

**LISS PARISH COUNCIL**  
Minutes of the Planning Committee meeting held on 11<sup>th</sup> January, 2010.

**MEMBERS**

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

\*Present

Apologies: Cllrs Duckham & P Payne.

**P01/10 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 Mann declared an prejudicial interest in application 52325, 142a Forest Road, arising from a friendship with the applicant.

**P02/10 Matters arising from the meeting of 7<sup>th</sup> December & other items**

50683/001 - 6 Rockpit Cottages, Rake Road - A notice of appeal had been received & consultation comments were due by 28<sup>th</sup> January. It was agreed that LPC would comment reiterating original objections & adding further comment arising from EHDC’s reasons for refusal.

31601/005 – Tyrolean, 22 Highfields Gardens & Tawny Croft, Hatch Lane – A notice of site visit by EHDC on 18<sup>th</sup> December had been received & LPC Councillors had attended. The applicant had submitted some amendments to the scheme; however, they it was not felt that they were adequate to address LPC’s objections.

EHDC– An acknowledgement of receipt of LPC comments on the Draft Development Brief for the Inwood Road site had been received.

38505/005 – 180 Forest Road – Copies of letters of objection to EHDC from three residents had been received & were noted.

**P03/10 Planning Applications:**

38996/016 – Quarry Farm, Rake Road – Certificate of Lawfulness – continued use of caravan for residential use.

Decision: Objection. LPC reiterates its objection to the principal of using a caravan for permanent residential use at this location. LPC understands that EHDC is in possession of information that may prove that Mr Conway lived in various other locations in Liss over the period that he claims to have lived on the site of Quarry Farm. LPC notes that his first appearance on the electoral roll for that address is 2009/10.

52342 – Little Orchard Cottage, London Road – Certificate of Lawfulness for the proposed development of completion & residential occupation of two separate dwellings permitted by permissions 23336/005 & 009.

Decision: Strong objection. LPC object strongly to the creation of an additional dwelling in the SDNP/AONB.

At a site visit for application 23336/009 in May 2006, LPC was led to understand by the applicant that the application was replacing application 23336/005 & was not supplementary. In LPC’s comments on application 23336/009 we stated “ it will be important to ensure the previous permission is rescinded & to impose a condition preventing further extensions beyond the 56% already allowed.” LPC maintains this position.

If it is of help to EHDC our Members who attended the site visit on 30<sup>th</sup> May 2006 may be prepared to submit statements confirming the applicant’s comments at that time.

52325 – 142a Forest Road – Conversion of existing double garage into habitable accommodation with room over & extension to side to form new double garage.

Decision: Objection. LPC is concerned that the proposed two storey garage development adjacent to the highway would have a detrimental impact on the street scene. It is suggested that a single garage would be a more appropriate development. Should EHDC be minded to approve the application then it is essential that a condition ensuring that the hedge bordering the road be retained to a sufficient height to screen. Also, EHDC must ensure that there is adequate parking & manoeuvring provision for the size of dwelling proposed.

34432/007 – Marchbanks, Langley Farm Road – Replacement open air riding area.

Decision: No objection. LPC request that a legal condition be applied ensuring that no floodlighting be installed at the site.

52282 – 25 Old School Road – Single storey extension to rear.

Decision: No objection in principle; however, there is concern over the possible impact on neighbouring properties.

33120/006 – Rustlings Park, Woodlands Lane – Extension to garage to provide additional parking spaces.

Decision: No objection. LPC request that a legal condition be applied that ensures the development is not used as a separate dwelling at any time in the future.

**P04/10 Pre decision amendment**

31601/005 – Tyrolean, 22 Highfields Gardens & Tawny Croft, Hatch Lane - Replace unit 3 reducing ridge height by .7m, unit 2 moved by .5m, depth of units 1 & 2 reduced by 1.7m, side windows of units 4 & 6 removed & hedge retention.

Decision: Objection. LPC maintains its objection as it does not consider that the proposals have been sufficient to meet concerns.

**P05/10 The following other matters were discussed:**

**Notices of refusal**

31880/005	Pine Tree Cottage, reeds lane	Two storey extension to side following demolition of single storey extension.
50772/003	24 Western Road	Attached garage with first floor extension above.

**Notices of permission/consent**

51508	Land rear of 4,5 & 6 Mill Road	Two semi-detached dwellings with associated parking & access.
51272/002	3 Longmead	Retention & continued use of amenity land as residential garden.
31776/004	Ciddy Hall, Rake Road	Internal alterations.
49472/002	43a Mint Road	Detached hobbies room to rear.
52237	1 Gledswood, Hill Brow Road	Single storey rear extension & double door to store room.
35808/002	Reeds, Reeds lane	Two storey extension to front.
35808/003	Reeds, Reeds lane	Two storey front addition forming creation of lift, studio & bathroom for disabled person.

**Provisional TPO**

EH834 Rear of 26-32 Sherwood Close.

**P06/10 Other business**

51508 – Land rear of 4,5 & 6 Mill Road – members discussed the approved application & expressed disappointment that Drum Housing had failed to take the opportunity to improve the design concept or taken regard of the VDS as suggested by LPC. It was agreed that Drum would be contacted & invited to meet to discuss the matter.

It was noted that the Cedar tree in Pine Walk had now been felled & it was understood that HCC would be consulting with residents on the proposed replacement specimen.

An email had been received from a Mrs Adams alerting LPC to the proposed intention of the landowner of 32 acres known as Pigeons' Copse on Hill Brow to offer land for sale as garden extensions. It was agreed that EHDC, AONB & Forestry Commission be alerted to this proposed parcelling of the land that would have a detrimental effect on the landscape as well as the wildlife environment.

EHDC Core Strategy – It was noted that the LPC response to EHDC's consultation had now been submitted.

CDC Core Strategy Focus on Strategic Growth Options. The Chairman had discussed the consultation with a CDC Councillor & explained that the main proposals for development were not near Liss. It was agreed to respond with no objection but request to be kept informed of any alternative proposals that might border Liss.

**Next Meeting: Monday 8<sup>th</sup> February, 2010.**

**LISS PARISH COUNCIL**  
Minutes of the Planning Committee meeting held on 8<sup>th</sup> February, 2010.

**MEMBERS**

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

\*Present

Apologies: Cllrs Halstead, Mayo & P Payne.

In attendance: 6 members of the public.

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

**P07/10 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 an prejudicial interest in application 33514/017, Lyss Place, arising from his own residence being in close proximity to the application site.

**P08/10 Matters arising from the meeting of 11<sup>th</sup> January & other items**

31601/005- Tyrolean, 22 Highfields Gardens & tawny croft, Hatch Lane - A notice of appeal had been received & consultation comments were due by 11<sup>th</sup> March. It was agreed that LPC would comment reiterating original objections.

Tree Warden – An offer had been received from Mr M Welby to act as a tree warden for Liss. In discussion it was agreed that his qualifications made him a very suitable candidate & members agreed his appointment. The Clerk would write accepting his offer & also give details to EHDC’s arboriculture officer.

EHDC Core Strategy Consultation– A copy of consultation comments from LFRA to EHDC had been received & was noted.

Tree replacement in Pine Walk– Various correspondences between HCC & LFRA had been received. There was a difference of opinion on the specimen tree to be planted. It was agreed that Mr Welby be consulted for his opinion & this be passed to HCC & LFRA.

Land adjacent to Hill Brow Road– It was noted that various exchanges of correspondence had occurred between LPC, EHDC & the concerned resident regarding the land known as Pigeons Copse & its possible offer for sale as extensions to residential gardens. EHDC had confirmed that any change of use would require an approved planning application & this was unlikely to be given.

38996/008 – Quarry Farm, rake road. A letter detailing a Judge’s Order had been received. The order required the removal of mobile homes & caravans & the cessation of residential use by 1<sup>st</sup> March. Failure to comply with the order would be a contempt of court.

**P09/10 Planning Applications:**

34457/004 – 66 Station road – Change of use of ground floor from A2 (estate Agent) to A5 (Hot Food Take Away)

Members agreed a period of adjournment to receive comments of objection from a resident.

The Chairman read a statement prepared by the resident for presentation to EHDC’s planning committee.

After questions to the resident from Members the meeting was reconvened.

Decision: Objection. LPC has no objection to the principle of a change of use; however it is felt that there is no need for a further hot food take away retail outlet in the village centre as there are already five such units in operation in the area. LPC would welcome a change of use for some other retail use.

The main concerns relating to the proposed usage are over parking problems in the immediate vicinity which is a restricted area with double yellow lines & has a close proximity to the railway crossing. It is also felt that the proposed hours of operation should be restricted so as not to inconvenience residents of flats & houses in the area; EHDC will be aware that there is a scheme to develop the site of the Crossing gates pub opposite this site for residential dwellings.

Should EHDC be minded to approve this application then LPC request to be consulted on the design, colours & materials to be used on the shop frontage & signage in the Conservation Area.

LPC also notes that there appears to have been no amendment to the extraction provision on this application.

31601/006 –Tyrolean, 22 Highfields Gardens – Three detached dwellings following demolition of a single dwelling.

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

After questions to the resident from Members the meeting was reconvened.

Decision: Strong objection. LPC consider this proposal, because of its mass & bulk, to be a gross overdevelopment. The additional volume of each of the three proposed properties is much larger than the original application & constitutes an adverse variation from existing surrounding properties. The proposed dwellings should be no higher than existing dwellings & it should be noted that the site adjoins that of a bungalow.

38100/001 & 002(LBC) – Mangers, Warren Road – Re-roofing of outbuildings adjacent to Mangers to form studio over garage, with workshop & utility area adjoining.

Decision: No objection; however, LPC feel that approval must be subject to the application of a 106 condition that ensures the two buildings cannot be disposed of separately in future.

21673/010 – Spring Cottage, 15 Mint Road – Two detached dwellings following the demolition of existing dwellings.

Decision: Objection. The ridge height on this application is .75m higher than that of the previous application. LPC consider that the height & volume increase create a development that is detrimental to the street scene.

36853/005 – St Peter’s Church, Church Street – Timber framed notice board.

Decision: No objection.

31880/006 – Pine Tree Cottage, Reeds Lane – Conservatory to rear.

Decision: No objection.

28971/004 – West acre, Hill Side Lane, Hill Brow – Replacement dwelling.

Decision: No objection. However. LPC request that EHDC ascertain the exact previous floor area of the previous dwelling in order to ensure that the new dwelling does not exceed the permitted level of development. It is felt locally that the previous dwelling was less than 400 sq metres.

52376 – 101 Forest Road – Dormer windows to rear & new window to side.

Decision: No objection.

36212/001 – 15 Berrylands – Two storey extension to front, demolition of conservatory to rear & construction of new bay window.

Decision: No objection.

52372(cert. of lawful use) – 4 Station Road – Continued use as a Chinese take away.

Decision: No objection.

38710/002(Prior notification) – Land to west of Farnham road – Installation of one additional equipment cabinet within existing compound & replacement antenna.

Decision: No objection.

52282(Pre-decision amendment) – 25 Old School road – Single storey extension to rear. Change of siting of extension & removal of glazing on side elevation.

Decision: No objection.

**P10/10 The following other matters were discussed:**

**Notices of refusal**

25000/017/8	Spread Eagle, Farnham Road	Display of externally illuminated fascia signs & projecting sign.
31601/005	Tyrolean, 22 Highfields Gds & Tawny Croft, Hatch Lane	Seven dwellings & one detached house following demolition of two dwellings.
38996/016	Quarry Farm, Rake Road	COL - continued use of caravan for residential use.

**Notices of permission/consent**

20399/004	Coomb Edge, London Road	Front porch, 2 storey side & 1 storey rear extension.
26044/003	Cedar Lodge, Reeds Lane	Triple garage to replace existing single garage & store.
27486/007	Dove House, Brewells Lane	Detached 2 storey dwelling for use as dwelling,
33514/015	Lyss Place, Hawkley Road	Retention of floodlights to outdoor manège.
34252/008	Hillview, Rake Road	Conversion of garage into habitable room/
38505/005	180 Forest Road	Retention of detached double garage.
39612/001	4 Berrylands	Replace extant permission - 2 storey rear extension.
51092/003	142 Andlers Ash Road	Pair if semi-detached dwellings.
51753/001	31 Longmead	Change of use of amenity land to residential garden.
52233	33 Newfield Road	Two storey extension to side.

### Application withdrawn

52325      142a forest Road      Conversion of double garage into habitable accommodation with room over & extension to side to form new double garage.

### Confirmation of TPO

EH 814      Home farm, Duckmead Lane

### Tree felling/pruning applications (referred to tree warden)

20362/009	Hillside, Hill Brow Road	Fell 1 oak - objection lodged.
20362/010	Hillside, Hill Brow Road	Prune 1 oak - comments submitted.
32269/008	Field adj. To The Grange	Prune 3 willow, fell 6 holly - objection lodged.
39386/001	3 Pine Walk	Prune 1 oak - no objection.
28453/003	Malvern Lodge, Malvern Road	Fell 1 pine & prune 1 pine.

### Tree felling/pruning decisions

37682/004	Beauworth House, London Road	Prune 1 sycamore - consent.
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### P11/10 Planning application

33514/017 – Lyss Place, Hawkley Road – Detached building for indoor riding school.

Cllr Mullenger had declared a prejudicial interest; he made a statement recording his objection to the development & then left the meeting.

Copies of letters of objection to the proposal from Cllr Mullenger & CPRE had been received; it was understood that both the VDG & SDJC would also be lodging objections with EHDC.

As the meeting was no longer quorate it was decided that the following recommended consultation comments be presented to Council on 15<sup>th</sup> February for approval:

Strong objection. Liss Parish Council consider this proposal to be a gross overdevelopment in the SDNP area contrary to planning policy C12 of the Local Plan, is over large, there is no proven need & will have a traffic access problem. The main points are:

- Policy C12 of the Local Plan requires equestrian facilities to be sited within an existing group of buildings. This proposal is outside of the existing grouping & would be a major incursion into the open fields.
- The proposed building at 60m x 25m is a vast increase on the previous approval. A development of such a size & scale would have a detrimental impact on the local landscape.
- It is felt that the proposed screening would not be effective, especially during winter months when leaf cover is missing. Additionally the screening would not safeguard the openness of the landscape as cited in the Inspector's report on the EHDC Local Plan.
- LPC does not accept the applicant's assertion that such a facility would massively reduce road travel & that users would access the facility by horseback via roads & local bridleways. Surely the aim to create an international standard facility would only increase traffic on the rural roads. This may lead to a future request for an additional access on to Hawkley Road that LPC would oppose.
- LPC requests that EHDC Members carry out a site visit before the application is considered at Committee.
- Should EHDC be minded to approve the application, then there are a number of conditions that need to be applied. These include provisions to ensure that any necessary archaeological requirements are fully understood & met, a S106 condition tying the construction to Lyss Place, conditions that no external lighting is used in the countryside, no further access to Hawkley Road created, all materials to be locally sourced wood or slate to reduce the impact & that the screening is of a mixed native hedging & sufficiently thick enough to be effective.
- LPC would also comment that the recently planted laurel hedging is inappropriate for the setting & would be better if replaced by native species. Additionally, the applicant should be requested to consider the removal of external lighting in & around its grounds as they create light pollution in the countryside.

### P12/10 Other business

There was no other business.

**Next Meeting: Monday 8<sup>th</sup> March, 2010.**

**LISS PARISH COUNCIL**  
Minutes of the Planning Committee meeting held on 8<sup>th</sup> March, 2010.

**MEMBERS**

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

\*Present

Apologies: Cllrs Logan, Mayo & P Payne.

In attendance: 1 member of the public.

The Chairman welcomed Cllr Wright as a new Member of the committee.

**P13/10 Declarations of interest**

There were no declarations of interests.

**P14/10 Matters arising from the meeting of 8<sup>th</sup> February & other items**

Environment Agency - A copy of the Environment Agency's letter dropped on residents of Longmead alerting them to liabilities associated to the change of use to residential garden of land adjoining the river had been received.

33514/017 – Lyss Place, Hawkley Road – Copies of letters of objection sent to EHDC by the VDG & LAHS had been received, Cllr Duckham had attended the EHDC site visit & the Chairman reported that the application had been refused at South Planning Committee on 4<sup>th</sup> March.

21673/010– Spring Cottage, Mint Road – Copies of letters of objection sent to EHDC by residents had been received.

33457/004– 66 Station Road – A letter had been received from EHDC notifying that the case had been referred to South Planning Committee; however, the application had been withdrawn immediately prior to the meeting.

31880/005 – Pine Tree Cottage, Reeds lane – A notice of fast track appeal had been received; no action was necessary.

38996/008 - Quarry Farm, Rake Road. A letter had been received from EHDC explaining that an appeal had been lodged with the County Court; the correct appeal should have been to the Court of Appeal. No action could be taken by EHDC until the legal situation was clear.

50721 – Flexcombe Farm – Cllr Logan had reported to EHDC that the building work there did not appear to comply with the approval; subsequently, EHDC had voided the approval, had works stopped & it was understood that a new application was to be submitted.

Members then agreed a period of adjournment to receive comments from Mrs Grant explaining why LFRA had reversed their objection to the felling of a Scots pine at 3 Briar Wood.

The meeting was reconvened & Members agreed that LPC's objection to the tree felling should stand & that EHDC's officers should be allowed to exercise professional judgement.

**P15/10 Planning Applications:**

22398/009 – The laurels, Farnham Road – Dwelling with new pedestrian access & parking area (amendment to previous approved scheme – 22398/008).

Decision: No objection.

52279 –Home Farm, Duckmead Lane – Single storey extension to side.

Decision: No objection provided that the limits on size of extension are not exceeded.

24103/008 – Durford Edge, London Road – Change of use from leisure building into a dwelling for ancillary residential accommodation to Durford Edge.

Decision: Objection. LPC object to the effective creation of a new dwelling in the AONB/SDNP where countryside policies apply & is therefore in conflict with Local Plan Policy GS3. It is also felt that, because of the degree of separation, the proposal would not be ancillary to the main dwelling.

233996/002 – Rother Bungalow, Hill Brow Road – variation of clause 3 of section 106 agreement to allow unrestricted occupancy.

Decision: No objection; however, LPC request that a legal condition be applied ensuring that the bungalow is not sold as a separate dwelling & is leased as a rented property that can be reclaimed should a future warden at Rother House need housing.

52303/001 – Roundabout at junction of Farnham Road & Andlers Ash Road – Display of three signs on roundabout.

Decision: Objection. LPC have not been consulted or agreed the proposal as stated in the applicants supporting letter. LPC wish to point out that the applicant has not submitted any management plans; also, LPC feel strongly that the existing grasses & wildflowers that were agreed as part of the A3 scheme is the most appropriate plan for the roundabout.

LPC would request that action be taken to remove the existing obtrusive commercial signage in the area that does not have planning permission.

29193/010 – 40 St Mary's Road – Renewal of extant permission 29193/009 – approval of reserved matters pursuant to 29193/006, detached dwelling with double garage to front.

Decision: No objection.

**P16/10 The following other matters were discussed:**

**Notices of application withdrawn**

38100/1&2	Mangers, Warren Road	Re-roofing of outbuilding to mangers to form studio.
20362/009	Hillside, Hill Brow Road	Fell 1 oak.

**Notice of refusal**

31601/006	Tyrolean, 22 Highfields Gardens	Three detached dwellings following demolition of a single dwelling.
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**Notices of permission/consent**

34432/007	Marchbanks, Langley Farm Road	Replacement open air riding arena.
52282	25 Old School Road	Single storey extension to rear.
33120/006	Rustlings park, Woodlands Lane	Extension to garage to provide additional parking.
52372	4 Station Road	CLU - continued use at Chinese take away.
31880/006	Pine Tree Cottages, Reeds lane	Conservatory to rear.
52376	101 Forest Road	Dormer windows to rear & new window to side.
36853/005	St Peter's Church, Church Street	Timber notice board.

**Tree felling/pruning applications (referred to tree warden)**

28453/003	Malvern Lodge, Malvern Road	Fell 1 pine, prune 1 pine - comments.
37739/001	Brambles, 3 Briar Wood	Fell 1 scots pine - object.
39087/001	The Maples, Plantation Road	Prune 1 beech - object

**Tree felling/pruning decisions**

39386/001	3 Pine Walk	Prune 1 oak - consent.
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**P17/10 Other business**

The Chairman suggested that Members might wish to view the Petersfield Town Design Statement that was available on-line with a consultation period running till 31<sup>st</sup> March; any comments could be submitted to the Chairman.

The Clerk reported that EHDC had selected two Liss trees for the area's "Favourite Trees" booklet, the Plestor Oak & the Willow in Station Road at Agriculture House.

**Next Meeting: Tuesday 6<sup>th</sup> April, 2010.**

## LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 6<sup>th</sup> April, 2010.

### MEMBERS

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

\*Present

Apologies: Cllrs Duckham, Linsley, Logan, Mullenger & P Payne.

In attendance: 1 member of the public.

### **P18/10 Declarations of interest**

Cllr Mann declared interests in agenda items 52325/001, 142a Forest Road & 30855/001, Pophole Cottages arising from personal friendships with the applicants.

### **P19/10 Matters arising from the meeting of 8<sup>th</sup> March & other items**

31601/006 - Tyrolean, Highfields Gardens – A notice of appeal had been received & comments of objection had been submitted to the Planning Inspectorate.

38996/008 - Quarry Farm, Rake Road. A letter had been received from EHDC explaining that the appeal would now be heard at the Court of Appeal. No date had been set for the hearing.

33457/004 - 66 Station Road – It was reported that Cllr Duckham had attended EHDC's South Planning committee to make a statement of objection to the application; however, the committee had approved the application.

### **P20/10 Planning Applications:**

21673/011 – Spring Cottage, Mint Road – Two detached dwellings following demolition of existing dwelling.

Members agreed a period of adjournment to hear comments from Mrs Adams on the application. Mrs Adams read a copy of a letter of objection sent to EHDC from LFRA & also made her own comments on the application.

Decision: Strong objection. LPC object strongly to this new proposal. It is felt that all the reasons for the refusal of 21673/010 still apply & that the new proposal, with even higher elevations, has an even greater adverse effect on the neighbouring bungalow. It should be noted that the development is not "close to the AONB" as stated in the design & access statement but is inside the South Downs National Park, as is the whole of Mint Road.

LPC feel that the approved application 21673/007 is as much as should be permitted on this site.

52325/001 – 142a Forest Road – Conversion of double garage into habitable accommodation with room over & extension to side to form new double garage.

Decision: No objection; however, LPC request EHDC to ensure that there is adequate on-site parking & manoeuvring provision for the size of the dwelling. Additionally, measures must be taken to ensure that the hedge bordering Forest Road is retained, & replaced if damaged during construction, & maintained thereafter to a sufficient height for screening.

27392/003 – 71a Station Road – Outline application, Three storey block of four flats (to north west) & three storey block of five flats (to rear) following demolition of retail unit & outbuildings.

Decision: No objection in principle; however LPC consider that a reduction in the mass & bulk of unit B is necessary in order to reduce the impact & retain the balance of the street scene in this sensitive location adjacent to the Conservation Area where the current views of the trees is valued.

30855/001 – 3 Pophole Cottages, Hill Brow Road – Extension to side/rear & new porch.

Decision: No objection to the extension providing, in keeping with the Liss Village Design Statement, the materials used maintain the historic character of this group of four cottages through the use of slate roofing, decorative bargeboards, sash windows etc. An important feature for 3 of these 4 cottages (No 3 included) is the porch; as drawn, the proposed porch appears to be a rather discordant modern design. Liss PC requests that the new porch incorporates detailed cottage design features.

### **P21/10 The following other matters were discussed:**

#### **Notice of refusal**

33514/017 Lyss Place, Hawkley Road

Detached building for indoor riding school.

52342 Little Orchard Cottage, London Road

CLU - proposed development & residential occupation of 2 separate dwellings.

21673/010 Spring Cottage, 15 Mint Road

Two detached dwellings following demolition.



### **Notices of permission/consent**

36212/001	15 Berrylands	Two storey extension to front, demolition of conservatory & new bay window.
28971/004	West Acre, Hill Side Lane	Replacement dwelling.
52279	Home Farm, Duckmead Lane	Single storey extension to side.
38710/002	Land west of Farnham Road	PN - installation of additional equipment cabinet.

### **Tree felling/pruning applications (referred to tree warden)**

21466/006	Lisswood Green, Plantation Road	Prune 1 hornbeam - objection.
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### **Tree felling/pruning decisions**

32269/008	Field adj. To The Grange	Prune 3 goat willow & 6 holly - consent.
20362/010	Hillside, Hill Brow Road	Prune 1 oak - consent.
39527/002	7 Pine Walk	Prune 1 ash - withdrawn.
37739/001	Brambles, 3 Briar Wood	Fell 1 scots pine - consent.
28453/003	Malvern Lodge, Malvern Road	Fell 1 scots pine - consent.

### **TPO confirmation**

EH 838	Land east of Newman Collard Playing Field
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### **P22/10 Other business**

- The Chairman reported that some of the EHDC acknowledgements of LPC's comments on the Core Strategy had been interpreted incorrectly. The Chairman & Clerk would liaise to correct the position.
- Commenting on the storage facility at West Liss cemetery, the Chairman requested Members to take a look at the installation & express opinions at the May planning meeting.
- The Chairman reported on comments from Cllr Duckham regarding the parking facility at 21 Greenfields. The approved conditions would be checked.
- Cllr Mann raised concerns over the current development at the dwelling adjacent to the British Legion in Rake Road & asked if it had been subject to planning approval. The Chairman said she would take a look.
- It was noted that a concern had been raised By Mrs Hird of Lanterns, Hill Brow Road about the completed development adjoining her house. The Chairman has looked at the site & said that regrettably the development was as per approval but it indicated the need to be more aware of the effect of proposals on neighbouring properties.
- Cllr Budden gave a brief summary of the developers' presentation on the Petersfield Causeway reserve site.

**Next Meeting: WEDNESDAY 5<sup>th</sup> May, 2010.**

**LISS PARISH COUNCIL**  
Minutes of the Planning Committee meeting held on 1<sup>st</sup> June, 2010.

**MEMBERS**

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

\*Present

Apologies: Cllrs Linsley, Mann, Mayo, Mullenger & Wright..

**P29/10 Election of Chairman**

Cllr Halstead, proposed by Cllr Duckham & seconded by Cllr Logan, was elected Chairman for the ensuing year.

**P30/10 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 Budden declared a personal interest in agenda item 50772/004, 24 Western Road, arising from a friendship with the resident adjoining the application site.

**P31/10 Matters arising from the meeting of 17<sup>th</sup> May & other items**

31880/005 - Pine Trees Cottages, reeds Lane – A copy of an email from EHDC to Cllr Logan had been received advising that the fast track appeal had been upheld. It was agreed that EHDC should be notifying parishes of such decisions.

SDNP Authority – A consultation document had been received from the SDNP Authority regarding the delivery of the planning services. This had been circulated to Members & information on possible cost implications had been obtained.

After discussion it was agreed that a response be submitted stating that LPC was in favour of the delegation option.

**P32/10 Planning Applications:**

52606 – The Jays, Rake Road – Conversion of garage to habitable accommodation.

Decision: No objection as long as EHDC are content that there is adequate parking & manoeuvring provision on the site.

36339/002 – 118 Andlers Ash Road – Two storey extension to rear/side.

Decision: No objection as long as EHDC are content that there is adequate parking & manoeuvring provision on the site.

38780/001 – 5 Longacre Close – First floor extension over garage & conversion of garage into habitable space.

Decision: No objection.

38780/002 – 5 Longacre Close – Detached garage.

Decision: No objection.

51819/001 – 24 Dennis Way – retention of timber storage shed in rear garden.

Decision: No objection.

25415/005 – The Nutshell, 20 Shotterfield Terrace – Conservatory to side.

Decision: No objection.

22634/002 – Land at Brows Farm, Farnham Road. – Change of use of land to create driving range with associated building, parking & landscaping.

Members agreed that a site visit would take place on 4<sup>th</sup> June at 6pm. Following the site visit the following consultation comments were agreed:

Decision: While recognising the recreational value of such a facility Liss PC has concerns about “creeping urbanisation” threatened by this proposed change of use from agriculture to recreation/business use in the countryside. The proposal leaves a strip of countryside between existing development in Station Road/The Green/Bishearne Gardens and the golf range vulnerable to pressure for future built development. LPC believes that a clear business case must be submitted to justify such a change of use.

At our site visit LPC welcomed an assurance from the applicant that there would be no high netting surrounding the site. However, Para 5.5 of the Planning Design & Access Statement gives details of proposed fencing which appears to be more significant than that indicated at our site visit. Actual proposals need to be verified and the impact carefully assessed.

Other matters requiring careful assessment are:

- On site parking and traffic increase at junction onto Farnham Road (bearing in mind outstanding applications at adjacent Whitegates)
- Possibility of noise pollution affecting neighbouring properties from ten bays of golf balls being “blasted off”. Noise survey should be sought.
- Confirmation of opening times.
- Possible visibility from Hangers or Hillbrow Ridge of grass painted target zones?

If EHDC is minded to grant permission LPC accepts that the location, design and materials of the proposed building appear to minimise the impact on the wider landscape. LPC is pleased that no floodlighting is planned, but suggests that this, together with no further extension to the range should be conditioned. Signing and advertising must be carefully controlled. If the venture fails the land must revert to agriculture and the building be removed.

No objection in principle but with the following comments:

39995/004 – Land adjoining sewage works off Farnham Road – Barn for storage of agricultural machinery & thatching straw.

Decision: Objection. This proposal for an industrial style barn is out of keeping with the setting in the SDNP. The size & materials would make the barn highly visible from the Hangars contrary to the aims of the Liss Village Design statement. LPC have concerns over the need for this proposal & feel that a proper business case is needed to prove the necessity & viability of such a large barn as it is felt that there is already in existence a more appropriate size barn on the plot. Should EHDC be minded to approve the application then LPC request that materials more appropriate for the setting be used & that the roof be of a dark colour to blend in with the scenery.

50772/004 – 24 Western Road – Two storey side extension including carport, conversion of garage to habitable accommodation.

Decision: No objection as long as EHDC are content that there is adequate parking & manoeuvring provision on the site.

52598 – 17 The Oval – Single storey extension to rear.

Decision: No objection.

RG/10/01955/COU – Unit 13, Rake Business park – Change of use from B1 to B2 for MOT testing station.

Decision: No objection.

It was agreed that Chichester District Council would be asked if improvements & screening on the road side of the business park could be encouraged.

### **P33/10 The following other matters were discussed:**

#### **Notification of applications withdrawn**

27392/003 71a Station road

Outline - Three storey block of 4 flats & three storey block of 5 flats.

20507/012 White Gates, Farnham Road

Renewal - replacement care home.

#### **Notice of refusal**

21673/011 Spring Cottage, 15 Mint Road

Two detached dwellings following demolition of existing dwelling.

#### **Notices of permission/consent**

52325/001 142a Forest Road

Conversion of double garage into habitable accommodation with room over & extension to side to form new garage.

52376/001 101 Forest Road

Dormer windows to rear & new window to side.

30855/001 3 Pophole Cottages

Extension to side/rear & new porch.

#### **Tree felling/pruning decisions**

21466/006 Lisswood Green, Plantation Road

Prune 1 hornbeam - consent.

#### **Tree felling/pruning application (referred to tree warden)**

23432/008 Hatfield House, Plantation Road

Fell 1 western red cedar, prune 1 oak & 1 maple – object.

### **P34/10 Other business**

- Cllr Logan reported that some unapproved signage had been erected on the Spread Eagle in Farnham road. EHDC enforcement officers had taken appropriate action.

**Next Meeting: Monday 28<sup>th</sup> June, 2010.**

## LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 28<sup>th</sup> June, 2010.

### MEMBERS

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

\*Present

Apologies: Cllrs Linsley, Mann, Mullenger & P Payne.

In attendance: One member of the public.

### **P35/10 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 agenda item 35026/002, 82 Newfield Road, arising from a the proximity to her own residence.

Cllr Wright declared a personal interest on matters concerning the Village Design Group arising from her position as a council appointed representative on that body.

### **P36/10 Matters arising from the meeting of 1<sup>st</sup> June & other items**

EHDC – An email from EHDC’s Head of Planning Services concerning changes to the planning system had been received & circulated to Members prior to the meeting. It was understood that EHDC would be holding a briefing for District Councillors on 8<sup>th</sup> July & that this would be followed by briefings for parish & town councils. There were many changes proposed & LPC would need to look carefully at the changes as they develop. The Chairman recommended that all committee members have a copy of the most used policies document as it provided a good reference to planning issues. It was agreed that the Clerk would circulate a hard copy of the document.

Village Design Statement revision – The completed draft document had been circulated prior to Council in May to all Members. It was explained that there was an urgency to have the words of the document approved by LPC prior to its presentation to EHDC for approval. At a later date the whole document with photos & appendices would be presented to Council by the VDG.

After discussion it was agreed that the VDG be requested to strengthen the wording in the text of chapter 5, Settlement Character & Pattern, regarding hedges in the village. It was felt that the wording in the text of chapter 6 of the existing VDS that refers to the importance of trees & hedging “around & through the settlements” expressed more accurately the importance of retaining greenery within the village. The Clerk would pass this comment on to the VDG.

Wellwood, Hill Brow Road – It was noted that EHD’ enforcement officer had taken action to stop the unapproved building works on this site in the Conservation Area.

### **P37/10 Planning Applications:**

33853/003 – 166 Forest Road – Detached double garage to rear & new vehicular access.

Members agreed an adjournment to receive comments from Mr Grant who had submitted a letter to EHDC that had been read by Members.

Decision: No objection but LPC request that the window in the south west elevation be refused as it gave direct views into neighbour’s property. Any additional light required could be provided by an additional velux window.

LPC also request that a condition be applied that the development can only be used as a garage/store & not for habitation.

31535/003 – 90 Andlers Ash Road – Single storey extension to rear following demolition of conservatory.

Decision: No objection.

37531/002 – Clarke House, Farnham Road – Replacement shop front.

Decision: Objection. This proposed design change, in the Conservation Area, is at variance to the EHDC shop fronts policy. The shape of the proposed window panes is not in accord with the existing or remaining other windows in this valued building. LPC approves of the proposed materials to be used but feels that the design should adhere to the existing style.

38100/003 & 004(LBC) – Mangers, Warren Road – Re-roofing of outbuildings adjacent to Mangers to form studio over existing garage with single storey workshop/utility extension adjoining to rear & change of use of land to south of garage from agricultural to residential cartilage.

Decision: No objection providing that the incorporation of a small area of agricultural land for residential use is in accord with EHDC policies. LPC request a S106 condition preventing this development from being used as a separate dwelling in the future.

35026/002 – 82 Newfield Road – Alterations to existing conservatory to form extension.

Decision: No objection.

29193/011 – 40 St Mary's Road – Detached house with swimming pool & detached double garage.

Decision: No objection.

50721/009 – Flexcombe Farm, Flexcombe Lane – Conversion of barn to residential dwelling.

Decision: No objection; however LPC request that the conversion is restricted to that section of the original barn that remains & that it should retain the dimension of the remaining section & not extend the footprint or height. Additionally the concrete slab that the developers have put down should be removed.

50721/010 – Flexcombe Farm, Flexcombe Lane – Re-building of part of barn & conversion into four dwellings.

Decision: Strong objection. LPC object to the creation of what will now be a new dwelling in the countryside. LPC request that, now the new agricultural barns have been erected on this site, the landscaping proposals are carried out.

**Notification of advertisement consent application**

52303/001 – Roundabout at junction of Farnham road & Andlers Ash Road – amended plans

Decision: Objection. LPC maintains its objection in principle to the proposal.

**P38/10 The following other matters were discussed:**

**Notice of application withdrawn**

27803/005 The Oast House, Wheatham Lane Stables with tack room, hay barn, field shelter & ride through arch block.

**Notices of permission/consent**

24072/004 2 East Hill Drive Two storey extension to rear.  
38780/001 5 Longacre Close First floor extension over garage & conversion of garage into habitable space.  
38780/002 5 Longacre Close Detached garage.

**Notices of refusal**

52606 The Jays, Rake Road Conversion of garage to habitable accommodation.

**P39/10 Other business**

The Chairman informed Members that the delegation of planning responsibilities had been agreed by the SDNP. It was also noted that National Park funding had been cut by 5%.

**Next Meeting: Monday 26<sup>th</sup> July, 2010.**

## LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 26<sup>th</sup> July, 2010.

### MEMBERS

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

\*Present

Apologies: Cllrs Mullenger & P Payne.

In attendance: District Councillor Mrs J Onslow & five member of the public.

### **P40/10 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 Budden declared a prejudicial interest in agenda item 51431, 28 Newfield Road, as the property was adjacent to his own.

Cllr Budden declared a prejudicial interest in agenda item 25955/002, 1 Vinson Road, arising from a friendship with the applicant.

### **P41/10 Matters arising from the meeting of 28<sup>th</sup> June & other items**

24103/008 Durford Edge, London Road – A notice of appeal had been received. It was agreed that the Clerk respond to the Planning Inspectorate reiterating LPC’s objections.

EHDC – A copy of the Whitehill/Bordon Masterplan consultation had been received & comments were to be submitted by 3<sup>rd</sup> September.

The Chairman said that the transport implications would be of particular interest to Liss & it was agreed that Cllr Mann prepare consultation comments on this section.

It was noted that there was to be an exhibition of the masterplan at the Forest Centre on 11st August & Members were encouraged to attend if possible.

Consultation comments would need to be agreed at the Planning meeting on 23<sup>rd</sup> August.

Inwood Road Reserve Site – A revised landscape assessment for the site had been received from WYG. After discussion it was agreed to accept WYG’s offer to meet & discuss the document. The Chairman would draft a letter expressing LPC concerns, requesting additional copies of the document & inviting them to meet with Members.

50683/001 6 Rockpit Cottages, Rake Road – A notice of appeal decision had been received from the Planning Inspectorate; the appeal had been dismissed mainly due to the impact of parking & manoeuvring issues.

21673/011 Spring Cottage, Mint Road – A notice of appeal had been received. It was agreed that the Clerk respond to the Planning Inspectorate reiterating LPC’s objections.

### **P42/10 Planning Applications:**

Members agreed an adjournment to receive comments from Mrs Effenberg on behalf of the VDG on the application for 6 Rockpit Cottages.

23941/009 – Old Heath Lodge, Hill Brow Road – Two dwellings with associated access following demolition of two dwellings. Members agreed an adjournment to receive comments from two members of the public who had submitted letters of objection to EHDC.

Decision: Strong objection . LPC consider that the proposal to replace the existing 230 sq m building that was built as a single dwelling with two new properties totalling 600 sq m is contrary to both the spirit & words of Local Plan Policy H9 & the revised Government Directive of PPS 3.

The proposal would create two plots with development footprints of 20%, this is far in excess of the surrounding plots thereby detracting from the spacious character of this H9 area.

Additionally there is concern that the development would overlook the adjoining property at Woodlands.

50683/002 – 6 Rockpit Cottages, Rake Road – Two storey extension to side & detached garage to rear.

Decision: No objection; however, LPC has concerns over the materials to be used for the stack pipe & would suggest that a brick built external chimney could provide a better design solution.

27803/006 – The Oast House, Wheatham Lane – Change of use from agricultural to equestrian new stables, hay barn, tack room & feed store.

Members agreed an adjournment to receive comments of objection from Mrs Effenberg on behalf of the VDG.

Decision: Ojection. LPC’s consultation comments on the previous withdrawn application are still applicable to this revision. These were:

“LPC object to this development on a greenfield site in the SDNP that would be highly visible in the wider landscape. It is felt that the proposal is not well related to the existing buildings. LPC notes that previous sizeable extensions to the original modest house were approved in 1998 & at the time the applicants were advised that any further extensions were unlikely to be approved. Since then a large 3 bay garage had been added to the property. Further, LPC note that the plans provided fail to show accurately the existing layout of buildings.

LPC request that, should EHDC be minded to approve the application, a site visit by Members be carried out first.”

52448 – 51 Mint Road – Two storey extension to rear.

Members agreed an adjournment to receive comments of objection from Mr Grant

Members agreed that a site visit would be arranged.

Following the site visit on 30<sup>th</sup> July it was agreed that a decision be deferred pending receipt of amended details from the applicant & to await the return from holiday of an affected neighbour.

51909 – 28 Newfield Road – Two storey extension to rear, dormer window to rear, reinstate gable detail to front & installation of two sash windows.

Decision: No objection.

23013/005 – Lower Glen, Huntsbottom Lane - first floor conservatory following demolition of existing.

Decision: No objection.

25955/002 – 1 Vinson Road – First floor & two storey extensions to side & single storey extension to rear.

Decision: No objection.

51431 – 26 Inwood Road – Conservatory to rear.

Decision: No objection.

52834 – West Acre Cottage, Hill Side Lane – Existing lawful development certificate – use as a single dwelling.

Decision: Strong objection. LPC is concerned with the ease at which CLUs are being obtained & feel that the evidence required should be more extensive.

If EHDC has no alternative but to approving this application then LPC suggest that great care should be taken over the conditions applied to that approval. We would ask that officers investigate carefully to ensure that the cottage cannot be further developed into a larger dwelling.

It is felt that improved data sharing between EHDC departments would throw light on such cases at a much earlier point in time.

33256/007 – Wellwood, Hill Brow Road – Retention of replacement garage.

Decision: No objection.

### **Hedgerow removal application**

Flexcombe Farm, Flexcome Lane - Cllr Mullenger had taken the application details & examined the site & the reasons for the proposed removal.

The following comments were would be submitted to EHDC's landscape Department:

- Referring to the plans the only section of value is C to F and F to D & LPC feel that the fence could be removed from that section and the hedge left. Eventually the hedge will degrade and could then be removed.
- There is a requirement to plant a replacement hedge along the section of new fence from D to the corner NE of D, roughly of an equal length. This would need to be protected with a double fence. Mr Stoneman seemed amenable to this proposal provided enough time was allowed to undertake the work which is not cheap and takes time to establish.
- Judging by some of the other planting Mr Stoneman has already done he & his brother are attempting to do the right things, although species choice seems to be not of the best.
- LPC also suggest some field tree planting & perhaps grants could be sought. If EHDC could assist Mr Stoneman with this process it would be advantageous.

### **P43/10 The following other matters were discussed:**

#### **Prior decision amendments**

33853/003 166 Forest Road

Removal of window & addition of velux to roof.

37531/002 Clarke House, Farnham Road

Replace windows like for like.

#### **Notices of permission/consent**

51819/001 24 Dennis Way

Retention of timber storage shed in rear garden.

36339/002 118 Andlers Ash Road

Two storey extension to rear/side.

25415/005 The Nutshell, 20 Shoterfield Terrace

Conservatory to side.

50772/004 24 Western Road

Two storey side extension including carport, conversion of garage to habitable accommodation.

39995/004 Land adj. sewage works, Farnham Road

Barn for storage of agricultural machinery & thatching straw.

31535/003	90 Andlers Ash road	Single storey extension to rear following demolition of conservatory.
52598	17 The Oval	Single storey extension to rear. Detached double garage.
33853/003	166 Forest Road	

**Confirmation of TPO**

52369	26-32 Sherwood Close	EH 834
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**Tree applications - referred to tree warden**

21034/012	17 Old School Road	Crown reduce 3 hollies.
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**Tree applications - Notices of permission/refusal**

23432/008	Hatfield House, Plantation Road	Fell one western red cedar - refused.
23432/009	Hatfield House, Plantation Road	Prune 1 oak, 1 maple - consent.

**P44/10 Other business**

Cllr Wright asked if there was any mechanism of informing residents of planning applications received. It was agreed that the possibility of adding a web page to the LPC site would be investigated & that notice of this facility be included in the Village Voice.

Cllr Mann enquired about the refusal reasons for the application at The Jays, Rake Road. The Clerk would supply a copy of the refusal notice.

Cllr Logan informed the meeting that an application for the retention of the storage container at the property on the roundabout at the end of Andlers Ash Road would be received in due course & that a native species of hedge is to be planted to replace that removed.

Cllr Logan reported that EHDC had now instituted committal proceedings over non-compliance with enforcement notices for Quarry Farm, Rake Road. It was agreed that the situation on what appeals had been lodged & where needed clarification; the Clerk would request information from EHDC.

**Next Meeting: Monday 23<sup>rd</sup> August, 2010.**



## LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 23<sup>rd</sup> August, 2010.

### MEMBERS

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

\*Present

Apologies: Cllrs Mann, Mullenger & P Payne.

In attendance: One member of the public.

### **P45/10 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”.

### **P46/10 Matters arising from the meeting of 26<sup>th</sup> July & other items**

31601/005 22 Highfields Gardens – The Inspector’s appeal decision had been received; the appeal had been upheld.

31601/006 22 Highfields Gardens & Tawney Croft – The Inspector’s appeal decision had been received; the appeal had been upheld.

Members expressed disappointment with these decisions.

20507/011 Field View, Farnham Road – The Inspector’s appeal decision had been received; the appeal had been upheld.

Members expressed extreme disappointment with the decision & felt that the Inspector should have considered this as a major development within the SDNP, for which a needs assessment should have been required.

It was agreed to write a letter of protest to the Chief Inspector & the Chief Planning Officer at the Planning Inspectorate copying to J Redwood of the SDNP, The Right Hons E Pickles, C Spellman & D Hinds & EHDC.

Mainline Business Centre, Station Road – Details of a proposed application by Tyco for a replacement equipment cabin had been received. It was agreed to write thanking them for the information & welcoming the fact that the cabinet would be painted green.

30803/006 The Oast House, Wheatham Lane – A notice of site visit by EHDC on 20<sup>th</sup> August had been received & Cllr Duckham had attended & made a statement explaining the Liss PC objection. The Chairman & Members thanked Cllr Duckham for representing the Council.

Whitehill/Bordon Eco Town – After discussion it was agreed to submit the consultation comments prepared by Cllr Mann. The Chairman & Members expressed appreciation of Cllr Mann’s work.

NALC Right to Build – After discussion it was agreed that consultation comments prepared by the Chairman be submitted.

Flexcombe Farm, Flexcombe Lane – Cllr Mullenger had visited the site with the applicant to review the proposed hedgerow removal & comments had subsequently been submitted to EHDC’s landscape officer. A response had also been submitted by HCC, who had the responsibility for such matters, & the decision taken that none of the hedgerows were important. Nevertheless, EHDC’s landscape officer will write to the applicant with suggestions for field planting & sources of grant funding.

### **P47/10 Planning Applications:**

52478 – 6 Willow Road – Two storey extension to side incorporating replacement garage.

Members agreed a period of adjournment to receive comments from Mr Parsons.

Decision: Objection. LPC feel that the proposal will adversely impinge on no.4 Willow Road & will also have an adverse affect on the setting in Willow Road by creating the impression of terraced housing. Should EHDC be minded to approve the application then LPC request a reduced scale of the first floor extension to make it subsidiary to the existing dwelling; this would impinge less on no.4 & prevent the creation of the terrace effect.

29938/001 – Winterbourne, Farther Common Lane – Domestic outbuilding.

Decision: No objection.

21912/046 – Turf Centre, Upper Adhurst Farm, London Road – Expansion of use of turf & topsoil production & distribution facility to include importation, storing, sorting, grading, screening, processing, blending & amelioration & recycling of inert waste in connection with manufacture of soils for resale.

Decision: No objection.

20245/029 – Half Acre, Hawkley Road – Variation of condition 1 & 2 on permission 20245/023, allowed on appeal, to retain the use of the land as a caravan site on a permanent basis & to keep all materials & equipment on site.

Decision: LPC maintains its strong objection to this development as submitted on application 20245/023. This was:

“It is not clear whether this application will be considered under policies relating to designated gypsy sites or as new development in the countryside. Either way Liss PC objects for the following reasons:

- The site does not accord with the criteria for gypsy sites as set out in policy H18(H19 in emerging Local Plan) & in Circular 1/94 & PPS7. In particular the text at para 4.55 (5.88) states “It will not be appropriate, as a rule, to make provision for gypsy sites in areas of open land where development is severely restricted, e.g. AONB.”.

- Specifically, the loss of hedgerows, replacement high close boarded fencing, caravans & non-agricultural activity now taking place on site are significantly degrading this area of highly valued AONB landscape.
- In addition the development contradicts policy because it is not close to a settlement or local services & new access has been created onto a dangerous section of road.
- If the site is not to be considered as a gypsy site then, as non-permitted new development in the AONB countryside it is in clear conflict with policies GS1, GS2, GS3, ENV1 & ENV7 & should be refused.

LPC also understands that the type of site that was not available at the time of original application is now operational at Tynefields, Fareham.

30699/001 – 63 Mint Road – Dormer window to rear.

Decision: No objection.

38996/017 – Quarry Farm, Rake Road - Retention of mobile home for use by agricultural worker for a period of three years & a detached stable block.

Members agreed that a site visit take place. Following the site visit on 3<sup>rd</sup> September the following comments were agreed.

Decision: Strong Objection: The proposal will be an unacceptable intrusion in the SDNP landscape, contrary to Policies GS3, HE1, C1 and H14 of the EHDC Local Plan 2nd Review for which there is insufficient evidence for or sound justification of an agricultural need for the retention of the mobile home. The submitted plans for the stable block are incomplete and may be inaccurate.

Facts to support objection observed on Liss Parish Council's site visit on 3rd September 2010:

The mobile home has been moved from its previous position in order to accommodate the now partially constructed skeleton of a second barn. The plans submitted with the application do not show this second barn. On site the applicant said that the submitted plans were “rubbish”. For our benefit he drew in the barn after which he admitted that the proposed stables would have to be reduced in size to fit the site and allow access. He claimed to have different and better plans than those submitted with the application by the agent. The application describes the materials as Featheredge timber cladding. On the site visit the applicant explained that the construction would be block with timber cladding, which might indicate a rather more substantial building. It is assumed, but not stated in the application, that the existing stable block will be removed. Without accurate plans, Liss PC cannot assess the impact of the stable block and objects to the application.

PPS 7 requires clear evidence that the proposed enterprise has been planned on a sound financial basis. No Business Plan or financial information has been submitted with this application. At the site visit the applicant said that stock numbers had been reduced during the period when he was incapacitated, but that he is now building them up, although not to the previous level. He requires a further operation on his leg after which he anticipates a 3 month recovery period.

The submitted Planning Statement includes a list of 11 activities which the application says “*The farm existing and proposed income will be derived from*”. On site it appeared that activities listed at 1, 3, 4,5, 6 & 7 may currently be taking place and the variety of stock mentioned seemed to be on site. Item 2, three full equestrian liverys, is dependent on building the new stables which it is hoped will generate an income to subsidise other less profitable activities. Item 8 - Farm Gate sales: contrary to the Statement the applicant admitted that he does not have a licence from Environmental Health, but that he has identified ostrich & pork sausages as a niche market product which he has the ambition to make and sell at the farm gate along with ostrich eggs. Within the part constructed barn is a freezer/butcher unit obtained for the purpose. Item 9 – Caravan and Camping: Club membership has been suggested to the applicant as a possible income stream, but to date has not been pursued because the applicant is not keen to welcome more human activity on site. Item 9 – Farm Tours and mobile petting farm: the applicant is attracted to these activities, but to date has only piloted on one day at one local nursing home. Item 11 – business link grants – The “supportive e mail” included in the Statement spells out numerous requirements which it appears have yet to be met. No grant has been applied for.

This scenario does not provide confidence that the farm enterprise for which the applicant seeks the retention of a mobile home is yet based on sound farming practice with a financially viable business plan. Therefore, Liss Parish Council objects strongly to the retention of the mobile home.

Damaging impact on the AONB/SDNP. This holding is beautifully located on rising ground with views into and out of the site across the Rother Valley. Regrettably the myriad of activities and equipment cluttering the site has fragmented and despoiled the landscape. Therefore, contrary to the applicant's Statement, it does not appear to Liss Parish Council that “*the appellant takes his farming role as guardian of this part of the AONB and rural environment seriously*”.

29065/004 – Hillier Nurseries, Andlers Ash Road – Retention of agricultural hardstanding.

Decision: No objection in principle; however, LPC request that adequate hedge screening be provided & also that the applicant be requested to ensure that, should nursery activity decrease, then the area of hardstanding be reduced accordingly.

21218/005 – Kingsmead, Rake Road – Triple car port/log store.

Decision: No objection.

37204/001 – Tallowood, London Road – Three new windows & light tunnel to side elevation.

Decision: No objection.

52575 – 22 Newfield Road – Car canopy.

Decision: No objection; however, LPC has concerns over the possible commercial use & its implications.

**P48/10 Pre-decision amendments:**

52448 – 51 Mint Road – Two storey extension to rear, reduced in size.

Decision: Objection. The proposed development will have an overbearing impact through loss of light from the south & west on no. 53 Mint Road. LPC also regret the proposed change to the character of this terrace of cottages.

52834 – West Acre Cottage, Hill Side Lane – CLU, additional sworn declaration of letting since June 2006 & council tax receipts.

Decision: LPC maintains its strong objection to this proposal & reiterates the consultation comment as originally submitted:

“Strong objection. LPC is concerned with the ease at which CLUs are being obtained & feel that the evidence required should be more extensive.

If EHDC has no alternative but to approving this application then LPC suggest that great care should be taken over the conditions applied to that approval . We would ask that officers investigate carefully to ensure that the cottage cannot be further developed into a larger dwelling.

It is felt that improved data sharing between EHDC departments would throw light on such cases at a much earlier point in time.”

**P49/10 The following other matters were discussed:**

**Notices of permission/consent**

35026/002	82 Newfield Road	Alterations to existing conservatory to form extension.
37531/002	Clarke House, Farnham Road	Replacement shop front.
38100/003&4	Mangers, Warren Road	Re-roofing outbuildings adjacent to Mangers to form studio over existing garage with single storey workshop/utility extension & change of use of land from agricultural to residential curtilage.
36853/006&7	St Peter's Church, Church Street	Renewal of extant consent - extension to rear to form annexe, opening up of north door & installation of heating system.
23013/005	Lower Glen, Huntsbottom Lane	First floor conservatory following demolition of existing.
33996/002	Rother Bungalow, Hill Brow Road	Variation to allow unrestricted occupancy.
22634/002	Land at Brows Farm, Farnham Road	Change of use to create golf driving range.
29193/011	40 St Mary's Road	Detached house with swimming pool & double garage.
25955/002	1 Vinson Road	1st flr & 2 storey extensions to side & single storey extension to rear.
51909	28 Newfield Road	2 storey extension to rear, dormer window to rear, reinstate gable detail to front & 2 sash windows.
50721/009	Flexcombe Farm, Flexcombe Lane	Conversion of barn to dwelling.

**Notices of refusal**

50721/010	Flexcombe Farm, Flexcombe Lane	Re-building of part of barn & conversion of barn into 4 dwellings.
23941/009	Old Heath Lodge, Hill Brow Road	2 dwellings with associated access following demolition of two dwellings.

**Tree applications - referred to tree warden**

37155/003	Thorn Cottage, Rake Road	Fell 1 mountain ash, 1 willow, 1 holly & 1 conifer. No objection.
36777/004	Tall Trees, 5 Little Barn Place	Fell 1 spruce, 1 ash, 1 pine & 1 oak.

**Tree applications -decisions**

21034/012	17 Old School Road	Crown reduce & thin 3 holly trees.
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**P50/10 Other business**

Cllr Budden raised concerns over possible development works at 22 Inwood Road. It was felt that this was probably within permitted development rights.

The Clerk updated Members on the development of the Smith's Garage site; it was understood that, due to the economic climate, the owner would not be in a position to proceed in the near future. In discussion it was agreed that LPC communicate with Punch Taverns & EHDC on the deteriorating & messy state of the Crossing Gates pub that was within the conservation area.

The Chairman explained some concerns received over the sale of both Glenvilla, Hill Brow Road & the Old Dairy, Burgates Farm where the advertised details did not appear to accord with planning permissions previously granted. These had been checked with EHDC Enforcement & were found to be in order.

Cllr Logan explained that EHDC had allowed a period of 6 months for storage use of the container on the roundabout at the end of Andlers Ash Road.

The Chairman informed Members that the SDNP Authority would be piloting public participation at planning meetings & the first session would be held in Midhurst on 13<sup>th</sup> September.

**Next Meeting: Monday 13<sup>th</sup> September, 2010.**

## LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 13<sup>th</sup> September, 2010.

### MEMBERS

\*Cllr J Duckham, \*Cllr S Halstead (Chairman), \*Cllr K Budden, \*Cllr H Linsley, Cllr G Logan, \*Cllr L Mann, \*Cllr B Mayo, Cllr R Mullenger, \*Cllr P Payne & \*Cllr A Wright.

\*Present

Apologies: Cllr G Logan and Cllr R Mullenger.

### **P51/10 Declarations of interest**

Cllr Linsley declared a personal interest in application 49276/002, 3 Portland Square. Cllr Mann declared a personal interest in application 52606, The Jays, Rake Road.

### **P52/10 Matters arising from the meeting of 23<sup>rd</sup> August & other items**

52606 – The Jays Rake Road – Notice of appeal – no action required as LPC did not object.

50721/010 – Flexcombe Farm – Notice of appeal – Cllr R Mullenger attended the appeal meeting and read the following statement on behalf of LPC:

“Liss Parish Council strongly supports EHDS's Officer recommendation that this application should be refused.

Now that the bulk of the previously existing barn has been removed there is no longer a building capable of conversion under Policy C14. The proposals can only be considered as new development in the countryside, therefore subject to Policy GS3 in EHDC's Second Review Local Plan. It is clear from the details provided with the application that the three proposed new houses are not designed for agricultural workers and will not meet the countryside need criteria set out in Policies H14 and GS3.

Members are asked to support the officer recommendation for refusal.”

EHDC – LDF Core Strategy preferred policies – Notice of DPP meetings on 23<sup>rd</sup> September and 28<sup>th</sup> October – a report on the main issues raised will be presented to members of the Development Policy Panel on 23<sup>rd</sup> September. A separate meeting for the Development Policy Panel will be held on 28<sup>th</sup> October to consider Chapter 6 of the Core Strategy Preferred Policies document.

38996/08 – Quarry Farm – Non-compliance with enforcement notices – this court case was adjourned by the judge until 27<sup>th</sup> September.

### **P53/10 Planning Applications:**

31222-04 – Park Cottage East, Hawkley Road – Single storey extension to rear.

Decision: No objection in principle, however, LPC note that the new amended plans show an increased floor space of less than 50%. If this is the case, LPC have no objection. However, if the floor space remains at 66%, LPC refer to their original objection.

50429/003 – Longbarrow Barn, Farnham Road – Retention of velux windows to rear and porch.

Decision: No objection.

31233/010 – 170 Forest Road – Renewal of extant permission 31233/009, 2 dwellings.

Decision: No objection.

20278/005 – Primrose Cottage, Primrose Lane – Single storey extension to rear and new detached garage.

Decision: No objection in principle, provided plans comply with Policy H16 of the EHDC Local Plan.

49276/002 – 3 Portland Square – Single storey extension to rear and new brick wall to replace fence.

Decision: No objection. LPC support residents comments that site traffic should be limited to brief loading and unloading.

30048/001 – 120 Andlers Ash Road – Bay window and porch extension to front.

Decision: No objection.

51825/001 – Land to north of Heath Cottage, St Patricks Lane – Certificate of lawful development – stationing of caravan.

Decision: Objection. LPC feel there is no evidence to support the existing stationing of caravan for more than 10 years. If, however, EHDC have evidence to grant Certificate of Lawful Use, LPC make the following comments:

- The caravan should not be used for residential use.
- No sales should take place from the site on the basis that St Patricks Lane is unsuitable for heavy traffic.

### **P54/10 The following other matters were discussed:**

#### **Withdrawn**

50683/002 6 Rockpitt Cottages Rake Road

Two storey extension to side and detached garage to rear.

#### **Notices of permission/consent**

51431	26 Inwood Road	Conservatory to rear.
52834	West Acre Cottage, Hill Side Lane	Certificate of lawfulness.
33256/07	Wellwood, Hill Brow Road	Retention of replacement garage.
27803/003	The Oast House, Wheatham Lane	Change of use from agricultural to equestrian, new stables, hay barn, tack room and feed barn.

**Notices of tree application consent**

37155/003	Thorn Cottage, Rake Road	Fell one mountain ash, one goal willow, one holly, one lawson cypress.
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**Tree applications – referred to tree warden**

32022/003	1 Summerfield Terrace	Fell 1 tulip tree and prune 1 apple tree.
27806/007	14 East Hill Drive	Fell 3 sycamore trees.
21708/008	Greywalls Lodge, London Road	Prune 1 line tree.

**P55/10 Other business**

Cllr Halstead informed the Committee that the Development Policy Committee meeting included an item on Reserved Sites which may be relevant to the proposed housing development at Inwood Road.

**Next Meeting: Monday 11<sup>th</sup> October, 2010.**

**LISS PARISH COUNCIL**  
Minutes of the Planning Committee meeting held on 11<sup>th</sup> October, 2010.

**MEMBERS**

\*Cllr J Duckham, \*Cllr S Halstead (Chairman), \*Cllr K Budden, \*Cllr H Linsley, \*Cllr G Logan, \*Cllr N McInnes, Cllr L Mann, Cllr B Mayo, Cllr R Mullenger, Cllr P Payne & Cllr A Wright.

\*Present

Apologies: Cllrs Mann, Mayo, Mullenger, Payne & Wright.

In attendance: Mrs M Effenberg of Liss VDG.

The Chairman welcomed Cllr McInnes to his first meeting of the Planning Committee.

**P56/10 Declarations of interest**

Cllrs Halstead & Duckham declared personal interests in application 52961 arising from their friendships with the applicant.

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”.

**P57/10 Matters arising from the meeting of 13<sup>th</sup> September & other items**

LPC complaint to the Planning Inspectorate – A response to the letter of complaint over the Fieldview appeal decision had not yet been received; however D Hinds MP had responded to a copy of the letter stating that he would take up the matter with chief executive of the Planning Inspectorate.

38996/008 – Quarry Farm. A letter had been received from EHDC informing that the court hearing on the non-compliance case had been adjourned until 5<sup>th</sup> November.

Inwood Road Reserve Site – It was noted that a letter of comment on the initial site layout proposals had been sent to Radian Group & copied to EHDC’s planning department.

EHDC development Policy Panel – Cllr Wright had attended the meeting on 23<sup>rd</sup> September & had circulated comments on the LDF Core Strategy Preferred Policies to Members. The process was stalled until the passing of the Govt. Localisation Bill.

**P58/10 Planning Applications:**

25000/019(LBC), 25000/020(Advertising Consent) & 25000/021(Full Planning) – The Spread Eagle, Farnham Road – New signage with new external lighting, replacement & repairs to various existing windows & doors. New raised lettering to front elevation, 2 new swing signs & 2 new removable amenity boards.

The Chairman outlined the details of the applications. Members then agreed a period of adjournment to receive comments from Mrs Effenberg of the VDG.

Mrs Effenberg said that VDG objected to the proposals; the fencing was inappropriate & railings were preferred, the shutters should be retained, there was a need for planting in front of the unsightly plywood at the front of the decking.

The meeting was then reconvened.

Decision: Objection.

LPC consider that the proposed fencing to the front is overpowering & detracts significantly from the character of this Listed Building in the Conservation Area. It is felt that a post & rail type fence would be more appropriate in this rural setting.

LPC feel that the cartoon style of swing sign is totally inappropriate & also questions the number of swing signs required. There is also some uncertainty over the exact use & positioning of the removable amenity boards.

LPC feel that the proposal would be over lit & suggests that a reduction of the number of downlighters would be more appropriate in this rural setting.

There is a need to soften the frontage of the building & this could be achieved by sensitive planting to the front of the decked area. The previous application drawings indicated there would be planting but this was never carried out & deemed unenforceable; as a result the decking looks unfinished & detracts significantly from the character of the listed building & Plestor which are important features at the centre of the West Liss Conservation Area. This omission must be rectified through this application.

LPC regret the removal of the window shutters on this Listed Building.

LPC feel that it is critical that any alterations should preserve & enhance the character of this key building in the Conservation Area.

20690/008 – Liss House, Station Road – Removal of condition 10 & variation of condition 11 on planning application 20690/005 – details of parking signage & variation of plan numbers to change layout.

The Chairman outlined the details of the applications. Members then agreed a period of adjournment to receive comments from Mrs Effenberg of the VDG.

Mrs Effenberg said that VDG objected to the proposals; the revised windows to the rear were too large, the roofline was now higher than adjoining properties, VDG objected to the removal of the false chimneys, there were no apparent central heating outlets. The applicant had ignored the Village Design statement.

The meeting was then reconvened.

Decision: Strong objection.

LPC disagree strongly with the applicant as these amendments change the scheme significantly.

The proposed increase to the ridge height & the hip have reinstated all the main objections LPC had to application 20269/005 concerning the creation of a tunnel effect by the flank wall.

LPC also object to the revised window proposal for the rear of the housing & feel that these are far too large. LPC regret the removal of the false chimneys from the scheme.

LPC need to be assured that base levels have been reduced as per application 20269/005.

The applicant appears not to have had any regard to the Village Design Statement & its desired design character for development in Liss.

LPC remain of the view that two houses & a low level bungalow would provide a better design solution.

33749/003 – Oak Cottage, 52 Forest Road – Two storey extension to side.

Decision: No objection.

52938 – Land to the east of The Dormers, Rake Road – Certificate of existing lawful development & repair of buildings.

Decision: No objection providing that the application is conditioned that there is no future change of use.

51825/002 – land to the north of Heath Lodge, St Patrick's lane – Change of use of land to equestrian & retention of stable & tack room.

Decision: No objection; however, LPC regret the proliferation of buildings in the countryside & request that the application be conditioned so that it cannot be expanded or for commercial use.

LPC also suggest that a condition requiring removal of the buildings when the current use ceases.

52940 – 11 Bishearne Gardens – Single storey extension to rear/side.

Decision: No objection.

24063/002 – Bramblings, Hill Side Lane – Attached double garage following demolition of existing.

Decision: No objection.

38996/017 – Quarry Farm, Rake Road – Retention of mobile home for use by agricultural worker for a period of 3 years & detached stable block.

Decision: Strong Objection: The proposal will be an unacceptable intrusion in the SDNP landscape, contrary to Policies GS3, HE1, C1 and H14 of the EHDC Local Plan 2nd Review for which there is insufficient evidence for or sound justification of an agricultural need for the retention of the mobile home; much of the supporting evidence is third hand & not relevant to the application.

52961 – 145 Andlers Ash Road – Single storey extension to front/side & new dormer window on first floor to side.

Cllr Linsley took the Chair for this item as the Chairman & Cllr Duckham had declared personal interests in this application.

Decision: No objection in principle; however, LPC request that the application be conditioned that the extension remains ancillary to the main dwelling. LPC also regret the poor design quality of the proposal.

#### **P59/10 The following other matters were discussed:**

##### **Notices of permission/consent**

29938/001	Winterbourne, Farther Common lane	Domestic outbuilding.
52303/001	Roundabout at junction of Farnham & Andlers Ash Roads	Display of 2 signs on roundabout.
30699/001	63 Mint Road	Dormer window to rear.
37204/001	Tallowood, London road	Three new windows & light tunnel.
31233/010	170 Forest Road	Renewal of extant permission for 2 dwellings.
50429/003	Longbarrow barn, Farnham Road	Retention of velux windows.

##### **Tree applications - referred to tree warden**

52315 24 Upper Mount Fell 1 japonica.

##### **Tree application decisions approved**

32022/003 1 Summerfield Terrace Fell 1 tulip tree, prune 1 apple.

##### **Hedgerow Regulation application**

Flexcombe Farm Removal of 141m of hedge. No objection.

#### **P60/10 Other business**

Cllr Linsley said that a letter of concern about overhanging trees had been received from a resident of Old School Road. The Clerk had responded explaining that LPC had no liability to remove healthy trees.

The Chairman informed the meeting that the South Downs National Park authority were developing a scheme to work with Petersfield, Lewes & Midhurst, to examine how they could be developed & enhanced as hubs of the park. She suggested that Liss, as a larger settlement as well as a hub, could benefit from such a scheme & suggested that Council be requested to approve the invitation to SDNPA to come to discuss the matter with Liss & Members agreed this proposal.

**Next Meeting: Monday 8<sup>th</sup> November, 2010.**



## LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 8<sup>th</sup> November, 2010.

### MEMBERS

\*Cllr J Duckham, \*Cllr S Halstead (Chairman), \*Cllr K Budden, Cllr H Linsley, \*Cllr G Logan, \*Cllr N McInnes, Cllr L Mann, \*Cllr B Mayo, \*Cllr R Mullenger, \*Cllr P Payne & \*Cllr A Wright.

\*Present

Apologies: Cllrs Linsley & Mann.

In attendance: Four members of the public.

### **P61/10 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 on application 50716/003 109 Forest Road arising from the proximity to her own residence.

Members agreed a period of adjournment to receive pre-application details for Old Heath Lodge, Hillbrow Road, from Mrs V Clear.

### **P62/10 Matters arising from the meeting of 11<sup>th</sup> October & other items**

LPC complaint to the Planning Inspectorate – LPC had received a letter from D Hinds MP enclosing a copy of a letter he had received from the chief executive of the Planning Inspectorate. The letter supported the Inspector’s decision & largely dismissed LPC’s comments. It was agreed that a letter of thanks be sent to Mr Hinds for his efforts. A letter would also be sent to the Planning Inspectorate expressing disappointment at their failure to respond direct to LPC.

EHDC consultation on local planning requirements – It was agreed to respond to the draft document requesting that uniformity of description on submitted documents is incorporated as well as acceptable definition of details on scanned material. It is also suggested that details of amendments to refused or withdrawn applications be itemised in the design & access statement of subsequent applications.

Liss Village Plan – An email of concerns had been received from Mr M Oakley. These would be responded to accordingly. In discussion it was agreed that the VDG team were in need of help on the production of certain elements of the Plan the importance of which to local planning & funding requests was becoming paramount.

38996/017, Quarry Farm – It was noted that the application had been refused at EHDC planning committee on 4<sup>th</sup> November.

38996/008, Quarry Farm – It was noted that the non-compliance hearing would be held by the Royal court of Justice on 18<sup>th</sup> November.

21673/010, 15 Mint Road – Notice of dismissal of appeal had been received from the Planning Inspectorate.

2413/008, The Hollow, Durford Wood – Notice of dismissal of appeal had been received from the Planning Inspectorate.

### **P63/10 Planning Applications:**

Members agreed that applications for Liss Forest be received for consideration first.

35317/001 – 16 Forest Rise – Removal of condition 3 of 35317 to allow conversion of garage to living room.

Members agreed a period of adjournment to receive comments from Mr Grant representing LFRA.

Decision: No objection providing that the parking & turning provision is retained. LPC also request that design details of the new door be provided.

52448/001 – 51 Mint Road – Single storey extension to rear.

Members agreed a period of adjournment to receive comments from Mr Grant representing LFRA.

Decision: No objection.

50716/003 – Forest Side, 109 Forest Road – Detached dwelling to rear with access to Sherwood Close.

Members agreed a period of adjournment to receive comments from Mr Grant representing LFRA.

Decision: No objection. LPC recognise that the proposed scheme is an improvement on previous applications; however, it is regretted that this represents shoehorning into a cramped area of development. Additionally LPC consider that the chimney design is discordant & not in keeping with the proposed dwelling.

50683/003 – 6 Rockpit Cottages, Rake Road – Two storey extension to side & detached garage to rear.

Decision: No objection.

28063/006 – 14 Station Road – Retention & continued change from shop to office on ground floor & one room at first floor level.

Decision: No objection.

27086/029 – West Fork, Farnham Road (neighbouring parish) – Retention & continued use of poly tunnels for the storage of caravan parts.

Decision: No comment.

24930/008 – Madhuban Tandoori Restaurant, 94 Station Road – Conversion of roof space to provide four bedrooms for staff, alterations to first floor to create a second wc/shower room & conversion of one staff bedroom to management office at first floor level.

Decision: Objection. LPC holds reservations over the safety risks posed by the cramped roof space accommodation particularly with regard to fire exits. LPC also have questions over the legal regulations on this multiple occupancy & with regard to the adequacy of the toilet provision. There is concern over the car parking provision with so many residents on site. LPC object to the removal of the chimney which is considered an important design feature of the building.

33120/007 – Rustlings Park, Woodlands lane – Extension to rear of existing car port.

Decision: No objection.

20507/013 – White Gates, Farnham Road – Replacement residential care home following demolition of existing buildings.

There was agreement that no decision could be made as some plans were not included in the submission. It was subsequently established that EHDC had failed to scan the document; this was circulated to members after the meeting & agreement of consultation comment was reached by email.

Decision: No objection.

32269/011 – The Grange, Farnham Road – Single storey extension forming an additional bedroom to existing dwelling within the cartilage of existing care home.

Decision: No objection.

53024 – Ponticum, Farther Common Lane – Two storey extension to rear & two storey extension to rear/side.

Decision: No objection provided that the application complies with Local Plan policy H16 requirements.

53028 – Oak Field Barn, Farnham Road – Change of use of suite 1 of barn from B1 to mixed B1 & D1.

Decision: No objection.

**P64/10 The following other matters were discussed:**

**Application withdrawn**

51825/001	Land nth of Heath Cottage, St Patrick's Lane	Certificate of existing lawful development - Stationing of a caravan ancillary to the use of land for the storage & selling of building materials.
20278/005	Primrose Cottage, Primrose Lane	Single storey extension to rear & new . detached garage.

**Notice of refusal**

33749/003	Oak Cottage, 52 Forest Road	Two storey extension to side.
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**Notices of permission/consent**

31222/004	Park Cottage East, Hawkley Road	Single storey extension to rear.
29065/004	Hilliers, 125 Andlers Ash Road	Retention of agricultural hardstanding.
21218/005	Kingsmead, Rake Road	Triple car port/log store.
52575	22 Newfield Road	Car canopy.
30048/001	120 Andlers Ash Road	Bay window & porch extension to front.
49276/002	3 Portland Square	Single storey extension to rear & new brick wall to replace fence.

**Tree applications - referred to tree warden**

52959/001	28 Pine Walk	Fell 1 oak tree.
35166/008	Little Hunts, Huntsbottom Lane	Fell 2 oak trees.

**Tree application decisions**

36777/004	5 Little Barn Place, Rake Road	Fell 1 spruce, 1 ash, 1 scots pine & 1 oak - refused.
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27806/007 14 East Hill drive  
21708/008 Greywalls Lodge, London Road

Fell 3 sycamores - consent.  
Crown raise lime - consent.

**P60/10 Other business**

Cllr Budden raised concerns relating to a kebab van operating from the Whistle Stop car park; the Clerk replied that there were no planning considerations & that only a clearance from EHDC environmental H & S department was required.

Cllr Wright said that land north of Rotherbank Farm Lane, described as amenity land, was for sale & asked if the trees were protected or if there were funds available to purchase the land. The Clerk explained that all major trees were protected by TPO's (reference nos.EH 548 & 574). It was understood that the asking price was £74000 & this was thought prohibitive.

The Clerk reminded members that Council had approved the invitation to the SDNPA to meet & discuss ways of enhancing the village as a gateway & hub to the National Park; it was agreed that the Clerk issue a formal invitation.

**Next Meeting: Monday 8<sup>th</sup> November, 2010.**

**LISS PARISH COUNCIL**  
Minutes of the Planning Committee meeting held on 6<sup>th</sup> December, 2010.

**MEMBERS**

\*Cllr J Duckham, \*Cllr S Halstead (Chairman), \*Cllr K Budden, \*Cllr H Linsley, \*Cllr G Logan, \*Cllr N McInnes, Cllr L Mann, \*Cllr B Mayo, \*Cllr R Mullenger, \*Cllr P Payne & Cllr A Wright.

\*Present

Apologies: Cllrs Mann & Wright.

In attendance: Four members of the public.

**P66/10 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”.

The Chairman declared a prejudicial interest on application 52156 Road verge at the junction of Hill Brow Road & East Hill Drive arising from the proximity to her own residence.

Cllr Logan declared a prejudicial interest on application 51555/001 76 Newfield Road arising from the proximity to her own residence.

Cllr Mullenger declared a prejudicial interest in application 33514/018 Lyss Place, Hawkley Road arising from the proximity to his own residence.

**P67/10 Matters arising from the meeting of 8<sup>th</sup> November & other items**

52959, 28 Pine Walk – A copy of the letter of support for the felling of one oak tree sent to EHDC by LFRALPC had been received.

50716/003 109 Forest Road – A copy of a letter of objection to the proposed development of one new house sent to EHDC by Mr Green had been received.

EHDC – A notification of new on-line planning pages had been received. EHDC would hold demonstrations on 13<sup>th</sup> December.

36777/004 Tall Trees, Little Barn Place – A notice of planning appeal against the refusal of permission to fell four trees had been received. This was a fast track appeal.

Selborne Parish Council – A copy of the response from D Hinds MP to Selborne’s letter of concern over the inequality of planning regulations with regard to gypsies had been received.

Members agreed an adjournment to receive comments from Mr Hedges of 28 Pine Walk on his application to fell two fir trees. It was explained that LPC had already submitted the comments of its tree warden to EHDC. The meeting was then reconvened.

**P68/10 Tree felling application:**

52959/002 - 28 Pine Walk – Fell two fir trees.

The Chairman read out letters of support for the felling from LFRA & residents.

Decision: LPC would submit supplementary comments to EHDC stating that damage to properties was a recognised threat from the tree root systems & therefore, LPC would have no objections to the felling of the trees. It was felt that replacement trees were necessary & that EHDC should ensure that suitable species were selected.

**P69/10 Planning Applications:**

53026 – 9 Patricks Close – New conservatory to rear.

Decision: No objection.

52834/001 – West Acre Cottage. Hill Side Road – Two storey extension to front – Certificate of lawful development.

Decision: Objection. LPC is strongly opposed to this breach of tried & tested planning policies that proposes an overdevelopment of massive scale. Should EHDC be minded to approve the application then every step should be taken to ensure that the Local Plan Policy H16 limit of 50% on development is not exceeded.

53044 – Rake Hill, Primrose Lane – Two storey extension to side, conservatory to rear & replacement front porch.

Decision: No objection as long as the 50% Local Plan Policy H16 limit on development is not exceeded.

33514/018 – Lyss Place, Hawkley Road – Detached building for indoor riding school, new barn & stables.

Cllr Mullenger took no part in the discussion or decision.

Decision: No objection in principle. LPC consider the revised location to be preferable; however, there is concern over the number of rooflights as these will be visible from the Hangars. For the same reason LPC request that it is ensured that the roofing materials are non-reflective & dark in colour.

LPC also request that, should EHDC be minded to grant approval then the following matters be included in conditions:

- Provisions to ensure that any necessary archaeological requirements are fully understood & met.
- A S106 condition tying the construction to Lyss Place.

- Conditions that no external lighting is used in the countryside.
- No further access to Hawkley Road is created.
- All materials to be locally sourced wood or slate to reduce the impact.

**P70/10 The following other matters were discussed:**

**Notice of change of description**

53028 Oak Field Barn, Farnham Road Change of use of Oak Field Barn to allow mixed B1 (business) & D1 (non-residential institutions) use.

**Notice of refusal**

38996/017 Quarry Farm, Rake Road Retention of mobile home for use by agricultural worker for a period of three years & detached stable block.

**Notices of permission/consent**

50683/003 6 Rockpit Cottages, Rake Road Two storey extension to side & detached garage to rear.

24063/002 Bramblings, Hill Side Road Attached double garage following demolition of existing.

**TPO felling/pruning applications (referred to tree warden)**

33256/008 Wellwood, Hill Brow Road Prune 2 ash trees & all branches overhanging 16 Old School Road.

23122/006 Camrose, The Mead Fell 1 ash tree & prune 1 horse chestnut, 1 ash & 5 ash stems.

23122/007 Camrose, The Mead Fell 1 holly tree.

38437/002 Firwood House, Malvern Road Prune two yew trees.

**P71/10 Planning Applications**

The Chairman left the meeting & Members agreed that Cllr Duckham take the Chair for the remaining items.

52156 – Road verge at junction of East Hill Drive & Hill Brow Road – Free standing sign - Advertising consent application.

The Clerk read letters of objection received from affected residents.

Decision: Strong objection. Advertising boards, such as the proposed, would have a detrimental effect on the character of this area designated as an Area of Special Housing Character in the EHDC Local Plan, Policy H9. LPC is endeavouring, with HCC Highways, to reduce the proliferation of road clutter signage & suggests that there may be more acceptable methods for East Hill House to communicate its whereabouts such as additional wording to existing signage.

51555/001 – 76 Newfield Road – Replacement barn for use as ancillary accommodation following demolition of old barn.

Cllr Logan left the meeting at this point.

The Chairman read out letters of comment from LFRA & affected residents.

Decision: No objection in principle. LPC support the replacement of the barn; however, there is concern over the apparent creation of an ancillary dwelling on the plot. There is concern over the size of the proposed construction & LPC suggest that the replacement is restricted to the same dimensions as the existing barn. LPC request that, should EHDC be minded to approve the application, then a condition be applied that the development remains ancillary to the main dwelling in perpetuity.

**P72/10 Other business**

There was no other business.

**Next Meeting: Monday 10<sup>th</sup> January, 2010.**