, Reeds Lane, GU33 7HU	Replacement of existing outdated dwelling with new single dwelling house (following demolition of existing)
18/02942/HOUS	146 Forest Road, GU33 7BU	Single storey side extension
18/01982/TPO	Lisswood Lodge, Plantation Road, GU33 7QB	Yew tree (T1) – Crown Reduction
18/03610/TPO	Crinkle Well House, Plantation Road, GU33 7AB	T1 Sycamore – Crown Lift

134.6 Tesco – Proposed Closure

Cllr Mayo asked what the latest news is on the Tesco's closure. The Chairman informed the meeting that it was in abeyance at the moment. Cllr Budden stated that the closure was likely to be mid-November now.

134.7 Fish and Chip Shop

The Chairman asked if there was any news on this. Cllr Budden informed the meeting that the appeal had not yet been lodged so there was no further news on this at the moment.

P135/18 TPO Applications – Referred to the Tree Warden:

The Chairman absented herself from the meeting as she had declared an interest in one of the TPO applications. Cllr Budden acted as Chairman in Cllr Halstead's absence. The following TPO applications were considered and it was resolved that no objections be lodged against any of them.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/04459/TPO	Owlery Holt, 1 Little Barn Place, Rake Road, GU33 7LB	T1 Scots Pine – Fell
18/04577/TPO	Redwoods, 3 East Hill Drive, GU33 7RR	Crown life western side of Beech to 5m above ground level
18/04499/TCA	The Owl House, Limes Close, GU33 7DR	Lawson Cypress (TA) x 6 fell, Cupresso (TB) – fell x 1 small tree, Picea Pungens (TC) – fell,

		<p>Acacia (TD) – fell, Magnolia (TG) – reduce tree and shape spread to 3.5m and height 5.5m, Lawson Cypress (TH) – x10 trees – reduce by approx. ½ - 4 foot above fence, Lawson Cypress (TJ) – fell large tree at front right and corner of garden, Leylandii (TK) – remove end tree, Lawson Cypress (TM) – fell tree adjacent to Pica Pungens.</p>
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There being no other business, the Chairman then closed the meeting.

The meeting was closed at 8.45 pm.

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Chairman

Next Meeting: 29 October 2018 at 7.30pm