

## LISS PARISH COUNCIL

### Minutes of the Planning Committee meeting held at 19.30 hrs on 6<sup>th</sup> March 2017

**Members:** \*Cllr S Halstead (Chair), \*Cllr K Budden, Cllr Y Heaton, \*Cllr R Hargreaves, \*Cllr D Jerrard, Cllr H Linsley, \*Cllr L McDonald, \*Cllr A Wright.

\*Present, plus five members of the public

The meeting was clerked by S. Smith (Assistant Clerk)

**P16/17 Apologies:** Apologies were accepted from Cllr Linsley.

**P17/17 Declarations of interests:** Cllr Halstead declared an interest in application SDNP/16/00646/HOUS (Redwoods, 3 East Hill Drive).

### **P18/17 Minutes of the meeting of 6<sup>th</sup> February 2016**

**Resolved:** That the minutes of the meeting of 6<sup>th</sup> February 2017 be accepted as an accurate record (proposed by Cllr Hargreaves and seconded by Cllr Wright).

### **P19/17 Matters Arising & other items**

**Housing and Planning Reform consultation** – The chair noted that responses were invited by 2<sup>nd</sup> May 2017. The Assistant Clerk would forward a link to the document so that Members could consider. This would be discussed further at the 3<sup>rd</sup> April Planning Committee.

**Lynton, Hatch Lane – SDNP/16/05580/FUL** – The chair noted that, despite District Councillor and LPC representation at the EHDC Planning Committee, the application had been approved. While District Cllrs expressed considerable support for our concerns it was felt that there was no legislative basis on which an objection on highways grounds could be sustained.

**It was resolved that** the Assistant Clerk would write to HCC, SDNP and EHDC to highlight that the parking standards review should cover the specific issues relating to rural locations.

**Stanleys, Hatch Lane – SDNP/16/01128/FUL** – The Chair noted that the appeal had been dismissed on the grounds that the proposed dwelling would not conserve the landscape and scenic beauty of the SDNP.

**Tree application for 3 Oak Tree Drive – SDNP/17/00773/TPO** – The chair referred to advice from the tree warden which highlighted that the trees in Oak Tree Drive make a specific contribution to the landscape of the area. The Assistant Clerk would highlight LPC's concerns about the proposed work on a mature tree within the development. It was felt that the combination of mature trees which predated the development plus the planting of many roadside trees as part of the development was intended to retain the appearance of a tree filled urban environment.

**Monitoring of enforcement issues** – The Chair noted that since no landscaping had taken place at the Former Smiths Garage Site under 05701/FUL planning enforcement should be made aware.

**Update on CIL meeting** – Cllr Hargreaves advised that an initial meeting had taken place to consider priorities for Liss. A further meeting was scheduled for 2pm on 14<sup>th</sup> March.

**Invitation to Liss House Development Open Day on 21<sup>st</sup> March** – The Assistant Clerk would circulate the invitation to establish who would like to attend before responding.

**Consultation on a revised Gypsy & Traveller Accommodation Assessment** - The chair noted that she had commented on the online consultation.

### **P20/17 Adjournment for public participation**

Members listened to comments of objection from three members of the public in relation to application SDNP/17/00351/FUL – Saddlers, Farnham Road.

The meeting was then reconvened.

## **P21/17 Planning Applications**

SDNP/17/00351/FUL – Saddlers, Farnham Road – Two Semi-detached 2 Bedroom Cottages and One Detached 3 Bedroom House; Alterations to Existing Site Access from Church Street and Improvements to Existing Junction of Church Street and Farnham Road, Provision of Open and Covered Car Parking and Cycle Stores, Including New Covered Car Parking and Cycle Store for Saddlers; Hard and Soft Landscaping and Boundary Treatments; and Other Works.

**Decision:** Liss Parish Council raises strong objection to this application. In our view the issues identified in respect of previous applications on this site, and in particular the appeal decision by the Inspector who considered the previous application, have not been successfully addressed by this application.

The proposed development lies within the West Liss Conservation Area and as such The Planning (Listed Buildings and Conservation Areas) Act 1990 places the Authority under duty to preserve and enhance the character and appearance of the area. The proposed development does not enhance the character and appearance rather it will adversely impact on the character and appearance of the West Liss Conservation Area and the setting of the Grade II\* listed church. This is at the heart of the historic part of West Liss which must be protected as a heritage asset. Indeed the proposals are contrary to the aims of the South Downs National Park and the application should be called in for consideration.

The revised proposals do not mitigate the effect on the living conditions of the neighbouring properties, indeed they would be exacerbated by the proximity of the frontage to the existing dwellings in Church Street. The effect on highway safety is of paramount importance as the road lacks a pavement and is narrow and congested. It serves both pedestrians and vehicles and any increase in the number of cars accessing additional properties would make the situation more perilous for pedestrians. Proposals for increased signage to mitigate this are not in keeping with the character of the area and does not take into account that this is a Conservation Area.

Liss Parish Council notes the unwelcome loss of the hedge along Church Street which makes a significant contribution to the rural character of the area, and the possible longer term threat to the oak tree which may take light from future residents of cottage 1 and cause them to seek its reduction.

Furthermore, the application should not be considered as it cannot be implemented in its present form. It relies on improvements to the access to Church Street which are outside the red line of the application. Also, the access to the bin store can only be achieved through land in private ownership. The application has no Landscape Assessment, which is an essential requirement given the sensitivity of this location, for assessing the impact of the development on the Conservation Area and the wider landscape.

## **P22/17 Adjournment for public participation**

Members listened to comments from the applicant (Project 26) in relation to application SDNP/16/06047/FUL – 174 Station Road.

The meeting was then reconvened.

## **P23/17 Planning Applications**

SDNP/16/06047/FUL – 174 Station Road – Three terraced two storey dwellings with associated access and parking, following demolition of existing dwelling (as amended by plans received 8 February 2017)

**Decision:** Liss Parish Council has no objection but given the prominent location at the entrance to the village would like to see a softer element on the north western approach. The Village Design Statement recommended that any developments on the edge of settlements should be built of such materials and be of a density, bulk, and design that do not detract from the rural setting, it should be low rise so it does not impinge on the wider landscape and that properties adjoining the open countryside should have hedging.

SDNP/17/00556/HOUS – 11 Patricks Close – Single storey side and rear extension

**Decision:** Liss Parish Council has no objection providing there is no adverse impact on neighbouring properties.

SDNP/17/00572/FUL –Deers Rest, Hill Brow – Summer house to rear following demolition of outhouse

**Decision:** No objection. Liss Parish Council also requests a condition that use of the annexe is for domestic purposes only and remains ancillary to the main property.

SDNP/17/00042/HOUS – 137 Station Road – Retention of Oak Framed Car Port

**Decision:** No objection.

SDNP/17/00470/HOUS – West Park Cottage, Hawkley Road – Detached double garage

**Decision:** Liss Parish Council has no objection providing the tree and hedgerow frontage is maintained.

SDNP/17/06130/HOUS – Land Between 29-35 Mint Road – Detached two storey house and double garage (additional information received 13 January 2017)

**Decision:** Strong objection. Liss Parish Council is not satisfied that concerns regarding increased water levels arising from the proposed development and their impact on neighbouring properties have been fully addressed. Liss Parish Council maintains a strong objection based on the height and scale of the proposed development which is inappropriate in this location. This will impact negatively on the street scene composed of a rural environment with houses of modest scale. The maximum height of the property should not exceed surrounding properties. The proposed garage with a very high ridge height is similarly too large for the location. LPC requests that, should EHDC be minded to grant the application, a condition is attached to ensure that the upper storey of the garage is used for storage purposes only. LPC maintains concerns over the impact of the development on wildlife in the area during and post construction.

SDNP/17/00194/HOUS – 61 Mint Road – Single storey extension to rear and conversion of loft space to habitable accommodation (as amended by plans received 19/2/17 to show dormer window reduced down from ridge height, reduced size of front rooflight and example materials)

**Decision:** No objection.

SDNP/17/00723/LDP – Springs, Reeds Lane - Lawful Development Certificate for proposed Use - Stationing of 5 residential caravans to make a total of 10 on the site

**Decision:** Liss Parish Council strongly objects to this application on the principle that an increase from five to ten caravans would constitute a material change in the character and appearance of the site in conflict with the SDNPA's first statutory purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area. The South Downs National Park Authority should call in this application for consideration. It is the view of LPC that the original consent for a singular caravan did not envisage such an increase in the number of caravans at the site and that there is no justification for doing so. The proposal makes no allowance for parking for this number of caravans. Furthermore access to the site via the track between two properties will increase vehicular movements by a significant amount and give rise to other issues such as drainage.

SDNP/17/00785/HOUS – Beacon House, Hill Side Lane - Single storey extension to side and extension of garage roof to form new corridor, conversion of rooms to form granny annexe, external alterations

**Decision:** Liss Parish Council has no objection providing that EHDC is satisfied that the extension of the property does not breach the provisions of policy H16. Liss Parish Council also requests a condition that use of the annexe remains ancillary to the main property.

SDNP/17/00784/HOUS – 92 Forest Road - Single storey ground floor granny annex to rear of property connected via link. Infill extension to rear first floor of the property and internal alterations following demolition of single storey extension.

**Decision:** No objection providing there is no adverse impact on neighbouring properties and that adequate parking for the increase in the number of bedrooms is confirmed and retained as on street parking is at a premium. Liss Parish Council also requests a condition that use of the annexe remains ancillary to the main property.

SDNP/17/00779/HOUS – 14 Highfield Gardens – Porch to front following removal of existing

**Decision:** No objection.

### **SDNP Applications Approved**

SDNP/16/04073/FUL	Land North East of Edgewood Court, Hill Brow Road	Detached single storey dwelling with associated vehicular and pedestrian access, landscaping and servicing
SDNP/16/05947/FUL	Land North East of Garden Cottage, London Road, Sheet	Restrospective application for the erection of one standalone timber cabin with a canvas roof, one standalone timber compost WC and open roof shower deck; for the purposes of forestry, tourism, leisure and education.
SDNP/16/04158/HOUS	88-90 Station Road	Single storey extension to rear/side, garage extension and conversion of garage to annexe (amended description received on 20/1/17)
SDNP/15/04660/FUL	Old Heath Lodge, Hill Brow Road	New Dwelling for plot 2 to rear, retention of Old Heath Lodge incorporating existing separate annexe-dwelling back into Old Heath Lodge (alternative to that permitted under SDNP/14/06629/FUL)
SDNP/16/05706/LDP	Oak Hangar, Reeds Lane	Certificate of lawful development for proposed extensions [amended description]
SDNP/00183/HOUS	13 The Ridings	Open porch to front, new driveway, parking space and associated hard and soft landscape.

### **SDNP Applications Refused**

SDNP/16/06339/FUL

14 Station Road

Change of use of the existing building from a mixed use office and separate residential flat to two residential units.

### **SDNP Applications Withdrawn**

SDNP/17/00008/LDP

Redwoods, 3 East Hill Drive

Certificate of lawful development for proposed works – new toilet as side extension to kitchen

### **TPO applications – referred to tree warden**

SDNP/17/00773/TPO

3 Oak Tree Drive

Oak T1 - crown reduction by 2m leaving finishing height of 11m and overall spread of 9m, laterals encroaching on property to be tip reduced to clear property with finishing gap of 2m from tree to property, young growth to be removed off trunk up to first major bough, all pruning back to suitable growth points, remove deadwood.

At this point Members agreed an extension of the meeting by no more than thirty minutes.

### **P24/17 Any Other Business**

Cllr Budden noted that there was local support to proceed with registering The Temple Inn as a Community Asset. Cllr Wright advised that any development at the Temple Inn site would require advice on the impact of the habitats regulations.

Cllr Hargreaves advised that the SDNP's examinations of the Neighbourhood Plan had commenced today. A total of 19 objections had been received. There was no specific time limit for this stage but draft legislation by DCLG aimed to speed up the process in the future.

The chair noted that Simon Jenkins would be speaking at the EHATPC meeting on 8<sup>th</sup> March in Greatham.

### **P25/17 Planning Applications**

At this point Cllr Halstead who had declared an interest in application SDNP/16/00008/LDP (Redwoods, 3 East Hill Drive) left the meeting. Cllr Wright proposed that Cllr Budden take the chair (seconded by Cllr Hargreaves)

SDNP/17/00646/HOUS – Redwoods, 3 East Hill Drive – Single storey extension to side

**Decision:** No objection.

The meeting was closed at 21.40 hrs.

**Next Meeting: 3<sup>rd</sup> April 2017, 7.30pm**