

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 12th January 2009.

MEMBERS

*Mr G Baker, *Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, *Mr L Mann, *Mr B Mayo, Mr J Milman, *Mr R Mullenger, & Mr P Payne.

*Present

Apologies: Cllrs Milman & P Payne.

P01/09 Declarations of interest

Cllr Logan made the following declaration: " Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council's Planning Meeting". Cllr Logan also declared a prejudicial interest in application no. 51555 as it was a neighbouring property to her own. Cllr Linsley declared a prejudicial interest in application no. 20822/003 due to the proximity of his property to that of the applicant.

P02/09 Matters arising from the meeting of 22nd December & other items

General Permitted Development (amendment) Order – A copy of the presentation made at EHDC's Community Forum had been circulated to members prior to the meeting. The documents were discussed & concerns raised about the future monitoring of some development activities & also some of the definitions used.

EHDC Open Space Survey – It was noted that EHDC had now published the document via their website. The Chairman asked members to study the report & highlight any inaccuracies they found as it was imperative that amendments were made prior to the publication of the LDF.

38391/004, Tintern, Hill Brow Road – The appeal decision had been received from the Planning Inspectorate upholding the appeal.

P03/09 Planning Applications:

20822/003 – 1 The Arcade, Station Road – Two storey extension to form link to barn (amendment).

Decision: No objection in principle; however, LPC has some concerns over the new doors in the front elevation as it is felt that they should not detract from the historic character of the building.

51555 – 78 Newfield Road – Two storey extension to side & single storey extension to rear.

Decision – No objection in principle; however, there are concerns that there may not be enough space at the side of the development to ensure adequate parking & manoeuvring of vehicles.

29764/006 – 112 Station Road – Detached dwelling after demolition of existing.

Members agreed that a site visit was required. This was carried out on 16th January.

Decision – No objection.

P04/09 The following other matters were discussed:

Notices of refusal

22402/002 Kelseys, Mill Road

Outline - block of ten flats following demolition of surgery.

23008/004 High Trees, Hill Side Road

Replacement dwelling with associated parking & access following demolition of dwelling. New entrance piers & gate.

Notices of permission/consent

25207/007 Harcourts, Hill Brow Road

Replacement greenhouse.

26415/015 Chatterwood Nursing Home

First floor extension over south elevation.

31092/004 Kingsmere, Malvern Road

Conservatory to rear.

37406/001 52 patricks Copse Road

Remove existing driveway & replace with new brick/block driveway.

38713 4 Forest Villas, Warren Road

Single storey extension to rear following demolition of lean to & garage.

51502 1 Old Mill Cottages, Mill Road

Single storey extension to front.

P05/09 Other business

There was no other business.

Next Meeting: Monday 9th February, 2009.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 9th February 2009.

MEMBERS

Mr G Baker, *Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, *Mr L Mann, Mr B Mayo, *Mr J Milman, *Mr R Mullenger, & Mr P Payne.

*Present

Apologies: Cllrs Baker, Mayo & P Payne.

In attendance: Six members of the public.

P06/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”. Cllr Logan also declared a prejudicial interest in application no. 50716/002 as it was a neighbouring property to her own. Cllr Mullenger declared a prejudicial interest in application no. 33514/013 due to the proximity of his property to that of the applicant. Cllr Halstead declared a prejudicial interest in application no. 21995/039 due to the proximity of his property to that of the applicant.

P07/09 Matters arising from the meeting of 12th January & other items

EHDC Open Space Survey – It was agreed that The Chairman & the Clerk would prepare comments to submit to EHDC.

23008/004 – High Trees, Hill Side Road – It was agreed that the Clerk would write to the Inspector repeating previous comments & supporting EHDC’s reasons for refusal.

20684/002 – Apple Acre, Plantation Road – The appeal decision had been received from the Planning Inspectorate dismissing the appeal.

St Saviours, Forest Road – Revised plans for the redevelopment at the site had been received from LPCC. These were examined & Members expressed satisfaction that previous areas of concern had been addressed. It was agreed that the Clerk would pass comments to the LPCC adding that the importance of choice of final materials should be taken into account.

29764/006 – 112 Station Road – Copies of letters of objection had been received; It was understood that EHDC intended to make a site visit.

2, 3, 4 & 21 Longmead – Responses had been received from EHDC & the Environment Agency to letters of concern sent regarding the CLU applications & the apparent inconsistencies in decisions taken. These were read to Members. No further action would be taken by LPC.

20303/013 – St Saviours, Forest Road – As a result of a complaint received a letter had been sent to EHDC querying the parking of HGVs in the car park. EHDC were to investigate.

P08/09 Planning Applications:

51590 – 99 Inwood Road – Single & two storey extension to rear.

Cllr Logan took no part in the discussion or decision.

The Chairman introduced the application & then Members agreed to adjourn the meeting to receive comments from residents. The meeting was then reconvened.

Decision: Strong objection. LPC consider this to be an inappropriate overdevelopment of a terraced house that will cause severe loss of natural light to neighbouring properties. LPC request a site visit by EHDC members before any decision is considered. LPC also request that EHDC ensure that Drum Housing, owners of no 101, are consulted on the application.

50716/002 – Forest Side, 109 Forest Road – Detached dwelling to rear with access from Sherwood Close.

The Chairman introduced the application & then Members agreed to adjourn the meeting to receive comments from residents. The meeting was then reconvened.

After discussion it was agreed that a site visit would take place on Friday 13th Feb at 4pm. Subsequent to the site visit the following response was agreed.

Decision –Objection. Liss Parish Council believes that most of the reasons for refusing the previous application, F 50716, still apply. The shape and size of the plot has led to a contrived and cramped design, as demonstrated by the major windows directly abutting the street on the western elevation which would have an adverse effect on the street scene. LPC questions whether adequate parking and turning can be achieved at the front of the existing property.

51618 – 13 Pine Walk –Conservatory to rear.

Decision – No objection.

21673/008 – Spring Cottage, 15 Mint Road –Construction of 40 Sq Metre bridge.

Decision – No objection in principle; however, LPC is concerned that the intended construction method, using two 600mm pipes with a central stem, may not be adequate to deal with the maximum possible flow of water at the site. It is felt that the construction of the existing bridge is preferable.

21995/039 – East Hill House, East Hill Drive – Alterations to existing path, resurfacing of grassed area with shingle & provision of entrance gates to restrict vehicular access.

Cllr Mullenger took the Chair. Cllr Halstead took no part in the discussion or decision. Cllr Mullenger read a statement submitted to EHDC by Cllr Halstead.

Decision – No objection in principle; however, there is some concern over the accuracy of the drawings & it is of paramount importance that measures are taken to maintain existing parking provisions which are not defined on those drawings. Also, it is felt that the turning & manoeuvring of large vehicles is unlikely to be achieved by the proposed measures.

33514/013 – Lyss Place, Hawkley Road – Retention of floodlights to ménage.

Cllr Mullenger left the room & took no further part in the meeting. The Chairman read comments submitted to EHDC by Cllr Mullenger.

Decision – No objection in principle; however, LPC requests that the proposed time limits quoted in the application and the indicated maximum wattage are made a condition of approval. In addition LPC request that a condition is applied stating that the lighting must not be used for more than five consecutive days at any time.

P09/09 The following other matters were discussed:

Application Withdrawn

20507/010	Field View, Farnham Road	Outline - replacement 60 bed care home & 10-15 associated less-dependant units & conversion of bungalow to two associated flats.
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Notices of permission/consent

20822/003	1 The Arcade, Station Road	Two storey extension to side to form link to barn.
28587/003	7 Forest Rise	Two storey extension to side.
51248/001	4 Lower Mead	Retention of air conditioning units to rear.
51555	76 Newfield Road	Two storey extension to side & single storey extension to rear.

Provisional TPO

EH 825	3 Oak Tree Drive
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Confirmed TPO

EH 809	163 Forest Road
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Tree pruning consent

30103/022	92 Andlers Ash Road	Prune one oak tree.
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P10/09 Other business

There was no other business.

Next Meeting: Monday 9th March, 2009.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 9th March 2009.

MEMBERS

*Mr G Baker, Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, Mr L Mann, *Mr B Mayo, *Mr J Milman, *Mr R Mullenger, & Mr P Payne.

*Present

Apologies: Cllrs Duckham, Mann & P Payne.

In attendance: Two members of the public.

P11/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

P11/09 Matters arising from the meeting of 9th February & other items

EHDC Open Space Survey – The matter was ongoing & the Chairman & the Clerk would prepare comments to submit to EHDC.

29764/006 – 112 Station Road – There had been an EHDC site visit on 20th February & Cllr Logan informed the meeting that the application had subsequently been approved at committee with amendments to some fence heights in the parking area, removal of some proposed fencing & a replacement tree conditioned.

EHDC – notice of changes to planning appeal procedures – The notice had been circulated to members prior to the meeting.

P12/09 Planning Applications:

31166/010 – Cumbers, 31 Andlers Ash Road – Conversion of studio to separate dwelling.

The Chairman introduced the application; Members then agreed an adjournment to receive comments from Mr Ellis, the applicant’s agent, & Mrs Effenberg, Chairman of the Village Design Group.

The meeting was then reconvened.

After discussion a vote was taken & a unanimous decision was made to object to the application. Cllr Logan took no part in the discussion or vote.

Decision: Objection. LPC consider that this application outside of the settlement policy boundary is contrary to policy GS3 that seeks to protect the character of the countryside.

LPC does not consider that the application has been adequately tested against the criteria of policy C14 “Conversion of buildings in the countryside”. While accepting that the location of the building precludes possible community or large commercial use, LPC remains of the view that other small scale uses, such as office, design studio or local tourist facilities, as described in C14 would be more appropriate & by remaining ancillary to the main dwelling could enable more effective control of traffic than conversion to a separate dwelling. The Planning Statement says at para 5.3 that no market testing has been undertaken. LPC notes that a recent nearby application has provided evidence of a need for holiday let accommodation in the area.

LPC feels that the proposal does not fit policy H7 which it believes is intended for the subdivision of large houses rather than the separation of an ancillary building which in this case is disconnected from the main dwelling with other independently owned properties in between.

LPC are also questions the adequacy of the area of curtilage around the studio.

20507/011 – Field View, Farnham Road – Outline replacement 60 bed care home & 10-15 associated less dependent units.

Detached dwelling to rear with access from Sherwood Close.

The Chairman introduced the application; Members then agreed an adjourn to receive comments from Mrs Effenberg, Chairman of the Village Design Group.

The meeting was then reconvened.

Decision: Objection. Liss Parish Council consider the scale & mass of this proposal in the AONB to be unacceptable. This revised application does not address the critical issues raised in the first application with scant regard being taken of the Liss Village Design Statement or the Liss Landscape Character Assessment as requested. The applicants have not taken note of the “hidden village” that is such a valued concept.

It is felt that the proposal, at three storey level, would have a serious adverse impact on the important views from the Hangars of the wider AONB landscape across the Rother Valley and the high quality countryside views along the A3 trunk road corridor, which policy C1 para 3.26 seeks to protect.

Although this is only an outline proposal it raises major concerns over the adequacy of the infrastructure, highways implications, parking & access etc. to meet the proposed scale of the operation.

LPC expresses it’s full support of the objection to be submitted by Liss Village Design Group.

51092 – Land adjoining 142 Andlers Ash Road – One pair of semi-detached houses.

Decision: Objection. LPC consider the application to be an overdevelopment of the plot that would be to the detriment of the character of the adjoining terrace of cottages. It will also have an adverse effect on the owners of no. 142 through loss of light.

There are some concerns over the adequacy of the proposed parking provisions & manoeuvring space.

P13/09 The following other matters were discussed:

Notice of refusal

50668/001	30 Syers Road	Single storey dwelling to rear fronting Shoterfield Terrace.
33514/013	Lyss Place, Hawkley Road	Retention of floodlights to menage.
50716/002	109 Forest Road	Detached dwelling to rear with access from Sherwood Close.

Notices of permission/consent

21995/039	East Hill House, East Hill Drive	Alterations to path, resurfacing of grassed area with shingle & provision of entrance gates.
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Tree pruning/felling applications (referred to tree warden)

36777/003	5 Little Barn Place	Fell one cypress tree. - Objection
34652/003	16 Highfield gardens	Fell one beech, prune one beech. - Objection
51642	Bridge Meadows, Liss	Fell 3 ash, 2 horse chestnuts & hollies, coppice hazel & prune 1 silver birch & 1 horse chestnut. It was understood that a revised application was to be submitted.

Tree pruning consent

51558	14 Bishearne Gardens	Prune one plane tree.
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P14/09 Other business

Cllr Linsley raised concerns over the insufficient number of copies of the local plan. It was agreed that the Clerk would see if EHDC could supply further copies on CD & in hard copy.

Next Meeting: Monday 6th April, 2009.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 6th April 2009.

MEMBERS

*Mr G Baker, *Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, *Mr L Mann, *Mr B Mayo, Mr J Milman, *Mr R Mullenger, & Mr P Payne.

*Present

Apologies: Cllrs P Payne & Milman.

In attendance: Three members of the public.

P15/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

Cllr Mullenger declared a prejudicial interest in application 31222/03, Park Cottage East, Hawkley Road, arising from the proximity of his own residence. He took no part in the discussion or decision on this item.

Cllr Mann declared an prejudicial interest in application 22522/005, 146a forest Road, arising from a personal relationship with the applicant. He took no part in the discussion or decision on this item.

P16/09 Matters arising from the meeting of 9th March & other items

38996/011 & 013 – Quarry Farm, Rake Road – A letter from the Planning Inspectorate dismissing the appeals at this property had been received.

20507/011 – Field View, Farnham Road – It was noted that EHDC had carried out a site visit on 20th March; also, a copy of a letter of objection from Elizabeth Fitzroy Support had been received. It was understood that this application was to go to EHDC committee on 14th May & it was agreed that either Cllr Mullenger, Mann or Linsley would speak on behalf of LPC.

St Mary’s Churchyard – A letter had been received from the Ministry of Justice regarding an application by Liss PCC to close the Churchyard under the Burial Act 1853. After discussion it was agreed that there was no objection to the proposals as detailed.

31166/010, Cumbers Studio, Andlers Ash Road – 2nd April had been received; Cllr Mullenger had attended & read LPC’s statement of objection. EHDC Members had accepted the case officer’s recommendation of refusal.

EHDC Saved Planning Policies – Notice of policies saved under the Local Plan had been received together with notice of policies deleted.

SDNP Designation Order – Various communications from Defra, EHDC & SDC had been received following the Minister’s announcement on 31st March. It was agreed that this was great news for Liss & that a letter be sent to Mrs Paren thanking her for all her & Mr Paren’s work that ensured the inclusion of the Western Weald in the Park.

Developers’ Contributions Fund – It was noted that a letter had been sent to the Leader of EHDC expressing concerns & seeking clarification on the changes to the administration of Developers’ Contributions. EHDC’s Head of Planning had replied offering to visit LPC to discuss the issues; it was agreed to invite him to the Planning meeting on 5th May.

EHDC Open Space Survey – The matter was ongoing & the Chairman & the Clerk would prepare comments to submit to EHDC.

P17/09 Planning Applications:

20303/015 – St Saviour’s Church, Forest Road – Two dwellings with garages & replacement church/church hall following demolition of church & hall.

The Chairman introduced the application; Members then agreed an adjournment to receive comments from Mrs Rose, Mr Weston & Mr Grant.

The meeting was then reconvened.

After discussion it was agreed that a site visit would take place on Tuesday 14th April at 5pm. The applicant would be asked to mark out the site.

21154/009 – Barn Place, Rake Road – Internal alterations & rear window replaced by glazed patio doors, additional glazing to stable doors.

Decision: No objection providing that the materials & design used for the patio doors are as indicated in the application.

26415/016 – Chatterwood Nursing Home, Huntsbottom Lane – Sewage treatment plant.

Decision: No objection; however LPC request that EHDC ensure the removal of the old treatment plant is effected within a reasonable time.

22522/005 – 146a Forest Road – Two storey extension to north side & single storey extension to south side following removal of conservatory.

Decision: No objection.

51545 – Eastwood, Hill Brow Road – Replacement of three flat roof areas with pitched roofs plus general refurbishments. Triple garage with WC & loft area above following demolition of triple garage.

Decision: No objection; however, LPC request that a condition is applied ensuring that the garage remains ancillary to the main dwelling & cannot be sold as a separate dwelling. LPC also request that EHDC ensure that the materials used for roofing must match the main roof.

33514/014 – Lyss Place, Hawkley Road – Two proposed windows to pool changing room.

Decision: No objection.

50520/002 – The Crossing Gates, 61 Station Road – Conversion of public house into two, two bedroomed and two, one bedroomed flats, plus a two storey block comprising four, one bedroomed flats and associated parking to rear.

Decision: No objection. LPC welcome the retention of the Crossing Gates building in this imaginative scheme that will enhance the appearance of the area. LPC is concerned about the provision of amenity space & the management thereof; it is thought that it may be more practical to include all the amenity space to the south side of the development by moving the new block forward on the site; it is felt that the provision of a front garden space is not in keeping with the street setting of the main shopping area of the village and could prove difficult to ensure maintenance to the high standard desirable in this prominent village centre location.

35784/003 – Kinvara, The Mead – Retention of conservatory to side.

Decision: No objection.

51307/001 – 4 Longmead – Change of use of amenity land to residential garden.

Decision: No objection so long as the Environment Agency's conditions are strictly adhered to.

30959/017 – Pikes Yard, Hill Brow Road – Variation of condition 5 of 30959/012 to allow internal alterations to be undertaken to the three dwellings.

Decision: Objection. There is already a lack of adequate parking available on the site with only four spaces provided for these three, three bedroomed houses. The addition of further accommodation would lead to increased pressure on this area that has restricted parking as well no parking areas in front of the development.

LPC also object to any proposal to introduce velux windows that would be out of keeping with the Conservation Area.

21912/045 – Unit 3 & 4 Upper Adhurst Farm, London Road – Construction of industrial unit following demolition of units 3 & 4.

Decision: No objection but LPC request that conditions remain as previously applied.

50414/001 – Berriman's Butchers, 90 Forest Road – Bay window to front elevation.

Decision: No objection.

32021/002 – Monks Orchard, Reeds Lane – Two storey extension to side, porch to front, dormer windows to rear following conversion of roof space, single storey extension to garage for use as an annex.

Decision: LPC are aware that this property was demolished & rebuilt on application 32021 in 1992 and seeks assurance that this development does not exceed the 50% limit of Local Plan policy H16. If the proposal is within the allowed criteria then LPC has no objection to the extension to the main dwelling.

LPC does strongly object to the development of the garage which is tantamount to the creation of a new dwelling in the countryside contrary to Local Plan policy H14. If EHDC is minded to approve this application, LPC request that a condition is applied that the garage remains ancillary to the main dwelling and cannot be disposed of separately.

31222/003 – Park Cottage East, Hawkley Road – Single storey extension to rear.

Decision: Objection. LPC maintains its objection to this unchanged proposal (ref 31222/002) that exceeds the 50% limit on extensions in the countryside & is contrary to Local Plan policy H16.

P18/09 The following other matters were discussed:

Notice of application withdrawn

51092 Land adjoining 142 Andlers Ash Road One pair on semi detached houses.

Notice of refusal

51590 99 Inwood Road Single & two storey extension to rear.

Notices of permission/consent

21673/008 Spring Cottage, 15 Mint Road Construction of access bridge.

29764/006 112 Station Road Detached dwelling after demolition of existing.

51618 13 Pine Walk Conservatory to rear.

Tree pruning/felling applications (referred to tree warden)

35223/003 7 Highfield Gardens Prune two oak trees.

P19/09 Other business

Cllr Baker informed the meeting that an application for the siting of a storage container on NCPF by the football club was likely to come forward.

Cllr Mullenger informed the meeting that Drum Housing had trimmed the hedge at Five Trees contrary to condition 16 of planning approval. It was agreed to contact EHDC as well as Drum Housing who would be reminded of the discussions held when the importance of the hedging was agreed.

Cllr Mullenger said that, following the removal of some natural hedges on Hawkley Road by the owners of Lyss Place, & the replacement with laurel he would be contacting Natural England to see if the occupants could be made aware of the importance of native hedging.

Next Meeting: Tuesday 5th May, 2009.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 5th May 2009.

MEMBERS

*Mr G Baker, *Mr J Duckham, *Mrs S Halstead (Chairman), Mr H Linsley, Mrs G Logan, Mr L Mann, *Mr B Mayo, Mr J Milman, *Mr R Mullenger, *Mr P Payne & Mr J Starling.

*Present

Apologies: Cllrs Logan, Mann, Linsley & Milman.

In attendance: Mr D Phillips, Head of EHDC Planning Services, & three members of the public.

P20/09 Declarations of interest

There were no declarations of interests.

P21/09 Matters arising from the meeting of 6th April & other items

Mr D Phillips – Head of Planning Services, EHDC – The Chairman welcomed Mr Phillips who spoke on three topics:

Developer’s Contributions – Mr Phillips explained the there was Government pressure on Councils to spend the funds that they had collected from developers; therefore EHDC would be requesting parishes to provide a spending plan to support the usage of Developers’ Contributions for open space provision. There could be some cases where unutilised funds might be taken for use on projects in neighbouring parishes that better filled area requirements. Apart from this, there were no changes to the collection of open space funds & the way it was allocated.

Mr Phillips explained that accumulated transport contributions were to be allocated to the EHDC rural transport initiative.

There were also reserves in the community project & the environmental improvements funds.

Cost awards on Appeals – Mr Phillips had circulated by e-mail details of the changes in the cost awards on appeals; these were aimed at speeding up the planning process by, hopefully, eliminating costly, time-wasting appeals. Asked if parishes could become liable, Mr Phillips said that it would be unlikely so long as parishes ensured that they paid attention to due planning process & regulations.

Reserve Sites – Following an appeal ruling on a reserve site in Liphook it was now understood that there would be a rush for the release of reserve sites in the District.

31166/009 – Cumbers, 31 Andlers Ash Road – It was agreed that the Clerk would send the LPC statement read at the EHDC planning meeting to the Inspector for the appeal.

37674/003 10 Highfields Gardens – A letter had been received from the Planning Inspectorate giving the decision on the tree appeal at this property.

323008/004 – High Trees, Hill Side Road – It was agreed that Cllr Duckham would attend the hearing on 12th May on behalf of LPC.

Stodham Lane – A copy of a letter from EHDC to a resident concerning possible felling of oak trees had been received.

30959/012 Pikes Yard, Hill Brow Road – Copies of two letters of objection sent by residents to EHDC had been received.

EHDC Open Space Survey – The letter to EHDC drafted by the Clerk was approved for sending. It was agreed that the OSP should be diarised for review on an annual basis.

P22/09 Planning Applications:

20303/015 – St Saviour’s Church, Forest Road – Two dwellings with garages & replacement church/church hall following demolition of church & hall.

The Chairman introduced the application & reviewed points from the applicant’s letter in response to points raised at the site visit. Members then agreed an adjournment to receive comments from Mr Oakley, Mrs Effenberg & Mr Grant.

The meeting was then reconvened.

Decision: No objection. LPC are very supportive of the suggestion by the Liss Forest Residents’ Association that a legal agreement be entered requiring that the church & hall be built before work in commenced on the housing & that it is retained by the PCC for the use of the village. LPC is also keen that every avenue is explored to ensure that what is being proposed is actually built.

LPC are also in agreement with the comments by the Liss Village Design Group concerning the design & materials for the construction of the housing as well as the investigation of the possible substitution of the garages with car ports.

33940/004 – 1 Park View, Rake Road – Single storey side extension.

Decision: No objection.

50683 – 6 Rockpit Cottages, Rake Road – Two dwellings with parking to form part of terrace & extension to rear of number 6 Rockpit Cottages.

Decision: Objection. LPC object to this proposal to create new dwellings in the countryside outside of the settlement policy boundary contrary to Local Plan policy H14. With regard to the applicant’s assertion that the proposal should be allowed under policy H12, LPC is not convinced that the requirement that the development will always be available as affordable housing can be achieved. It is not felt that the village centre & amenities are easily accessible from this site as the footpath is of a very poor standard. There is also concern about the adequacy of the parking provision.

If EHDC is minded to approve this application, then LPC feel that it is critical that materials used match the existing terrace.

50664/002 – 4 Nursery Field – Conversion of garage to habitable accommodation.

Decision: No objection.

51719 – 24 Forest Rise – Increase in roof height to form two storey dwelling with dormer windows to front & rear.
Decision: No objection.

24866/006 - The Temple Inn, 82 Forest Road – 1 Post mounted pictorial sign, 4 floodlights beneath roof line, wall mounted logo & replacement house name lettering.

Decision: No objection in principle to the proposal; however, LPC do object to the proposed floodlighting as it is felt that this is not in keeping with the semi-rural setting of the area and because of the close proximity of housing on the other side of the road.

38713/001 – 4 Forest Villas, Warren Road – Removal of detached garage & lean-to accommodation, construction of single storey rear extension.

Decision: No objection.

51046 – Land north of 43 Newfield Road – Two semi detached dwellings & one detached dwelling.

It was agreed that a site visit would take place on 8th May at 4.00pm. Subsequent to the site inspection the following comments were agreed at Council on 18th May 2009.

Decision: Objection: This is considered a gross overdevelopment of the site. LPC consider that a development of no more than two dwellings is achievable on the site available.

If EHDC is minded to approve the application then LPC request that the existing building line with neighbouring properties is maintained; also, that the ridge line of new housing is in line with existing adjoining housing.

It is noted that the applicant, who resides at no 49, appears to have removed a garage from the site & this has aggravated the issue of already cramped street parking.

In addition, LPC comments that there are roosting bats adjacent to the plot & suggests that, should EHDC approve any development scheme, then building work must take place outside of the breeding season.

P23/09 The following other matters were discussed:

Application withdrawn

32021/002 Monks Orchard, Reeds Lane Two storey extension to side, porch to front dormer windows to rear. Garage as annexe.

Notice of refusal

31166/010 Cumbers, 31 Andlers Ash Road Conversion of studio to separate dwelling.

Notices of permission/consent

35784/003 Kinvara, The Mead Retention of conservatory to side.
21154/009 Barn Place, Rake Road Internal alterations & rear window replaced by glazed patio doors, glaze stable doors.

Tree pruning/felling applications decisions

34652/004 16 Highfield Gardens Prune beech - consent.
34652/003 16 Highfield Gardens Fell beech - refusal.
36777/003 Tall Trees, 5 Little Barn Place Fell cypress - consent.
51642 Bridge Meadows Fell 3 ash, 2 horse chestnut & pruning - consent.

Tree preservation orders

EH 828 The Grange, Farnham Road Revoked
EH 654 The Grange, Farnham Road Revised

P24/09 Other business

It was agreed that a letter be sent to EHDC requesting early consultation on the development brief for the Inwood Road reserve site.

Next Meeting: Monday 1st June, 2009.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 1st June 2009.

MEMBERS

*Mr J Duckham, *Mrs S Halstead (Chairman), Mr H Linsley, *Mrs G Logan, *Mr L Mann, *Mr B Mayo, Mr J Milman, *Mr R Mullenger, Mr P Payne & *Mr J Starling.

*Present

Apologies: Cllrs. Linsley & Payne.

P25/09 Election of Chairman

Cllr Halstead, proposed by Cllr Mullenger & seconded by Cllr Mayo, was unanimously elected Chairman for the ensuing year. Cllr Halstead said that there was a need for some Members to become more informed on the principles of planning legislation & on the procedures on appeals & hearings. It was agreed to ask EHDC to proceed with their intended training sessions for Councillors as soon as possible.

P26/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

P27/09 Matters arising from the meeting of 5th May & other items

EHDC Conservation & Design Awards – After discussion it was agreed that the creation of the footpath from Newfield Road to the Riverside Walk should be put forward under the conservation category.

23008/004 – High Trees, Hillside Road – A letter had been received from the Planning Inspectorate dismissing the appeal.

Developers’ Contributions – The Chairman asked if it would be a good idea to work on the required spending plans; after discussion it was agreed to wait for EHDC’s official request in order to avoid unnecessary work.

P28/09 Planning Applications:

51092/001 – 142 Andlers Ash Road – Pair of semi detached dwellings with parking & access.

Decision: Objection. LPC have concerns over the adequacy of the parking provision & particularly feel that it will be impossible for vehicles to manoeuvre to access parking spaces & the highway in forward gear. LPC wishes to point out that an application for parking provision to the front of 144 Andlers Ash Road was refused by EHDC for this same reason (application no. 51073 refers).

49518/003 – Brewells Farm, Brewells Lane – Rebuild upper part of western chimney.

Decision: No objection.

50721/007 – Flexcombe Farm, Flexcombe Lane – Conversion of five barns to dwellings comprising one detached dwelling, terrace of four dwellings & three holiday units with associated parking., access, stores & landscaping.

Decision: Objection. LPC object to the proposed change of shutters & feel that any permitted change should be for wooden shutters only & they should not be louvers. EHDC should ensure that any roof lights are conservation roof lights in order that they are as flush with the roof as possible reducing the intrusion in the countryside setting.

LPC object to the clerestory window proposed for house no. 5 as this is out of keeping & inappropriate for the development.

LPC remain disappointed that the applicant has not chosen to amend the dormer windows.

34252/007 – Hillview, Rake Road – Two storey extension to rear, first floor extension to side & conversion of rear part of garage to playroom.

Decision: Objection. LPC maintains its objection as per application 34252/006 which was as follows:

“This is an overdevelopment of the site with adverse effect on neighbouring properties. When the original application was considered in 2002 the applicant, who had sought approval for four four bedroomed houses, was required to reduce the size of the properties closest to Willow Road to three bedrooms to avoid unacceptable impact on those properties. There is no reason to overturn that decision.

Should the District be minded to approve this application, conditions 2,6,7,8,13 & 14 of the original approval should be brought to this application.”

LPC fully support the reasons given by EHDC in refusing application 34252/006.

51590/001 – 99 Inwood Road –Single & two storey extension to rear.

Decision: Objection. LPC maintains its objection to this proposal & considers that the potential impact on houses nos. 97 & 101 is unacceptable. The ground floor rear windows of 101 already suffer considerable light reduction due to the projecting side walls at 103 & the garden slope. This two storey extension to 99 will create a “well” effect resulting in a completely unacceptable loss of light. Both 97 & 101 will be severely affected by light deprivation & LPC would urge the case officer to make a site visit in order to better assess this aspect of the proposal.

32782/002 - The Old House, Mint Road – Two storey extension to rear.

Decision: No objection.

P29/09 The following other matters were discussed:

Notices of refusal

31222/003 Park Cottage East, Hawkley Road
20507/011 Field View, Farnham Road

Single storey extension to rear.
Outline, replacement 60 bed care home, 10-15 associated less dependent units & conversion of bungalow to two associated flats.

Notices of permission/consent

51545 Eastwood, Hill Brow Road

22522/005 146a Forest Road

26415/016 Chatterwood Nursing Home, Huntsbottom Lane
33514/014 Lyss Place, Hawkley Road
21912/045 Unit 3 & 4 Upper Adhurst Farm, London Road
50520/002 The Crossing Gates, Station Road

51307/001 4 Longmead
30959/017 Pikes Yard, Hill Brow Road
33940/004 1 Park View, rake Road
50414/001 90 Forest Road
50664/002 4 Nursery Field

Replacement of three flat roof areas with pitched roofs plus general refurbishments., triple garage & wc & loft area following demolition of garage.
Two storey extension to north side & single storey extension to south, removal of conservatory.
Sewage treatment plant.
Two proposed windows tp pool changing room.
Construction of industrial unit following demolition.
Conversion of public house into two. Two bedroomed & two, one bedroomed flats, plus a two storey block comprising four, one bedroomed flats.
Change of use of amenity land to residential garden.
Variation of condition 5 to allow internal alterations.
Single storey side extension.
Bay window to front elevation.
Conversion of garage to habitable accommodation.

Tree pruning/felling applications referred to tree warden

21995/040 East Hill House, 9 East Hill Drive
28971/003 West Acre, Hill Side Road
35897/004 18 Upper Mount
34652/005 16 Highfield Gardens
51936 Public Space, Upper Mount

Prune 2 ash trees.
Fell 2 fir trees
Prune 1 oak tree.
Prune 1 beech & 2 holly trees.
Fell 1 larch tree.

Tree pruning/felling applications decisions

35223/003 7 Highfield Gardens

Prune 2 oak trees - consent.

Tree preservations order confirmed

EH 815 Reeds Cottage, Reeds Lane

P30/09 Other business

The Chairman requested the Clerk to establish exactly what enforcement action had been taken by EHDC on the hedge cutting at Five Trees, Inwood Road.

The Chairman asked if EHDC had yet responded to the LPC request to be involved in the development brief for the Inwood Road reserve site. The Clerk replied that an acknowledgement of the request had been received.

Next Meeting: Monday 29th June, 2009.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 29th June 2009.

MEMBERS

*Mr J Duckham, Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, *Mr L Mann, *Mr B Mayo, Mr R Mullenger, Mr P Payne & Mr J Starling.

*Present

Apologies: Cllrs. Halstead, Mullenger, P Payne & Starling.

In the absence of Cllr Halstead members agreed that Cllr Duckham take the Chair.

P31/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

Cllr Logan also declared a prejudicial interest in the appeal on 109 Forest Road due to its proximity to her own residence.

P32/09 Matters arising from the meeting of 1st June & other items

EHDC Design Brief for Inwood Road Reserve Site – The Chairman explained that there had been meetings with EHDC’s officer as well as representatives from the VDG & schools; subsequently EHDC had revised the design brief to incorporate some suggested changes.

50688/01 – 30 Syers Road –A notice of appeal had been received. It was agreed that the Clerk would submit objections as per the LPC comments on the application.

50716/002 – Forest Side, 109 Forest Road –A notice of appeal had been received. It was agreed that the Clerk would submit objections as per the LPC comments on the application.

20507/011 – Field View, Farnham Road – A request for a discussion meeting had been received from the developer’s architect. The Clerk was awaiting agreed dates from the architect. Cllr Linsley requested an evening meeting if possible.

38996/008 – Quarry Farm, Rake Road – A letter had been received from EHDC outlining their enforcement action.

30769/001 – Five Trees, Inwood Road – A letter had been received from EHDC explaining that the photovoltaic cells complied with planning regulations.

51590/001 – 99 Inwood Road – Copies of residents letters of objection had been received.

Following a letter of concern from Mrs Morris about possible development on sites at The Oval there had been an exchange of e-mails with Radian; these were on file.

EHDC – An e-mail had been received explaining upgrades to their planning web site.

EHDC – An e-mail had been received explaining further the implication of cost awards on appeals.

East Hill House – An invitation to a presentation on their development proposals on 7th July had been received.

P33/09 Planning Applications:

51723 – 57 Greenfields – 1.8metre high boundary fence following removal of hedge.

Decision: No objection.

50772/002 – 24 Western Road – Two storey extension to side.

Decision: No objection.

38996/015 – Quarry Farm, rake Road – Prior notification for the construction of a barn to be used for the storage of agricultural equipment, animal & stock feed.

Note: due to the short consultation period a response, prepared by the Chairman, had already been submitted. Members agreed the submitted consultation comments.

Decision: No objection to this proposal provided: 1) The equipment currently stored outside & lorry bodies currently storing feed are removed from the site within 30 days. 2) The barn is not used for any purpose other than storage of equipment & feed. 3) There is a condition applied stating that there is no residential use of the barn. 4) The barn must be removed when the need for usage ceases. LPC also request that this be a temporary permission & that permission includes an annual inspection of the premises by EHDC.

51133/001 – Reeds Cottage, Reeds Lane.

Decision: No objection; however, LPC request that EHDC check the development dimensions to ensure that there is no breach of the limit.

51975 – Toops Barn, Wyld Green Lane –Single storey extension to the western elevation, conservatory to the southern elevation.

Decision: No objection; however, LPC request that EHDC check the development dimensions to ensure that there is no breach of the limit.

38034/004 – The Old Dairy, Wyld Green Lane – Conservatory to eastern elevation.

Decision: No objection; however, LPC request that EHDC check the development dimensions to ensure that there is no breach of the limit.

25249/005 – Rake Village Hall – Relocation of war memorial.

Decision: No objection.

P34/09 Notice of pre-decision amendment

51092/001 – 142 Andlers Ash Road – pair of semi-detached dwellings & access. Amended to include introduction of boundary hedge & revised siting of proposed dwellings 300mm back in the site.

Decision: Objection. The revision, at only 300mm, does not meet the concerns of LPC & therefore our objection, as submitted for application 51092, is sustained.

P35/09 The following other matters were discussed:

Notice of application withdrawn

50683 6 Rockpit Cottages, Rake Road Two dwellings with parking to form part of terrace & extension to the rear of no. 6.

Notices of permission/consent

51719 24 Forest Rise Increase in roof height to form two storey dwelling with dormer windows to front & rear.

38713/001 4 Forest Villas, Warren Road Removal of detached garage & lean-to accommodation, construction of single storey rear extension.

24866/006 The Temple Inn, Forest Road 1 post mounted pictorial sign, 4 floodlights beneath roof line, wall mounted logo & replacement name lettering.

49518/003 Brewells farm, Brewells Lane Rebuild upper part of western chimney.

20303/015 St Saviour's Church, Forest Road Two dwellings with garages & replacement church/ church hall following demolition of church & hall.

51046 Land north of 43 Newfield Road Two semi detached dwellings & one detached dwelling.

Tree pruning/felling applications referred to tree warden

36853/004 St Peter's Church, Church Street Prune 2 cypress, 2 horse chestnut, 4 yew, 1 holly & fell 2 cypress, 1 holly, 2 norway maple, 1 wellingtonia, 1 cedar & 1 sycamore.

Notices of tree pruning consent/refusal

21995/040 East Hill House, East Hill Drive Prune 2 ash trees.

P30/09 Other business

There was no other business.

Next Meeting: Monday 27th July, 2009.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 27th July 2009.

MEMBERS

Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, *Mr L Mann, Mr B Mayo, Mr R Mullenger & Mr P Payne.

*Present

Apologies: Cllrs. Duckham, Mullenger, Mayo & Payne..

P36/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

P37/09 Matters arising from the meeting of 1st June & other items

51590/001 99 Inwood Road – The response to the amended plan, as agreed at Council on 20th July, was confirmed; the amendment was not considered to be not significant & not address the reasons for LPC’s objections. It was noted that EHDC had carried out a site visit on 24th July.

38996/015 – Quarry Farm, Rake Road – A letter had been received from EHDC explaining that no approval was required for the prior notice application for a barn.

31166/009 – Cumbers, 31 Andlers Ash Road – A notice had been received informing that the hearing would be held at 10am on 12th August. Cllrs Halstead, Duckham, Mullenger & Linsley were appointed to represent LPC at the hearing. It was agreed to forward a copy of the LPC statement to EHDC’s South Planning Committee to the Inspector..

38868/009 – Flying Bull, London Road – Following a complaint from Rake Village Hall management Committee, EHDC enforcement were taking action over alleged unsightly piles of rubble left by builders.

20507 – Field View, Rake Road – Drawings setting out three possible development options had been received from the developer’s agent. These would be discussed with the VDG before a response to the applicant was made.

HCC – Minerals & Waste Development Framework – It was noted that the consultancy period was 13th July – 17th August. Cllr Mann agreed to look at the changes incorporated in the document & formulate a reply if required.

SDNO Consultation on Membership – It was noted that the EHAPTC meeting of 9th September would address this matter. The Chairman said that she had requested parishes to submit comments by 1st September in order that the meeting could draw a general consensus view.

50772/002 24 Western Road – A notice of appeal had been received. LPC did not object to the proposal so no comment was necessary.

P38/09 Planning Applications:

24536/005 – Glen House, Malvern Road – Single storey extension to rear & car port to side.

Decision: No objection.

34457/002 – 66 Station Road – Change of use of ground floor from A2 estate agent to A5 hot food takeaway.

Decision: LPC has no objection to the principal of a change of use; however, there are serious concerns over parking problems in this restricted area especially with its close proximity to the railway crossing. It is also felt that the night time hours of trading should be restricted so as not to inconvenience resident of flats in the area; it should be noted that there is to be a future residential development on the site of the Crossing Gates pub opposite this address.

23397/005 – 53 Newfield Road – Formation of pitched roof over flat roofed extension.

Decision: No objection.

51995 – Land rear of amenity area, Old Stocks Oak, Farnham Road – Detached garden store for maintenance equipment.

Decision: No objection

50683/001 – 6 Rockpit Cottages, Rake Road – Two dwellings with parking to form part of terrace & extension to rear of no. 6.

Decision:

LPC maintains its objection to this proposed development as submitted in application 50683; these were:.

“LPC object to this proposal to create new dwellings in the countryside outside of the settlement policy boundary contrary to Local Plan policy H14. With regard to the applicant’s assertion that the proposal should be allowed under policy H12, LPC is not convinced that the requirement that the development will always be available as affordable housing can be achieved. It is not felt that the village centre & amenities are easily accessible from this site as the footpath is of a very poor standard. There is also concern about the adequacy of the parking provision.

If EHDC is minded to approve this application, then LPC feel that it is critical that materials used match the existing terrace.”

LPC wishes to point out an inaccuracy in the applicant’s statement in section 8 of the supporting statements. The applicant did present his proposals to the LPC Planning Committee in September 2008; however, LPC did not make any comment on the proposals.

P39/09 The following other matters were discussed:

Notices of permission/consent

38996/015	Quarry Farm, Rake Road	Prior notification of a barn. Prior approval not required.
51092/001	142 Andlers Ash Road	Pair of semi detached dwellings with parking & access.
50721/007	Flexcombe Farm, Flexcombe Lane	Conversion of five barns to dwellings comprising one detached dwelling, terrace of four dwellings & three holiday units with associated parking, access, stores & landscaping.
32782/002	The Old House, 39 Mint Road	Two storey extension to rear.

Notices of refusal

51723	57 Greenfields	1.8m high boundary fence following removal of hedge.
34252/007	Hillview, Rake Road	Two storey extension to rear, first floor extension to side & conversion of rear part of garage to playroom.
50772/002	24 Western Road	Two storey extension to side.

Provisional tree preservation order

EH832 Little Brewells East, Brewells Lane

Tree preservation order confirmed

EH 825 3 Oak Tree Drive

Tree felling/pruning applications (referred to tree warden)

38391/006 Tintern, Hill Brow Road Fell 1 fir tree & 1 silver birch tree.

Notices of tree pruning consent/refusal

28971/003	West Acre, Hill Side Road	Fell 2 lawson cypress - refused.
35897/004	18 Upper Mount	Prune 1 oak - permission.
36853/004	St Peter's Church	Prune 2 cypress, 2 horse chestnut, 4 yew 1 holly & fell 2 cypress, 1 holly, 2 maple 1 wellingtonia, 1 cedar & 1 sycamore - permission.
34652/005	16 Highfields gardens	Pune 1 beech & 2 hollies, - permission.
51936	Public open space, Upper Mount	Fell 1 larch - permission.

P40/09 Other business

The Chairman reminded Members that there was to be a meeting with Drum Housing on Friday 31st July at 4pm to discuss the draft development brief for the Inwood Road site.

Cllr Linsley informed the meeting that he had been in touch with EHDC concerning the illegal felling of trees at The Grange, Farnham Road. It was understood that the original TPO (ref EH 654) had not been properly served on the landowner & therefore EHDC could not take legal action. It was agreed that a letter of concern be sent to EHDC's Head of Planning.

Next Meeting: Monday 24th August, 2009.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 24th August 2009.

MEMBERS

Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, Mr L Mann, *Mr B Mayo, Mr R Mullenger & *Mr P Payne.

*Present

Apologies: Cllrs. Duckham, Mullenger & Mann.

In attendance: One member of the public.

P41/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

Cllr Logan declared a prejudicial interest in application 51927 that was for a neighbouring property to her own.

P42/09 Matters arising from the meeting of 1st June & other items

EHDC – Development Briefs for Reserve Sites – An e-mail had been received from EHDC’s Head of Planning Control explaining the necessity for preparing development briefs for the reserve sites identified in the Local Plan & the possible release of those sites. Each site would be looked at on its own merits. EHDC felt that it was inevitable that all sites would come forward for development especially in light of the Silent Garden appeal result.

The Chairman explained that CPRE were not convinced that the release of the sites within the AONB/SDNP was inevitable. EHDC would be launching a six week consultation on the Reserve Site Development Briefs at the Community Forum on 1st September.

SDNP consultation on the size of the Authority & Representation of Parishes – The Chairman explained that the consultation was to the County Association only, but they had requested feedback from the local associations; EHAPTC were due to meet on 9th September & an indication of LPC’s feelings was required.

The choices were for an authority of either 29 or 37 members of whom 6 or 8 respectively would be from parishes.

After discussion it was unanimously agreed that LPC preferred the 37 member authority with 8 parish representatives. The Clerk would respond accordingly to Defra & copy to HALC & EHAPTC.

36853/004 St Peter’s Church – Members noted the letter of concern from WLRA over the tree work to be carried out at the churchyard. Cllr Logan gave an update on her meeting with the EHDC case officer on the matter; the case officer had taken note of comments supplied by LPC’s tree warden & a meeting with Rev Curry of the IPC was planned to establish a management programme. Cllr Logan would attend that meeting.

Chichester DC – An informal consultation on their Statement of Community Involvement had been circulated. It was agreed that no response was necessary.

38686/001, Flying Bull, London Road – A letter had been received from EHDC’s Enforcement team; the site would be visited on 31st August to ensure that required actions had been taken.

51723 – 57 Greenfields – A copy of a letter from a resident expressing concern at EHDC’s refusal of the application for hedge removal on the basis of road safety had been received. Members noted that sightlines had been improved through the recent cutting back of the hedge. In general LPC & the VDG policy is to support the retention of hedges, but recognises the importance of regular pruning.

Illegal tree removal at Farnham Road –No formal response had yet been received to the LPC letter of concern over the failure of legal procedures.

EHDC Favourite Tree project – EHDC had requested the nomination of three trees from the parish. It was agreed to include an article in the next issue of the Village Voice inviting nominations.

Members then agreed a period of adjournment to receive comments from the public.

Mr Grant asked why there had been no parish representation at the Planning Inspector’s site visit to 109 Forest Road on 18th June. It was subsequently established that this was a visit for the Inspector only & that no third parties were invited to attend; LPC’s written objection had been submitted to the Inspectorate on 30th June.

Mr Grant also raised concerns over the tall mast erected on railway land in Mint Road.

It was subsequently established that Network Rail had certain Permitted Development Rights & no approval was required.

P43/09 Planning Applications:

21673/009 – Spring Cottage, Mint Road – Two, five bedroomed two storey dwellings with associated parking & access, following demolition of dwelling.

Members agreed a period of adjournment to receive comments from the public.

Decision: Objection. Liss Parish Council consider this proposal to be a gross overdevelopment of the site due to the increase in bulk, height & mass compared with the permitted design; this would be detrimental to the street scene in this semi-rural setting. It would also have an adverse impact on the neighbouring bungalow.

The applicant does not appear to have updated the design statement that still refers to white render finishes.

51927 –15 Sherwood Close – Single storey side extension.

Decision: No objection in principle but LPC is disappointed that the roof is not semi-pitched as this would have enhanced the appearance of the property.

35853/003 – Hatchers, Malvern Road – Single storey extension to rear & conversion of garage to habitable accommodation.
Decision: No objection.

22286/005 – West Leigh, Mill Road – Change of use from office to dwelling with carport/store to side.
Decision: No objection.

P44/09 Variation of conditions applications:

30959/018 – Pikes Yard (Olivers Terrace), Hill Brow Road – Variation of condition 5 of 30959/017 to allow insertion of conservation rooflights in rear elevation.

Two letters from concerned residents to EHDC objecting to the proposal had been received.

Decision: Objection. LPC consider this increase in accommodation to be an overdevelopment in the Conservation Area.

There is already inadequate parking on this plot that has parking restrictions in existence on the highway frontage. LPC is also concerned that about loss of privacy to the cottage gardens of Summerfield Terrace as these new rooms would directly overlook them.

P45/09 Notification of pre-decision amendments:

50683/001 – 6 Rockpit Cottages, Rake Road – Increase in off-street parking from 4 spaces to 6.

Decision: LPC maintains its objection to this proposed scheme & feels there is no reason provided in this proposed amendment to change its opinion. LPC is also concerned that the provision of so many parking spaces in the front garden, & in particular the siting of one directly in front of the windows of no 6 would be detrimental to the character of this whole terrace of dwellings.

51975 – Toops barn, Wyld Green Lane – Removal of proposed conservatory.

Decision: No comment required.

P46/09 The following other matters were discussed:

Notification of application withdrawn

38034/004 The Old Dairy, Wyld Green lane Conservatory to eastern elevation.

Notices of permission/consent

51975 Toops Barn, Wyld Green lane Single storey extension to western elevation, as amended.

51133/001 Reeds Cottage, Reeds Lane Detached dwelling following demolition of dwelling.

25249/005 Rake Village Hall & recreation ground Relocation of war memorial.

24536/005 Glen House, Malvern Road Single storey extension to rear & car port to side.

Notices of refusal

51590/001 99 Inwood Road Single & two storey extension to rear.

Provisional tree preservation order

EH833 Home Farm, Duckmead Lane

Tree felling/pruning applications (referred to tree warden)

52104 Grafton, Huntsbottom Lane Prune 1 oak.

32313/003 The Mews, Huntsbottom Lane Prune 1 sweet chestnut.

P47/09 Other business

Cllr Logan said she would enquire what the situation was on the Quarry Farm enforcement order.

The Chairman & Cllr Linsley had attended the Inquiry hearing for Cumbers on 12th August.

Cllr Logan said that there had been a site in Longmoor Road, Greatham that was now occupied by travellers.

EHDC could not take legal action.

Next Meeting: Monday 14th September, 2009.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 14th September 2009.

MEMBERS

*Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, *Mr L Mann, *Mr B Mayo, *Mr R Mullenger & *Mr P Payne.

*Present

P48/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

P49/09 Matters arising from the meeting of 1st June & other items

31166/009 The Studio, Cumbers, Andlers Ash Road – A notice of appeal decision had been received from the Planning Inspectorate; the appeal had been dismissed.

51590/001 99 Inwood Road – A notice of fast track appeal had been received. Comments had been submitted to the Inspector; however, these had been returned as no further comment was permitted under the new procedure. There were concerns that the new procedure precluded the submission of any new evidence. It was agreed to raise these concerns at EHDC’s larger Councils’ Forum on 30th September. Note: subsequent to the meeting the Clerk contacted some neighbouring Town & Parish Councils none of whom had experience of the new procedure; EHDC confirmed the facts of the procedure; the Planning Inspectorate stated that this was Government policy aimed at addressing delays in the appeal system.

50668/001 30 Syers Road – A notice of appeal decision had been received from the Planning Inspectorate; the appeal had been dismissed.

EHDC – Draft Development Briefs for Inwood Road Reserve Site – An e-mail had been received from EHDC with the final draft of the development brief. The VDG had submitted to LPC a letter of comment that showed general satisfaction with the brief; however, there were concerns over the context of the draft being an over-reaction to the Silent Garden Appeal & also noted that the impact of the SDNP designation had been overlooked. There was also concern that the proposed development would include the development of open market housing & this would not adequately address the need for affordable housing in the area. Members agreed with these concerns & a suitable response to EHDC would be sent. It was agreed that the removal of boundary hedging by the landowner, contrary to the brief’s aims, was regretted. LPC would urge EHDC to ensure that replacement planting should happen.

P50/09 Planning Applications:

20208/007 – Holly Lodge, Willow Close, Hill Brow – Single storey rear extension.

Decision: No objection assuming that there is no breach of any limitations of the H16 Local Plan policy.

36515/001 –12 Inwood Road –Two storey & single storey extension to rear.

Decision: No objection but LPC would like to be assured that if the extension should block access to the garage it will not lead to a parking deficiency on the plot.

52134 – Shakel, 9 Bridge Meadows –Conservatory to rear.

Decision: No objection.

P51/09 The following other matters were discussed:

Applications withdrawn

34457/002 66 Station Road

Change of use of ground floor from A2 estate agent to A5 hot food takeaway.

51995 Land rear of amenity area, Old Stocks Oak

Detached garden store.

Notices of permission/consent

23397/005 53 Newfield Road

Formation of pitched roof over flat roofed extension.

35853/003 Hatchers, Malvern Road

Single storey extension to rear & conversion of garage to habitable space.

Provisional tree preservation order

EH833 Home Farm, Duckmead Lane

Tree felling/pruning applications (referred to tree warden)

51936/001 Public Open Space, Upper Mount

Prune 2 oaks.

P52/09 Other business

Cllr Logan said she had spoken to Rev Curry of the IPC to discuss the management of the churchyard trees & plants at St Peter's Church; she would also arrange for Rev Curry to meet with residents of West Liss & added that Rev Curry wished to meet with LPC.

Next Meeting: Monday 12th October, 2009.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 12th October 2009.

MEMBERS

*Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, *Mrs G Logan, Mr L Mann, *Mr B Mayo, *Mr R Mullenger & Mr P Payne.

*Present

Apologies: Cllrs Mann & P Payne.

P53/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

Cllr Mullenger declared a prejudicial interest in item 31222/003 Park Cottage East, Hawkley Road, arising from his acquaintance with the applicant.

The Chairman declared a prejudicial interest in item 36786/001 High Firs Cottage, Hatch Lane, arising from her acquaintance with the applicant.

P54/09 Matters arising from the meeting of 14th September & other items

31222/003 Park Cottage East, Hawkley Road – A notice of appeal had been received. It was agreed that the Clerk would respond reiterating consultation comments submitted to EHDC.

EHDC – Draft Development Briefs Consultation – It was noted that LPC had returned the agreed consultation comments to EHDC.

EHDC Strategic Housing Land Availability Assessment – The document had been received & was held with the Local Plan.

50683/001 – Cllr Duckham had represented LPC at EHDC South Planning Committee on 1st October; EHDC had decided that a site visit was necessary & this would take place on 23rd October. Cllr Duckham would represent LPC with other Members attending if available.

P55/09 Planning Applications:

52192 – The Old Hawken Barn, Farnham Road – Two storey side extension with integral garage.

It was agreed that a site visit should take place on 14th October at 2pm.

Subsequent to the site visit the following response was agreed:

Decision: LPC recognise this to be a high quality, innovative design but has the following concerns:

- The bulk of the mezzanine overhang appears to be an overdevelopment which will block views to the trees beyond, thereby having an adverse impact on the rural character of the Conservation Area.
- The impact of manoeuvring & parking of cars on the living conditions in The Tithe Barn which has windows adjacent.
- LPC suggest a reduction in the width of the proposed mezzanine could overcome some of these concerns.
- The materials proposed reflect the surrounding barn conversions & must be adhered to.

During a site visit LPC noted that roofing materials on the adjacent, recent, Longbarrow Barn extension do not appear to be in keeping, particularly the ridge tiles. Could EHDC confirm that they are the agreed materials.

32021/003 – Monks Orchard, Reeds Lane – Single storey extension (to link house & garage), loft conversion with 3 dormers to rear & 2 veluxes to front, porch extension to front & 2 storey extension to side.

Decision: LPC are aware that this property was demolished & rebuilt on application 32021 in 1992 & seeks assurance that this development does not exceed the limits of Local Plan policy H16. If the proposal is within the allowed criteria then LPC has no objection to the proposal

LPC would also seek a S106 condition be applied to ensure that the garage remains ancillary to the main dwelling & cannot be disposed of separately in the future.

23336/012 – Little Orchard, London Road – Retention of single storey extension to side, canopy to side/rear & converted loft space.

Decision: No objection in principle so long as EHDC are content that the restrictions of Local Plan policy H16 have not been exceeded.

36786/001 – High Firs Cottage, Hatch Lane – Detached double garage with storage area above.

Members agreed that Cllr Duckham should take the Chair for this item.

Decision: No objection; however, LPC request that a S106 condition be applied to ensure that the garage remains ancillary to the main dwelling & cannot be disposed of separately in the future.

34457/003 – 66 Station Road – Change of use of ground floor from class A2 (estate agent) to class A5 (hot food take away).

Decision: LPC has no objection to the principal of a change of use; however, there are serious concerns over parking problems in this restricted area, especially with its close proximity to the railway crossing. It is also felt that the night time hours of trading should be restricted so as not to inconvenience residents of flats in the area; it should be noted that there is to be a future residential development on the site of the Crossing Gates public house opposite this address.

LPC request to be consulted on the design, colours & materials to be used on the shop frontage & signage on this site in the Conservation area.

LPC would also raise concerns over the probable efficiency of the proposed extraction ducting. It is understood that dog-legs in systems reduce efficiency & this scheme has two such dog-legs.

22157/003 – Watergate House, Plantation Road – Alterations to roof design to incorporate first floor extension with balcony to rear.

Decision: No objection.

P56/09 The following other matters were discussed:

Applications withdrawn

21673/009 Spring Cottage, Mint Road Two, five bedroomed two storey dwellings with associated parking & access.

Notices of permission/consent

51927 15 Sherwood Close Single storey side extension.
22286/005 West Leigh, Mill Road Change of use from office to dwelling with car port/store.
20208/007 Holly Lodge, Willow Close Single storey rear extension.

Provisional tree preservation order

EH 838 Land east of NCPF LPC would write to request inclusion of retention of boundary hedging on the Inwood Road development site.

Confirmed tree preservation order

EH 828 The Grange, Farnham road

Tree felling/pruning applications 9referred to tree warden)

25616/005 West gables, London Road Coppice one sweet chestnut.

Tree felling/pruning decisions

38391/006 Tintern, Hill Brow Road Fell one conifer - consent.
38391/007 Tintern, Hill Brow Road Fell one silver birch - refused.
32313/003 The Mews, Huntsbottom Lane Prune one sweet chestnut - consent.
52104 Grafton, Huntsbottom Lane Prune one oak - consent.
51936/001 Public Open Space, Upper Mount Prune two oaks - consent.

P57/09 Other business

There was no other business.

Next Meeting: Monday 9th November, 2009.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 9th November 2009.

MEMBERS

*Mr J Duckham, *Mrs S Halstead (Chairman), *Mr H Linsley, Mrs G Logan, *Mr L Mann, Mr B Mayo, Mr R Mullenger & Mr P Payne.

*Present

Apologies: Cllrs Logan, Mayo, Mullenger & P Payne.

In attendance: Nine members of the public.

P58/09 Declarations of interest

There were no declarations of interests.

P59/09 Matters arising from the meeting of 12th October & other items

51590/001 99 Inwood Road – A notice of decision had been received from the Planning Inspectorate dismissing the appeal.

34457/003 66 Station Road – A notice had been received from EHDC informing that the application had been referred to South Planning Committee for decision on 5th November. The Chairman informed the meeting that the application had been refused.

50716/002 109 Forest Road – A notice of decision had been received from the Planning Inspectorate dismissing the appeal.

34252/007 Hill view, rake Road – A notice of decision had been received from the Planning Inspectorate upholding the appeal. Concerns were raised over the implications that the new fast track appeal system were having on such matters. It was agreed to discuss the matter under AOB.

P60/09 Planning Applications:

31601/005 – Tyrolean, 22 Highfields gardens & Tawny Croft, hatch Lane – Seven dwellings & one detached garage following demolition of two dwellings at 22 Highfields gardens & Tawny Croft.

Members agreed a period of adjournment to receive comments from affected neighbouring residents.

Comments were received from Mr Garner, Mr Williams, Mrs Rushing & Ms Linsey. Concerns were raised over the proposed density of development, possible loss of specimen trees, road safety, conservation concerns (bat & beetle surveys required), proposed ridge heights & the precedent that such a development would set.

It was agreed that a site visit should take place on 20th November at 3.15pm.

21154/010 – Barn Place, Rake Road – Replacement ground & first floor bay window.

Members agreed a period of adjournment to receive comments from the applicant.

Decision: No objection.

2367/001 – 1 Copse Close – Bay window to side to replace existing window.

Decision: No objection.

51272/002 – 3 Longmead – Retention of continued use of amenity land as residential garden.

Decision: No objection so long as there is no objection from the Environment Agency & provided that access is retained for emergency services.

50772/003 – 24 western Road – Attached garage with first floor extension above.

Decision: No objection.

31776/004 – Ciddy Hall, Rake Road – Internal alterations to form new bathroom 7 en-suite at first floor, refurbishment of kitchen & replacing rear window with glazed hardwood door screen.

Decision: No objection.

51508 – Land rear of 4,5&6 Mill Road Terrace – Two semi-detached dwellings with associated parking & access on the Oval.

Decision: No objection in principle; however, LPC is disappointed that the applicant has not taken the opportunity to design a more attractive pair of houses which could improve the character of the existing street scene & that the design proposal makes no effort to reflect the aims of the Liss Village Design Statement.

52237 – Gledswood, Hill Brow Road – Single storey rear extension to side following demolition of single storey extension.

Decision: No objection.

1180/005 – Pine Trees Cottage, Reeds Lane – Two storey extension to side following demolition of single storey extension.

Decision: No objection.

P61/09 The following other matters were discussed:

Notices of permission/consent

52134	9 Bridge Meadows	Conservatory to rear.
36515/001	12 Inwood Road	Two storey & single storey extension to rear.
36786/001	High Firs Cottage, Hatch lane	Detached double garage with storage area above.

Tree felling/pruning applications (referred to tree warden)

33256/005	Wellwood, Hill Brow Road	Fell 3 sycamore, prune 1 holly, pollard 6 sycamore & 2 ash trees.
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Tree felling/pruning decisions

25616/005	West Gables, London Road	Coppice 1 sweet chestnut - withdrawn.
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Confirmation of TPO

EH832	Little Brewells East, Brewells Lane
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P62/09 Other business

Nomination of four trees for the EHDC favourite Trees project had been received from Mr J Davis. After perusal of the photographs it was agreed that a final selection of three trees would be made at the next meeting on 2nd December.

The Chairman alerted members that EHDC would be publishing the Core Strategy consultation on 12th November. It was agreed that the document would be split into sections that would be delegated to individuals to prepare responses.

The fast track appeal system was discussed. It was agreed that Cllr Linsley prepare a draft letter of concern to be sent to the Government Minister responsible after running the draft past the Chairman.

There was no other business.

Next Meeting: Monday 2nd December, 2009.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 7th December 2009.

MEMBERS

*Mr J Duckham, *Mrs S Halstead (Chairman), Mr H Linsley, *Mrs G Logan, Mr L Mann, *Mr B Mayo, *Mr R Mullenger & *Mr P Payne.

*Present

Apologies: Cllrs Linsley & Mann.

P63/09 Declarations of interest

Cllr Logan made the following declaration: “ Please note that as I may be involved in the consideration of these matters when they come before the District Council that, although I intend to participate in the discussions on each item, I do not intend to vote and I will be reserving my position until I hear the full debate at the District Council’s Planning Meeting”.

Cllr Mullenger declared a prejudicial interest in application 33514/015, Lyss Place, arising from the proximity to his own residence.

P64/09 Matters arising from the meeting of 9th November & other items

20507/011 - Field View, Farnham Road – A notice of appeal had been received & consultation comments outlining LPC objections had been prepared by the Chairman. The comments were approved for submission to the Inspector.

31601/005 – Tyrolean, 22 Highfields gardens & Tawny Croft, Hatch Lane – Seven dwellings & one detached garage following demolition of two dwellings at 22 Highfields gardens & Tawny Croft.

Following the site visit on 20th November, Members agreed the following consultation comments:

Decision: Objection.

LPC believes this is a considerable overdevelopment on a sensitive sloping site at the edge of the SPB within the confirmed SDNP boundary.

The proposed mass and density is inappropriate in this location which is characterised by large houses in sizeable plots.

All the proposed dwellings are described as one and a half storeys, utilising roof space, but the finished ridge heights are in fact higher than the ridge heights of the more recent full two storey houses in Highfield Gardens. Due to their close proximity and the slope of the land the mass of the new properties is unacceptable and will detract both from the quality of life of existing residents and from the character of the whole area.

With the exception of Plot 7 all the proposed gardens provide too little amenity space for the size of properties and the location. Plots 1 & 2 have particularly small gardens, jeopardising the future of existing trees and hedges.

On Plots 4, 5 & 6 the limited distance between important rear windows and the existing very high and very wide boundary hedges makes it likely that new residents will want to reduce or remove the hedges to increase the size of their gardens and to provide more light. While LPC would not normally fight to retain Leylandii hedging, in this location it provides essential screening for the listed building, Barn Place, which is situated in close proximity lower down the slope to the north. Removal of this hedge, would expose Barn Place to the proposed rear elevations and higher ridge heights of the new dwellings, to the serious detriment of the setting and ambience of this listed building (Policy H. 12).

The proximity and ridge heights of the houses on Plots 2 & 3 will be overbearing and detrimental to “Bantams”. The two existing dwellings to be demolished are single storey bungalows. In January 2004 “Bantams” was constructed in the grounds of Tawny Croft. At that time it was thought important to restrict the new property to single storey to avoid impacting adversely on Tawny Croft. The same consideration should now be given to Bantams.

The finished ridge height on Plot 1 will be considerably higher than the existing adjacent property. Due to its close proximity the impact on the setting and amenity of that property is unacceptable.

It is regretted that the majority of new properties will exit onto Highfield Gardens which is a quiet residential cul-de-sac. It is believed that the lack of on-site visitor parking combined with the egress into the hammer head will lead to an unacceptable amount of parking and congestion in this location.

Maintaining good landscaping is critical in this location. It is regretted that some important larch trees have already been removed from the site. The plans do not identify all the hedges which need to be retained.

A Committee Site Visit, including experiencing the garden at Barn Place, is essential.

Cllr Logan reported that she had requested a site visit by EHDC’s committee.

EHDC Head of Planning – An email outlining the structure of the EHDC Planning Services Dept. Had been received & circulated.

EHDC Core Strategy Consultation – Members were reminded of the need to have an agreed response to EHDC’s consultation approved at Council on 21st December. Individuals would submit their comment to the Chairman by 11th December.

EHDC Councillor & Clerk planning training – An emailed invitation to four alternative sessions had been received & circulated. Members would supply the Clerk with their favoured dates.

Development Briefs – A landscape appraisal had been received from the agents of the developer of the Inwood Road site. It was agreed that a letter be sent to EHDC with the comments of LPC on the developer’s appraisal.

Chichester District Council – A notice of adoption of the Statement of Community Involvement had been received.

P65/09 Planning Applications:

49472/002 – 43a Mint Road – Detached hobbies room to rear (amending 49472).

Decision: Objection. LPC consider this proposal to be of a poor quality of design & finishes that is inappropriate for its setting in the SDNP. There are also concerns over the visual impact on the views from nos. 45 & 45a Mint Road. Should EHDC be minded

to approve the application then a S106 condition requiring that the development remains ancillary to the main dwelling & is not sold separately must be applied.

35808/002 – Reeds, Reeds Lane – Two storey extension to front (HSE)

Decision: No objection as long as the development is within the limits of policy H16 of the EHDC Local Plan.

35808/003 – Reeds, Reeds Lane – Two storey front addition forming creation of lift, studio & bathroom for disabled person (HSE).

Decision: No objection as long as the development is within the limits of policy H16 of the EHDC Local Plan.

20399/004 – Coomb Edge, London Road – Front porch, two storey rear side extension with balcony, single storey rear side extension, demolition of link between garage & dwelling, garage to rear.

Decision: Objection. The proposal exceeds the development limit of policy H16 of the EHDC Local Plan. There is also concern over the separation of the garage from the main dwelling which appears to be creating a new separate dwelling outside of the SPB.

26044/003 – Cedar Lodge, Reeds Lane – Replacement triple garage.

Decision: No objection.

25000/017 & 018 (LBC) – The Spread Eagle, Farnham Road – Display of externally illuminated fascia signs & projecting sign.

Decision: Objection. LPC object to this proposal that is to the detriment of the appearance & setting of this valued, listed, historic building in the West Liss conservation area. It is felt that the blue signage, the roundel sign in particular, is inappropriate for the building & that the proposed signage for the decking fence is obtrusive.

LPC is disappointed that the decking has never been satisfactorily completed & particularly that the planting proposed in the original application has not yet been fulfilled.

51753/001 – 31 Longmead – Change of use of amenity land to residential garden with fence at rear.

Decision: Comments. LPC feels that the concerns of the Environment Agency should be fully considered before any permission is granted.

33514/015 – Lyss Place, Hawkley Road – Retention of floodlights to outdoor manege.

Cllr Mullenger made a statement concerning the application but took no part in the discussion or decision.

Decision: Comments. There must be a condition applied on the hours of usage, in line with the application details, & the spread & power of the lighting used. This must be a temporary permission only & must be removed when the indoor manege is built.

39612/001 – 4 Berrylands – Permission to replace an extant permission – two storey extension to rear.

Decision: No objection.

51092/003 – 142 Andlers Ash Road – pair of semi-detached dwellings with parking & access (revision to 51092/001) incorporating side doors, bedroom in roof profile & omission of tile hanging to west & part side elevations.

Decision: No objection providing that the original proposed finished ridge height is adhered to.

52233 – 33 Newfield Road – Two storey extension to side.

Decision: No objection.

34252/008 – Hillview, Rake Road – Conversion of garage to habitable room.

Decision: LPC has concerns over the adequacy of the parking & manoeuvring provision for this four bedroomed house.

38505/005 – 180 Forest Road – Retention of detached double garage with storage loft.

Decision: Objection. LPC consider that the design is not in keeping with and detracts from the character of this important row of terraced cottages. The excessive height of the garage obscures the view of no. 180 thereby detracting from the character & setting of the whole terrace. The timber materials do not reflect or respect the design of the cottages. There is concern at the space provision for manoeuvring and parking of vehicles and the impact it has on access to other cottages and houses in the road. If EHDC is minded to approve this application then LPC request that a condition be applied restricting the use of the garages to residential only and commercial use be prohibited; it is also requested that no external lighting be permitted.

27486/007 – Dove House, Brewells Lane – Detached two storey building for use as office following demolition of office building.

Decision: Objection. The proposal is tantamount to the creation of a new dwelling in the countryside contrary to policy H7 of the EHDC Local Plan.

P66/09 The following other matters were discussed:

Notices of refusal

34457/003	66 Station Road	Change of use from A2 (Estate Agent) to A5 (hot food takeaway).
50683/001	6 Rockpit Cottages	Two dwellings with parking to form part of terrace.

Notices of permission/consent

23336/012 Little orchard, London Road

32021/003	Monks Orchard, Reeds Lane	Retention of single storey extension to side. Single storey extension to link house & garage, loft conversion.
52192	The Old Hawken Barn, Farnham Road	Two storey side extension with integral garage.
32367/001	1 Copse Close	Bay window to side to replace existing window.
22157/003	Watergate House, Plantation Road	Alterations to roof design to incorporate 1st flr extension with balcony.
21154/010	Barn Place, Rake Road	Replacement ground & first floor bay window.

Tree felling/pruning applications (referred to tree warden)

37682/004	Beauworth House, London Road	Prune 1 sycamore - Objection.
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Tree felling/pruning approvals

33256/005	Wellwood, Hill Brow Road	Fell 3 sycamore, prune 1 holly & pollard 6 sycamore & 2 ash trees.
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P67/09 Other business

Nomination of trees for the EHDC favourite trees project. After discussion it was agreed that the following four trees be nominated:

- The Plestor Oak at Farnham Road.
- The Oak on land adjacent to footpath no.5 at the rear of Old Stocks Oak, Farnham Road.
- The Birch tree in Andlers Ash Road
- The Willow tree on land at Agriculture House, Station Road.

The Chairman drew members attention to the light colour of one of the barn roofs on Brows Farm that she felt was intrusive to the countryside. Members would investigate & discuss further at the next meeting.

Next Meeting: Monday 11th January, 2010.