

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 10th January 2011.

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, Mullenger, & P Payne.

In attendance: One member of the public.

P01/11 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 Duckham declared a personal interest in application 53116, Pruetts Hill, Pruetts lane, arising from a friendship with the applicant.

P02/11 Matters arising from the meeting of 6th December 2010 & other items

51825/002 Land north of Heath Lodge, St Patrick’s Lane – A notice of appeal had been received. It was agreed that the Clerk submit comments to the Inspector maintaining the position of LPC on the application.

Field View, Farnham Road – The Chairman read a response from the Planning Inspectorate to the complaints lodged by LPC over non-response to letters sent.

Inwood Road reserve site – Drum Housing had requested a meeting with LPC & NCPFT to discuss certain aspects of the development. It was agreed to invite them to attend on 24th January at 6.30pm.

SDNP Authority – The Chairman informed Members that a meeting to discuss possible improvements to Liss as a gateway/hub for the national Park had been arranged for 8th February at 2pm in Midhurst. Some details were still awaited from the Authority & the Clerk would keep Members informed.

52156 free standing sign at junction of Hill Brow & East Hill Drive – The application had been considered at EHDC South Planning on 6th January; Cllr Linsley had attended & made a statement in support of LPC’s objection. EHDC had subsequently approved the application.

Mr M Oakley’s questions on the status of the VDG – Members agreed a brief adjournment to receive comments from Mrs Effenberg, Chairman of the VDG. The Meeting was then reconvened & after discussion on the various correspondences it was agreed that Mr Oakley should be invited to meet with the Chairman of the VDG & Cllr Wright in order that certain misunderstandings could be resolved.

Upper Adhurst Farm – A consultation had been received from HCC on the soil processing works. This matter had been considered at LPC Planning Committee in August 2010 & it was agreed that the no objection decision be put to HCC.

P03/11 Planning Applications:

50520/003 – Crossing Gates, Station Road – Conversion of public house into two dwellings & three new cottages with associated parking following demolition of existing outbuildings.

Members agreed a period of adjournment to receive comments from Mrs Effenberg on behalf of the VDG who fully supported the application.

Decision: No objection. LPC welcomes this application that would substantially improve the village centre. LPC requests that the pavements to the front of the development be resurfaced with block paving to match that installed in the rest of the village centre last year.

50520/004 – Crossing Gates, Station Road – Demolition of outbuildings.

Decision: No objection.

53077 – Bennath, Mill road – Single storey extension to side & conversion of roof space with dormer windows to rear & velux windows to front.

Decision: No objection.

30124/005 – 21 Greenfields – Retention of close boarded timber fence standing on a brick dwarf wall to south & rustic fence to east.

Decision: No objection.

51825/003 – Land north of Heath Cottage, St Patrick’s Lane – Certificate of lawfulness – continued use of the land for storage & sale of building materials.

Decision: Objection. LPC committee members have no knowledge of any retail activity being carried out on this site over the lengthy period claimed by the applicant. Should EHDC be minded to approve the application then LPC request that it is conditioned that the scale of the current activities are restricted to remain as they are because of the difficult road access.

51825/004 – Land north of Heath Cottage, St Patrick’s Lane – Certificate of existing lawful use – equestrian use of land.

Decision: Objection.

Amended decision: No objection provided that EHDC ensure that the existing level of usage is not exceeded. In addition, LPC request a condition requiring the removal of the ancillary buildings should equestrian activity cease at the site.

52938/001 – Land east of The Dormers, Rake Road – Certificate of lawfulness – continued use of land for the storage & sale of building materials.

Decision: Objection. LPC committee have no knowledge of any retail activity being carried out over the lengthy period claimed by the applicant. It is felt that the evidence supplied by local residents clearly indicates that any retail business is a very recent development & LPC holds great store in these representations.

29629/010 – Little Brewells East, Brewells Lane – Removal of condition 5 of previously approved application 29629/003 to allow first floor storage space to be used as habitable accommodation.

Decision: Objection. LPC feel that the reasons for the imposition of condition 5 of 29629/003 in 1997 remain valid. LPC hold concerns that approval of this application may set an unwanted precedent in the area.

Should EHDC be minded to approve this application then LPC request that a condition be applied to ensure that the habitable accommodation remains ancillary to the main dwelling & cannot be rented out commercially or sold as a separate dwelling.

31025/002 – 24 Berrylands – Single storey extension to rear following removal of conservatory.

Decision: No objection.

53116 – Pruetts Hill, Pruetts Lane – Two storey extension to side & internal alterations.

Cllr Duckham had declared a personal interest & took no part in the discussion or decision.

Decision: No objection so long as the proposal is within the development limits.

33911/001 – 13 Syers Road – First floor extension to side.

Decision: No objection.

P04/11 The following other matters were discussed:

Notice of application withdrawn

20507/013 White Gates, Farnham Road

Replacement residential care home following demolition of existing buildings.

Notice of refusal

27086/029 West Fork, Farnham Road, Greatham

Retention & continued use of poly tunnels for the storage of caravan parts.

51825/002 Land north of Heath Cottage, St Patrick's Lane

Change of use of land to equestrian & retention stable & tack room.

Notices of permission/consent

20690/008 Liss House, Station Road

Removal of condition 10 & variation of condition 11 - details of parking signage & plan numbers to change layout.

28063/006 14 Station Road

Retention & continued change from shop to office on ground floor & one room at 1st floor level.

35317/001 16 Forest Rise

Removal condition 3 to allow conversion of garage to living accommodation.

33120/007 Rustlings Park, Woodlands Lane

Extension to rear of existing car park.

52448/001 51 Mint Road

Single storey extension to rear.

24930/008 94 Station Road

Conversion of roof space to provide four bedrooms for staff, alts. to first floor to create second wc & conversion of bedroom to management office.

33514/018 Lyss Place, Hawkley Road

Detached building for indoor riding school,

new barn & stables.

32269/011 The Grange, Farnham Road

Single storey extension to forming an additional bedroom to existing dwelling within the curtilage of existing care home.

51555/001 76 Newfield Road

Replacement barn for use as ancillary accommodation following demolition of old barn.

Tree application decisions

52959/001 28 Pine Walk

Fell one oak tree. Consent.

35166/008 Little Hunts, Huntsbottom Lane

Fell two oak trees. Refused.

33256/008 Wellwood, Hill Brow Road

Crown reduction 2 trees. Consent.

P05/11 Other business

Cllr Wright asked if there were any details on the Government's Localism Bill. The Chairman replied that she had attended several meetings where this had been raised but it was still unclear & was felt that changes were yet to be made.

Next Meeting: Monday 7th February, 2010.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 7th March 2011.

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 Halstead, Logan, Mann, & P Payne.

In attendance: Clerk, R Bowery & 4 members of the public

In the absence of Cllr Halstead it was unanimously agreed, proposed by Cllr Linsley & seconded by Cllr Mullenger, that Cllr Duckham take the chair.

P11/11 Declarations of interest

Cllrs Mullenger declared a personal interest in application 27392/004 arising from his wife's position as a trustee of the neighbouring property.

Members then agreed a period of adjournment to receive comments from members of the public on the following applications:

23941/010, Old Heath Lodge – Mr Luttener & Mr Dobbin, neighbours of the application site, made statements of objection highlighting the impact on the surrounding area & maintaining that Local Plan Policies were not being addressed.

27392/004, 71a Station Road – Mrs Effenberg of the VDG listed objections to the proposal including overdevelopment, parking & manoeuvring problems & the height of the proposed development.

23129/005, Heather Cottage – Mr Grant of the LFRA objected to the proposal as the stables were too near neighbouring properties; a repositioning would allay problems of noxious smells. He also requested a condition that no more than 2 horses be stabled at the site.

62376/002, 101 Forest Road – Mr Grant of the LFRA commented that block paving would be more visually acceptable than tarmac for the vehicle hard standing.

The meeting was then reconvened.

P12/11 Matters arising from the meeting of 7th February 2011 & other items

HCC consultation on Minerals & Waste – Notice of the publishing of the consultation comments had been received, These were available on HCC's website.

52959/002 28 pine Walk - A notice of fast track appeal had been received on the EHDC refusal of permission to fell 2 lawson cypress trees.

CPRE – An information sheet on the Localism Bill had been received.

Journal of Planning – Comments on the Localism Bill had been received.

27392/004, 71a Station Road – A notice of EHDC site visit on 25th March at 9.30am had been received. It was agreed that Cllrs Halstead & Duckham attend to represent LPC.

Inwood Road reserve site – It was noted that radian Housing had held their public consultation event & that some members of the public were submitting comments direct to the architects as well as Radian.

Quarry Farm – EHDC had advised that the applicant's appeal had been dismissed at Crown Court; however it was confirmed that he had submitted a further appeal to the Planning Inspectorate on the refusal of permission to retain the mobile home & stables.

P13/11 Planning Applications:

52376/002 – 101 Forest Road – Two storey extension to side & porch to front.

Decision: No objection in principle; however, it is felt that by developing to the limit of the boundary there will be maintenance issues as well as possible access problems created for the neighbouring property. LPC also request that EHDC take action to ensure that vehicles are parked in the allotted area rather than on roadside.

51545/002 – Eastwood, Hill Brow Road – Conservatory to north elevation.

Decision: No objection. LPC request that EHDC investigate to ensure that the limit on development will not be exceeded by this proposal.

51628 – 176 Forest Road – Single storey extension to rear following demolition of extension.

Members agreed that a site visit was necessary. Subsequent to the visit on 11th March the following response was agreed:

Decision: No objection in principle; however, there is some concern that an extension that is the whole width of the property may have an overbearing effect on the neighbouring properties.

20278/006 – Primrose Cottage, Primrose Lane – Single storey extension to side/rear & detached garage.

Decision: No objection. LPC request that EHDC investigate to ensure that the limit on development will not be exceeded by this proposal.

23129/005 – Heather Cottage, Warren Road – Change of use from agricultural to equestrian (paddocks 1 & 2) & new stables & hardstanding to paddock 1.

Members agreed an adjournment to receive additional comments from Mr Grant. The meeting as then reconvened.

Decision: Objection. Information received indicates that plans submitted do not accurately reflect the existing situation as the agricultural sheds are not shown. LPC would not wish to see a proliferation of structures on the site & request that EHDC investigate the situation.

Should EHDC be minded to approve the application then LPC request that the siting of the stables is repositioned to the south to reduce the impact of strong odours on the neighbouring property.

34808/031 – Summerdale Farm, Hatch Lane – Retention of part change of use of stables to carport & construction of raised planter.

Decision: No objection. LPC request that EHDC impose a condition that no further stables be constructed on the site.

23941/010 – Old Heath Lodge, Hill Brow Road – Two dwellings with associated access following demolition of original dwelling.

Decision: Strong objection. LPC maintains its position as lodged by objection to application 23941/009; these were:

“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.”

LPC feel that the revised application does not meet any of these objections & continues to be a proposal that is excessive in size, detrimental to the area & out of scale & character with the existing dwellings in the area.

39995/006 – Land adjoining sewage works at Farnham Road. – Replacement fencing, creation of three additional paddocks, planting of trees & part change of use to equestrian with the creation of a riding area.

Decision: Objection. LPC feel that this proposal is not acceptable in such an environmentally sensitive area. & particularly object to the creation in the National Park of a very large sand riding area that will be highly visible in the winter time. It is also felt that the proliferation of traffic, with horse boxes, that any pony club would entail will cause access difficulties from Andlers Ash Road.

27392/004 – 71a Station Road – Outline – three storey block of four flats (to northwest) & three storey block of five flats (to rear) following demolition of retail units & outbuildings.

Members agreed a period of adjournment to receive comments from Cllr Mullenger. His objections included concerns over safety issues created by the parking arrangements on a site that was used as a youth centre 5 nights a week. Cllr Mullenger then left the room & took no part in the discussion or decision. The meeting was then reconvened.

Decision: Strong objection. LPC feel that the proposal remains a gross overdevelopment on what is a small & cramped site.

At three storeys the development is not in line with the Liss Village Design Statement recommendations of a maximum of 2.5 storeys. Also of concern is the parking & manoeuvring proposals that require access over the area that is used as pedestrian access to the Crossover Youth Centre. The Centre is used 5 nights a week by children from as young as 8 years old & LPC feel that there is a serious risk of accidents in this arrangement.

Additionally, LPC request that EHDC investigate the claimed right of way that the applicant indicates on his documents. Local information is that this right of way is for pedestrian access only.

With regard to parking issues, LPC would add that the provision of 9 parking spaces for a 13 bedroom development is probably inadequate & it must be realised that there is no on-road parking in this congested area adjacent to the railway crossing. LPC draws attention to the HCC Highways measures currently being put in place to extend parking restrictions in Station Road.

P14/11 The following other matters were discussed:

Application withdrawn

25000/022 Spread Eagle, Farnham Road

Change of use of part of land to temporary compound & site car parking for contractors.

Notices of refusal

51825/004 Land north of Heath Cottage, St Patrick's Lane

CLU - Equestrian use of land.

37334/005 6 St Mary's Road

First floor extension to rear & new pagoda to rear.

Notices of permission/consent

50716/003 Forest Side, 109 Forest Road

Detached dwelling to rear with access to Sherwood Close.

29629/010 Little Brewells East, Brewells Lane

Removal of condition 5 to allow first floor storage space to be used as ancillary habitable accommodation.

33911/001 13 Syers Road

First floor extension to side.

20893/001 Beech Hill, Hatch Lane

Single storey extension, balcony over bay window, dormer window to side & roof lanterns.

Tree applications referred to tree warden

21913/005 The Limes, Limes Close
34484/005 Farthing Wood, Willow Close
49280/001 31 Rotherbank Farm Lane
39617/002 Woodstock, 16a Riverside Close

Fell one eucalyptus.
Fell one sweet chestnut.
Prune one ash tree.
Crown reduce three oak trees.

P15/11 Other business

There was no other business.

Next Meeting: Monday 4th April, 2010.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 4th April 2011.

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.

In attendance: Clerk, R Bowery.

P16/11 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 Halstead declared a prejudicial interest in application 34245/003 that was for a near neighbouring property to her own.

P17/11 Matters arising from the meeting of 7th March 2011 & other items

51825/002 Land adjacent to St Patrick's Lane – A notice of dismissal of appeal had been received from the Planning Inspectorate. Members welcomed the Inspector's recognition of the aims of the SDNP to enhance & protect the area.

EHDC – An email had been received notifying of the effect of changes to planning procedure following the formalising of the SDNP.

23941/010 Old Heath Lodge, Hill Brow Road – It was agreed that EHDC be notified that LPC would be represented at South Planning on 7th April by one of Cllrs Halstead, Duckham or Linsley according to availability.

P18/11 Planning Applications:

53192 & – Dormers, Rake Road – Removal of condition 2 of prd2750/006 to allow continual use of dwelling without an agricultural tie.

and

53192/001 – Dormers, Rake Road – Lawful development certificate for an existing residential dwelling.

Decision: LPC has no objection to the continued use of the dwelling but does not wish to see the removal of condition 2 of prd2750/006. LPC is aware of a need for such dwellings in the area by agricultural workers.

53044/001 – Rake Hill, Primrose Lane – Lawful development certificate - replacement stable/store.

Decision: No objection provided that a condition be applied that the development is not used as residential & remains subsidiary to the main dwelling.

50520/003 – The Crossing Gates, 61 Station road – Conversion of public house into two dwellings & three new cottages with associated parking following demolition of existing outbuildings.

Decision: No objection.

23122/009 – Camrose, The Mead – New dwelling with associated access, car parking & landscaping.

Decision: Objection. LPC considers this application to be an overdevelopment of the site. There are concerns over the manoeuvring, access & visibility splays. Although this revised application is for a smaller development it remains over imposing for the location. It should also be noted that the application form is for a three bedroom bungalow but the drawings clearly show a four bedrooms. In addition there is concern that future residents will want to clear, by felling or crown lifting, trees to obtain more light & LPC request that EHDC ensure that all trees are adequately protected.

A site visit by EHDC South Planning Committee is requested.

23663/004 – Smiths garage, Hill Brow Road – Outline application – ten residential units & two class B1 office units with associated parking & landscaping.

Decision: Objection. LPC do not consider that an outline application is appropriate for such a scale of development on such a significant site. It is felt that the previously allowed application was only acceptable due to the extremely high standard of design & materials proposed. It would now be unwise to permit an outline application on this scale & density without being assured of similar attention to design & materials.

LPC is extremely disappointed that following such a lengthy exercise of engagement with all parties the excellent design solution reached & approved could be overridden in future if outline permission on this scale were to be granted

53291 – 1 Princes Cottages, Andlers Ash Road – Oak framed car port to side.

Decision: No objection.

50908/001 – 13 Forest Rise – Renewal of extant planning permission – two storey & single storey extensions to rear & sides.

Decision: No objection.

50668/002 – 30 Syers Road – Single storey dwelling to land rear of 30 Syers Road (access onto Shoterfield Terrace).

Decision: Objection. LPC maintains its opinion that the proposal constitutes a cramped overdevelopment on this site adjacent to the conservation area. LPC draw attention to the incorrect scaling of the submitted drawings.

29521/006 – Gorselands, Willow Close – Two garden stores attached to double garage.

Decision: No objection.

53301 – 1 Forest Rise – Single storey extension to front & rear following demolition of conservatory.

Decision: No objection.

49518/004 – Brewells Farm, Brewells Lane - -External alterations to remove applied finishes to external timber frame.

Decision: No objection.

50697/002 – 5 Willow Road – Removal of conditions 4 & 5 of 50697 to allow part conversion of garage to utility room.

Decision: Objection. LPC maintains its concerns over inadequate parking provision as submitted on application 50697 & feel that the reasons given by EHDC for the imposition of conditions 4 & 5 of that approval are still valid.

P19/11 The following other matters were discussed:

Tree applications referred to tree warden

21913/006 The Limes, Limes Close Prune 2 lime trees.

Tree application decisions

53197 2 Beech Place, Western Road Consent - crown reduce walnut & beech trees,

21913/005 The Limes, Limes Close Consent - reduce apple tree.

27863/020 Crinkle Well House, Plantation Road Consent - Prune holly, oak & sycamore.

P20/11 Other business

Cllr Budden raised concerns over possible unapproved development work being carried out. It was agreed to check for any relevant approvals at the address concerned.

Cllr Budden felt there was a need for EHDC to monitor developments at Flexcombe Farm.

Cllr Logan was given a briefing on the site meeting with developers' agents at Liss House.

Cllr Halstead reported that she had sent comments complimenting the landscape architect responsible for the A3 Liss bypass where the fruits of the planting were now to be seen.

P21/11 Planning Application:

34245/003 – Hillyfield, 7 East Hill Drive – garden shed to side of dwelling.

Decision: No objection.

Next Meeting: Tuesday 3rd May, 2011.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 31st May 2011.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr H Linsley, *Cllr G Logan, *Cllr B Mayo, Cllr Payne, *Cllr Thomas & Cllr A Wright.

*Present

Apologies: Cllrs Linsley & Payne.

In attendance: Clerk, R Bowery.

27/11 Election of Chairman

Cllr Halstead, nominated by Cllr Wright & seconded by Cllr Mayo, was unanimously elected as Chairman for the ensuing year. The Chairman welcomed Cllr Thomas as a new member of the committee. She also expressed the need for strong support from Members in such areas as representing LPC at planning appeal hearings, EHDC committees & site visits.

P28/11 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 Mayo declared a personal & prejudicial interest in agenda item 49280/001 a notification of a planning appeal relating to a refused TPO application at their residence.

P29/11 Matters arising from the meeting of 3rd May 2011 & other items

Communities & Local Govt – Consultation on planning for travellers sites. It was agreed to carry this forward to the next meeting. 48280/001 31 Rotherbank Farm – A notice of a fast track appeal against the TPO consent had been received. No action by LPC was required.

Inwood Road Reserve Site – A response to LPC’s letter of comments on Radian’s proposals had been received. It was agreed to note the comments & keep them on record for the time that a planning application was received.

P30/11 Planning Applications:

23350/011 – Forge House, Mill Road – Change of use from office to two residential dwelling units, enlarged dormer to rear, amended fenestration throughout with associated parking & landscaping.

Decision: No objection in principle. However, it is requested that evidence of the commercial marketing of the property as an existing business premises is produced. Also, LPC requests that it is ensured that there is adequate parking, manoeuvring & access provision on the site.

50683/004 – 6 Rockpit Cottages, Rake Road – Two storey side extension.

Decision: Objection. It is felt that the materials indicated are unacceptable. Use of such materials as detailed in the previously approved application are essential to the retention of the integrity of this group of cottages. The tile hanging is particularly inappropriate & the proposed extent of the glazing is out of keeping with the other cottages. LPC welcomes the inclusion of a chimney in the design.

25665/003 – The White Eagle Lodge Newlands, Brewells Lane – Installation of photovoltaic panels to Eagle Lodge, Temple & Newlands roofs..

Decision: No objection.

27940/002 – 6 Forest Rise – Single storey extension to side.

Decision: No objection.

29521/007 – Gorselands, Willow Close – Single storey extension to rear & alteration to dormer.

Decision: No objection.

Prior notification of agricultural development.

38996/018 – Quarry Farm, Rake Road – Agricultural open barn for storage of equipment & animal feed.

Decision: Objection. LPC strongly object to the proliferation of buildings on such a smallholding of this size. It is felt that there needs to be evidence of a business plan that identifies all existing buildings & what they are used for.

Pre-decision amendments

50697/002 – 5 Willow Road – Removal of conditions 4 & 5 of 50697 to allow part conversion of garage to utility room. (Amended parking layout).

It was noted that this item had been discussed at Council on 16th May where the following response had been agreed.

Decision: Objection. LPC maintains its objection to this application. It is felt that the revised proposal would adversely impact on the street scene & that the introduction of the drop kerb would reduce on-road parking available to other residents.

25551/021 – Eastfield Nursing Home, Hill Brow Road – Three storey extension to create nine additional bedrooms together with additional ancillary rooms.(Amended parking layout).

Decision: No objection.

P31/11 The following other matters were discussed:

Applications withdrawn

51394/001 10-12 Station Road Demolition of single storey shop & buildings.

Notices of refusal

23122/009 Camrose, The Mead New dwelling with associated access, car parking & landscaping.

50668/002 30 Syers Road Single storey dwelling to land rear of 30 Syers Road.

50697/002 5 Willow Road Removal of conds. 4 & 5 to allow part conversion of garage to utility room.

Notices of approval

28457/008 Sewage Treatment Works Construction of walk-in ferric dosing kiosk & a walk-in effluent monitoring kiosk.

53044/001 Rake Hill, Primrose Lane LDC - Replacement stables/stores.

53192/001 Dormers, Rake Road LDC - Removal of agricultural tie on residential dwelling.

29521/006 Goreslands, Willow Close Two garden stores attached to double garage.

37675/003 Old Mint Cottage, 67 Mint Road Single storey extension to rear.

49518/004 Brewells Farm, Brewells Lane External work to remove applied finishes to external timber frame.

20278/006 Primrose Cottage, Primrose Lane Single storey extension to side/rear & detached garage.

34808/031 Summerdale Farm, Hatch Lane Retention of part change of use of stables to carport & raised planter.

27939/002 5 Forest Rise Conservatory to rear & single storey extension to side.

P32/11 Other business

Cllr Logan reported that she was still working on the draft of a letter to the local MP on CLD regulations.

Next Meeting: 27th June, 2011.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 31st May 2011.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr H Linsley, *Cllr G Logan, *Cllr B Mayo, Cllr Payne, *Cllr Thomas & Cllr A Wright.

*Present

Apologies: Cllrs Linsley & Payne.

In attendance: Clerk, R Bowery.

27/11 Election of Chairman

Cllr Halstead, nominated by Cllr Wright & seconded by Cllr Mayo, was unanimously elected as Chairman for the ensuing year. The Chairman welcomed Cllr Thomas as a new member of the committee. She also expressed the need for strong support from Members in such areas as representing LPC at planning appeal hearings, EHDC committees & site visits.

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Decision: No objection in principle. However, it is requested that evidence of the commercial marketing of the property as an existing business premises is produced. Also, LPC requests that it is ensured that there is adequate parking, manoeuvring & access provision on the site.

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25665/003 – The White Eagle Lodge Newlands, Brewells Lane – Installation of photovoltaic panels to Eagle Lodge, Temple & Newlands roofs..

Decision: No objection.

27940/002 – 6 Forest Rise – Single storey extension to side.

Decision: No objection.

29521/007 – Gorselands, Willow Close – Single storey extension to rear & alteration to dormer.

Decision: No objection.

Prior notification of agricultural development.

38996/018 – Quarry Farm, Rake Road – Agricultural open barn for storage of equipment & animal feed.

Decision: Objection. LPC strongly object to the proliferation of buildings on such a smallholding of this size. It is felt that there needs to be evidence of a business plan that identifies all existing buildings & what they are used for.

Pre-decision amendments

50697/002 – 5 Willow Road – Removal of conditions 4 & 5 of 50697 to allow part conversion of garage to utility room. (Amended parking layout).

It was noted that this item had been discussed at Council on 16th May where the following response had been agreed.

Decision: Objection. LPC maintains its objection to this application. It is felt that the revised proposal would adversely impact on the street scene & that the introduction of the drop kerb would reduce on-road parking available to other residents.

25551/021 – Eastfield Nursing Home, Hill Brow Road – Three storey extension to create nine additional bedrooms together with additional ancillary rooms.(Amended parking layout).

Decision: No objection.

P31/11 The following other matters were discussed:

Applications withdrawn

51394/001 10-12 Station Road Demolition of single storey shop & buildings.

Notices of refusal

23122/009 Camrose, The Mead New dwelling with associated access, car parking & landscaping.

50668/002 30 Syers Road Single storey dwelling to land rear of 30 Syers Road.

50697/002 5 Willow Road Removal of conds. 4 & 5 to allow part conversion of garage to utility room.

Notices of approval

28457/008 Sewage Treatment Works Construction of walk-in ferric dosing kiosk & a walk-in effluent monitoring kiosk.

53044/001 Rake Hill, Primrose Lane LDC - Replacement stables/stores.

53192/001 Dormers, Rake Road LDC - Removal of agricultural tie on residential dwelling.

29521/006 Goreslands, Willow Close Two garden stores attached to double garage.

37675/003 Old Mint Cottage, 67 Mint Road Single storey extension to rear.

49518/004 Brewells Farm, Brewells Lane External work to remove applied finishes to external timber frame.

20278/006 Primrose Cottage, Primrose Lane Single storey extension to side/rear & detached garage.

34808/031 Summerdale Farm, Hatch Lane Retention of part change of use of stables to carport & raised planter.

27939/002 5 Forest Rise Conservatory to rear & single storey extension to side.

P32/11 Other business

Cllr Logan reported that she was still working on the draft of a letter to the local MP on CLD regulations.

Next Meeting: 27th June, 2011.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 27th June 2011.

MEMBERS

Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr H Linsley, Cllr G Logan, *Cllr B Mayo, *Cllr Payne, *Cllr Thomas & Cllr A Wright.

*Present

Apologies: Cllrs Halstead, Logan & Wright.

In attendance: Clerk, R Bowery & 1 member of the public..

33/11 Election of Chairman

In the absence of the Chairman Cllr Budden, nominated by Cllr Mayo & seconded by Cllr Thomas, was unanimously elected as Chairman for the meeting.

P34/11 Declarations of interest

There were no declarations of interests.

P35/11 Matters arising from the meeting of 31st May 2011 & other items

Communities & Local Govt – Consultation on planning for travellers sites. Cllr Halstead had prepared a response & circulated it to Members. It was agreed that the response be submitted with a copy sent to D Hinds MP.

In discussion it was agreed that the issue was a complex matter & that a solution was difficult. It was noted that there were important issues raised by travellers buying land in the countryside & then settling illegally on it. This matter was not dealt with in the Government consultation.

23122/009 Camrose, The Mead – A notice of a appeal had been received. It was agreed that the Clerk respond to the Planning Inspectorate reiterating LPC's reasons of objection & supporting EHDC's refusal of permission.

50668/002 30 Syers Road – A notice of a appeal had been received. It was agreed that the Clerk respond to the Planning Inspectorate reiterating LPC's reasons of objection & supporting EHDC's refusal of permission.

EHDC Conservation & Design Awards 2011 – It was agreed that there had been no developments in Liss that warranted nomination.

EHDC response to LPC letter of concern over removal of community Planning Coordinator post - A letter had been received & the contents were noted.

LFRA – A copy of an email expressing concerns over LPCC's intentions on the St Saviour's site development had been received. Members shared the concerns of the LFRA that, if the site was sold on, then the promised facility of a community hall might not be delivered.

P36/11 Planning Applications:

33514/019 – Lyss Place, Hawkley Road – Variation of condition 9 of 33514/018 to allow longer winter operating hours from 7am to 7pm November to March including Sundays & Bank Holidays.

Members agreed a period of adjournment from Mrs Effenberg on behalf of the VDG.

The chairman read comments received by email from a Hawkley Road resident.

Decision: No objection; however, LPC request that the existing conditions relating to outdoor lighting are retained.

20507/014 – White Gates, Farnham Road – Replacement residential care home following demolition of existing buildings.

Members agreed a period of adjournment from Mrs Effenberg on behalf of the VDG.

The chairman read comments received from a Farnham Road resident.

Decision: No objection; however, LPC have concerns over road safety issues with the increase in traffic exiting the site onto Farnham Road. LPC also seek assurance that parking standards are met by the proposed on-site provision.

25616/006 – West Gables, London Road – Installation of ground mounted photovoltaic (pv) system.

Decision: No objection.

38251/004 – Wyld Green Lodge, Mill Road – Renewal of extant permission 38251/003-carport to side with alterations to access.

Decision: No objection.

52279/002 & 003 – Home farm, Duckmead Lane – Change of use of land to equestrian & detached stable block (52279/002) & Detached barn for agricultural store following demolition of outbuildings (52279/003).

Decision: No objection in principle; however, there is concern over the height of the proposed barn & it is felt that the new barn should be the same height as the existing barn. LPC also request that retention of the screening hedge is conditioned. It is felt that a condition should be applied requiring the usage to remain as ancillary to the main dwelling and that no commercial equestrian business be operated & that the developments are not sold as a separate dwelling in the future.

32943/005 – 6a Patricks Close – Single storey infill extension between garage & house with conversion of part of garage to habitable accommodation.

Decision: No objection.

28184/003 – 6 Dudley Terrace – Two storey extension to side following demolition of prefabricated garage.

Decision: No objection.

38023/001 – Cardews Coach House, Hill Brow Road – Single storey extension to front, glazed gable end to side.

Decision: No objection.

38391/008 – Tintern, Hill Brow Road – Detached triple garage/store with studio above (amendment to previous scheme 38391/004 allowed on appeal).

Decision: Strong objection. LPC consider that the proposal is of a size & appearance that is detrimental to the main dwelling & that the orientation makes it very unlikely that the garage could be accessed by vehicles. Should EHDC be minded to permit the development then it is requested that it is conditioned that the usage should be for the parking of private motor vehicles only & for purposes ancillary to the domestic use of the main dwelling & that at no point in the future should it be converted to habitable accommodation or sold as a separate dwelling.

P37/11 The following other matters were discussed:

Notices of approval

50520/003	Crossing Gates, 61 Station Road	Conversion of public house into two dwellings & three new cottages with associated parking following demolition of existing outbuildings.
52376/003	101 Forest Road	Two storey extension to side & porch to front.
23663/004	Smiths Garage, Hill Brow Road	Outline - Ten residential units & two class B1 office units with associated parking & landscaping.
23350/011	Forge House, Mill Road	Change of use from offices to two residential units, enlarged dormer to rear, amended fenestration throughout with associated parking & landscaping.
51825/003	Land north of Heath Lodge, St Patricks Lane	CLU - Continued use of land for storage & sale of building materials.
38996/018	Quarry Farm, Rake Road	Agricultural open barn for storage of equipment & animal feed - prior approval not required.
27940/002	6 Forest Rise	Single storey extension to side.
29521/007	Gorselands, Willow Close	Single storey extension to rear & alteration to dormer.
34808/031	Summerdale Farm, Hatch Lane	Retention of part change of use of stables to carport & construction of raised planter.

P38/11 Other business

The Clerk reported that Cllr Logan had now completed her letter to the local MP on CLD regulations. A copy would be circulated to Members.

Next Meeting: 25th July, 2011.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 25th July 2011.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr H Linsley, *Cllr G Logan, *Cllr B Mayo, *Cllr Payne, *Cllr Thomas & *Cllr A Wright.

*Present

In attendance: Clerk, R Bowery & 1 member of the public..

P39/11 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 in application 25260/005, 26 East Hill Drive, arising from its proximity to her own residence.

P40/11 Matters arising from the meeting of 27th June 2011 & other items

SDNPA – Consultation on Statement of Community Involvement. Members agreed that the LPC response be prepared & submitted by the Chairman & the Clerk.

Members agreed a period of adjournment to receive comments from Mrs Leaworthy on proposals to apply for a change of use to the premises at 2 Station Road.

P41/11 Planning Applications:

23336/014 – Little Orchard, London Road – One new single storey dwelling (pursuant to application 23336/009).

Decision: No objection.

53093 – 4 Briar Wood – First floor extension to front/side over garage.

Decision: No objection.

39199/001 – 2 New Cottages, Andlers Ash Road – Two storey side extension following demolition of single storey extension.

Decision: No objection provided that any limit on size of extension is not exceeded.

50697/003 – 5 Willow Road – Removal of conditions 4 & 5 (to application 50697) to allow part conversion of garage to utility room.

Decision: Objection. LPC maintains its concerns over inadequate parking provision as submitted on application 50697 & feel that the reasons given by EHDC for the imposition of conditions 4 & 5 of that approval are still valid. LPC is particularly concerned over the loss of green frontage to this property that will have an adverse effect on the street scene.

25991/002 – Beacon House, Hill Side Road – Alterations to single storey garage to form new workroom in roof, with access from new external stairs to include a balcony, installation of solar panels to south elevation & velux windows.

Decision: Objection. LPC is concerned that the proposals indicate the effective creation of a new dwelling. If EHDC is minded to approve this application, then LPC request that a condition be applied that the garage & workroom remain ancillary to the main dwelling & is not sold or rented out as a separate dwelling.

53559 – 4 Patricks Close – Single storey extension to rear & porch to front.

Decision: No objection.

51545/003 – Eastwood, Hill Brow Road – Conversion of garage first floor storage to habitable ancillary accommodation.

Decision: Objection. LPC object to what is tantamount to the creation of a new dwelling at this location. Additionally, LPC seek clarification of the meaning of the red lining on the block plan. Does this indicate land under a separate ownership?

52938/002 – Land to the east of Dormers, rake Road – Lawful development certificate for existing use – continued use of land for the storage & sale of building materials.

Decision: Objection. LPC maintains its objection to the previous application & considers that the onus of proof has not been satisfactorily met. It is also felt that the site is poorly located for the conducting of such business. For the record we repeat our previous comments which were:

“LPC committee have no knowledge of any retail activity being carried out over the lengthy period claimed by the applicant. It is felt that the evidence supplied by local residents clearly indicates that any retail business is a very recent development & LPC holds great store in these representations.”

38391/008 – Tintern, Hill Brow Road – Detached triple garage/store – amended materials.

Decision: Objection. LPC maintains its objection to this application & feels that this minor amendment is inconsequential to the main thrust of the application. We repeat our previously lodged comments which were:

“Strong objection. LPC consider that the proposal is of a size & appearance that is detrimental to the main dwelling & that the orientation makes it very unlikely that the garage could be accessed by vehicles. Should EHDC be minded to permit the development then it is requested that it is conditioned that the usage should be for the parking of private motor vehicles only & for purposes ancillary to the domestic use of the main dwelling & that at no point in the future should it be converted to habitable accommodation or sold as a separate dwelling.”

P42/11 The following other matters were discussed:

Notices of approval

38892/001	The Meeting Room, Mill road	Change of use from religious meeting hall to residential use.
25000/019	Spread Eagle, Farnham Road	New signage with new external lighting. Replacement & repairs to existing windows & doors & removal of shutters, replacement fence.
25000/020	Spread Eagle, Farnham Road	New signage with new external lighting. New raised lettering to front elevation, 2no. New swing signs & 2no. New removable amenity boards.
25000/021	Spread Eagle, Farnham Road	New signage with new external lighting. Replacement & repairs to various existing windows & doors. New raised lettering to front elevation, 2no. New Replacement fence to front.
25665/003	White Eagle Lodge, Brewells Lane	Installation of photovoltaic panels to Eagle Lodge & Newlands roof.
50683/004	6 Rockpit Cottages, Rake Road	Two storey side extension.
25551/021	Eastfield Nursing Home, Hill Brow Road	Three storey extension to create 9 additional bedrooms together with additional ancillary rooms.
25616/006	West Gables, London Road	Installation of ground mounted PV system.
38251/004	Wyld Green Lodge, Mill Road	Renewal of extant permission - carport to side with alterations to access.
20507/014	White Gates, Farnham Road	Replacement residential care home following demolition of existing buildings.
32943/005	6a Patricks Close	Single storey infill extension between garage & house with conversion of part of garage to habitable accommodation.
38023/001	Cardews Coach House, Hill Brow Road	Single storey extension to front, glazed gable end to side.

P43/11 Other business

Cllr Logan reported that she had received a response to her letter on CLD regulations to the local MP; this would be forwarded to the Clerk for circulation by email.

Cllr reported that EHDC were still working through the legal process on the Quarry Farm enforcement matter.

Cllr Payne raised concerns over apparent alterations to the footpath from Newfield Road to the Riverside Walk. The Clerk said that this was actually private land; LPC had been trying to get the footpath as a registered right of way but the original developer had ceased business & it was difficult to get details of the landowner.

At this point the Chairman left the meeting.

Cllr Budden, proposed by Cllr Linsley & seconded by Cllr Logan, was unanimously elected as Chairman for the remainder of the meeting.

P42/11 Planning Application:

25260/005 – Cornerbrook, 26 East Hill Drive – Variation of condition 1 (to remove age restricted occupancy) to previously approved application.

The Chairman read copies of residents objections sent to EHDC.

Decision: Objection. LPC have concerns over the lack of proof of availability of sufficient parking for this proposal. There is an extant permission for East Hill House (ref. 25551/021) that made no mention of this additional facility & the consequent additional parking needs; had LPC been aware of this it may well have submitted a different response. EHDC must fully investigate the total parking & manoeuvring requirements for the whole East Hill House operation to establish that provisions planned are adequate.

Next Meeting: 22nd August, 2011.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 22nd August 2011.

MEMBERS

Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr H Linsley, *Cllr G Logan, Cllr B Mayo, Cllr Payne, *Cllr Thomas & *Cllr A Wright.

*Present

Apologies: Cllrs Halstead, Mayo & Payne.

In attendance: Clerk, R Bowery.

P43/11 Election of Chairman

In the absence of Cllr Halstead, Cllr Budden, proposed by Cllr Logan & seconded by Cllr Thomas, was duly elected as Chairman for the meeting.

P44/11 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 Thomas declared a prejudicial interest in application 27781/003, Firside, Hill Brow Road, arising from its proximity to his own residence.

P45/11 Matters arising from the meeting of 25th July 2011 & other items

38996/008 Quarry farm, Rake Road – A letter had been received from EHDC advising that the committal hearing was now scheduled for 8th September.

Government – A consultation on the draft national planning policy framework had been received. Comments were required by 17th October & it was agreed to carry this item forward to the September planning committee meeting. Cllr Budden explained that he had met with Cllr Halstead to review the documents. Liss was largely unaffected due to its location in the National Park; however there were some questions that required a response. Members were encouraged to review the consultation on-line & submit comments if they had any.

52938/001, Land east of The Dormers, Rake Road – A notice of appeal had been received. Comments were required by 27th September. It was agreed that the Clerk would reply maintaining LPC's objection.

52938/002, Land east of The Dormers, Rake Road – A copy of a letter of objection sent to EHDC by a resident had been received.

Chichester DC – A consultation on the core strategy, housing numbers & allocations had been received. Comments were required by 23rd September. It was felt that the only areas in West Sussex that were outside the national Park were sufficiently far enough away to have no impact on Liss.

SDNP – Details of autumn workshops for the development of the management plan & LDF had been received. Cllrs Logan, Budden & Thomas would attend the session on 3rd October.

Draft planning policy for travellers' sites – Responses from the MP & EHAPTC had been received.

P46/11 Planning Applications:

22281/001 – 95 Station Road – Detached dwelling to rear with associated access & landscaping.

Members had viewed the site prior to the meeting.

Decision: Objection. LPC consider this proposal to be a gross overdevelopment of such a small site. If EHDC are minded to permit the application then LPC request that special attention is taken over the safety aspect of additional traffic exiting this small lane onto the busy Station Road.

51545/003 – Eastwood, Hill Brow Road – Conversion of garage first floor to habitable ancillary room (amended).

Note. LPC's consultation comments had been submitted on 8th August to meet the EHDC deadline.

Decision: Objection; This amendment does not alter the principle of LPC's objection already lodged. In addition, we request that, should EHDC be minded to permit this application, then a S106 agreement requiring the use to be ancillary to the main dwelling be put in place.

51394/002 – 10-12 Station Road – Retail unit with flat above, attached single storey dwelling to rear, detached 2 storey dwelling following demolition of existing building.

Decision: Objection. LPC welcome the appearance of the proposed shop front to Station Road although there are some reservations over the design proposal for the fenestration.

With regard to the proposals for the rest of the site LPC feel that they represent an unacceptable overdevelopment of the cramped site with inadequate parking & manoeuvring provision for vehicles. LPC request that EHDC members carry out a site inspection in order to assess the impact of the proposal on adjoining properties.

51394/003 – 10-12 Station Road – Demolition of single storey shop & buildings.

Decision: Objection. LPC welcome the appearance of the proposed shop front to Station Road although there are some reservations over the design proposal for the fenestration.

With regard to the proposals for the rest of the site LPC feel that they represent an unacceptable overdevelopment of the cramped site with inadequate parking & manoeuvring provision for vehicles. LPC request that EHDC members carry out a site inspection in order to assess the impact of the proposal on adjoining properties.

P47/11 The following other matters were discussed:

Notice of refusal

39199/001 2, New Cottages, Andlers Ash Road Two storey side extension following demolition of single storey extension.

Notices of approval

33514/019 Lyss Place, Hawkley Road Variation of condition 9 of 33514/018 to allow longer winter opening hours from 7am to 7pm November to March including Sundays & bank holidays.

52279/002 Home Farm, Duckmead Lane Change of use of land to equestrian & detached stable block.

52279/003 Home Farm, Duckmead Lane Detached barn for agricultural store following demolition of outbuildings.

28184/003 6 Dudley Terrace, Mill Road Two storey extension to side following demolition of prefabricated garage.

50697/003 5 Willow Road Removal of conditions 4 & 5 to allow part conversion of garage to utility room.

38391/008 Tintern, Hill Brow Road Detached double garage with studio above.

51545/003 Eastwood, Hill Brow Road Conversion of garage first floor storage to habitable accommodation.

TPO applications (referred to tree warden)

20684/003 Apple Acre, Plantation Road Crown reduce by 6m leaving height 10.5m & crown spread of 5m & crown lift to 5m one eucalyptus at front of property. No objection.

P48/11 Other business

There was no other business.

Cllr Thomas then left the meeting.

49/11 Planning Application:

27781/003 –Firsridge, Hill Brow Road – Two storey infill extension to front (south), pitched roof to replace flat roof to side (west), & amended fenestration following demolition of conservatory & disused northern entrance porch.

Decision: No objection.

Next Meeting: 12th September, 2011.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 12th September 2011.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr H Linsley, *Cllr G Logan, Cllr B Mayo, Cllr Payne, *Cllr Thomas, *Cllr A Wright.

*Present

Apologies: Cllrs Mayo and Payne

In attendance: Clerk, A Mann.

P50/11 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".

P51/11 Matters arising from the meeting of 22nd August 2011 & other items

Government – A consultation on the draft national planning policy framework had been received in August & referred to this meeting. This item was discussed in item P54/11.

Appeal ref APP/TPO/M1710/1821 - 31 Rotherbank Farm Lane – a copy of a letter to MP Damian Hinds was noted and acknowledged.

Planning Aid England – a new neighbourhood planning service will be provided to support people and communities in gaining knowledge about the planning system and how they can be involved.

Cllr Linsley joined the meeting.

P52/11 Planning Applications:

39159/002 Capel Cottage – Replacement dwelling.

The meeting was adjourned to receive comments from residents then reconvened.

Decision: the Committee agreed that a site visit was required.

23994/010 The Oaks, 35 St Mary's Road – Single storey extension to rear of care home, two single storey care units to be linked to care home covered by walk way.

Decision: No objection, however, EHDC are requested to ensure that the two units are legally bound to The Oaks and may not be sold separately.

53729 – 20 Andlers Ash Road – Replacement of glazed panel with pressed metal louvres.

Decision: No objection.

P53/11 The following other matters were discussed:

Notices of approval

23336/014 Little Orchard Cottage, London Road

One new single storey dwelling.

25991/002 Beacon House, Hill Brow

Alterations to single storey garage to form new work room in roof with access from new external stairs to include balcony

25260/005 Cornerbrook, 26 East Hill Drive

Variation of condition (to remove age restricted occupancy) to previously approved app 25260/004

TPO Application referred to Tree Warden

53688 Land North of The Firs, Willow Road

Crown lift 2 sycamores

25673/004 Wood Close, Hill Brow Road

Croft lift 1 oak

P54/11 Other business

57 Station Road – Best Kebab shop - the Committee discussed several objections made to LPC over the sign, venting system and car parking. Cllr Logan said that the compliance officer was investigating and we could expect an application for change of use. Cllr Wright questioned whether further signage guidance was required for the Village Design Statement. LPC to ask EHDC to consider reviewing the policy of no more than three non-retail shops in a row.

Quarry Farm – the Chairman reported that the case had been deferred until 6 October or 4 November to allow the defendant more time to seek legal aid.

Forge House, Station Road – the Committee praised the refurbishment work currently being carried out.

Consultation on National Planning Policy Framework – Cllr Budden updated the Committee on a meeting he had attended to discuss the proposed policy. The Committee agreed that a response from LPC was essential and the Chairman circulated a draft summary for comment; Members were requested to feedback any comments they had to the Chairman.

Next Meeting: 10th October, 2011.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 10th October 2011.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr H Linsley, *Cllr G Logan, *Cllr B Mayo, Cllr Payne, *Cllr Thomas & *Cllr A Wright.

*Present

Apologies: Cllr Payne.

In attendance: Clerk, R Bowery.

P55/11 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”.

P56/11 Matters arising from the meeting of 12th September 2011 & other items

Government – A consultation on the draft national planning policy framework had been received in August & referred to this meeting. Cllr Logan briefed the meeting on the response of EHDC to the consultation. Members then agreed to move this item to the end of the agenda.

39159/002 – Capel Cottage, Hill Brow Road. The application for a replacement dwelling tabled at the meeting on 12th September had been subject to a site visit on 20th September. Following the visit Members agreed the following consultation comments: Decision: Objection. Liss Parish Council objects to the plans as submitted due to the excessive scale, height, bulk and design of the proposal in this location, which are in conflict with Policies H9, GS2 b and HE 1 of EHDC's 2nd Review Local Plan. There is concern about the dominant visible impact of the eastern elevation on both the street scene (from Hillbrow Road) and on Hollow House, which may also suffer loss of sunlight. It has been suggested that the impact could be reduced through moving the development back into the site and screen planting on the eastern boundary. This could overcome some of LPC's concerns, but would locate the house closer to mature boundary trees which are covered by a TPO but may require crown lifting to allow sufficient light to the many windows in the western elevation. The site has a variety of levels. If the siting and landscaping is to be altered it will be important to establish base ground levels and to have regard for the badger set within the bank. Liss Parish Council regrets the loss of the older part of the existing property which it would prefer retained and incorporated in some way into any revised proposals. Liss Parish Council understands that access is via a right of way across a narrow shared drive with Hollow House. Given the steep bank it will be critical to ensure that construction vehicles access the property with great care. It was noted that the applicant had emailed LPC with some revisions to the plans but no formal notification had been received from EHDC & it was LPC would reserve its position until a formal application had been received by EHDC.

EHDC – A schedule of most used planning policies had been received & circulated to Members.

EHDC – An email giving instructions of the new registration process for the planning website had been received. It was agreed that the changes to the site had caused slower deliver & was less user friendly. These comments would be passed to EHDC..

57 Station Road – The Chairman read a letter of complaint received from a resident relating to the new kebab shop. It covered concerns over late operating hours, disregard for planning procedures & smells. Members were updated on the latest developments & it was understood that a compliance notice had been issued requiring a planning application within 21 days.

22281/001 – 95 Station Road – EHDC notice of site visit on 23rd September. The Chairman & Cllr Budden had attended the site visit. It was agreed to lodge a comment to EHDC expressing disappointment on the late notice that was not received till 26th September.

38996/008 – Quarry Farm – An update on legal proceedings had been received from EHDC; The court hearing had been deferred till 4th November.

50668/002 – 30 Syers Road – A letter had been received from the Planning Inspectorate informing that the appeal had been dismissed.

At this point Cllr Logan left the meeting.

P57/11 Planning Applications:

39587/001 – 37 Forest Rise – Change of use of land to residential garden & replacement side boundary wall.

The Chairman read a letter received from LFRA expressing no objections to the proposal.

Decision: Objection. It is felt that this proposal is detrimental to the street scene & would urbanise the entrance to Forest Rise which was designed with an open space to provide a softer entrance.

Decided on a vote of 3 against the application & 2 for.

39199/002 – 2 New Cottages, Andlers Ash Road – Two storey extension to side following demolition of a single storey extension.

Decision: No objection.

27697/007 – 41-43 Station Road – Renewal of extant permission to 27697/005 – conversion & change of use of retail/storage units to two dwellings together with change of use of butchers shop (A1) to restaurant (A3) with associated landscaping.

Decision: No objection.

52104/001 – Grafton, Huntsbottom Lane – Single storey extension to & part conversion of garage to habitable accommodation & replacement of flat roof with pitched roof to match main house.

Decision: Objection. LPC feel that the drawings submitted are inadequate to make a reasoned judgement; it is also regretted that no design & access statement is submitted. From the drawings available LPC feel that the proposal appears to be creating a separate dwelling in the countryside.

29193/012 – 40 St Mary's Road – Retention of repositioned double garage & driveway with new proposed conservatory to rear of dwelling.

Decision: No objection.

P58/11 The following other matters were discussed:

Notice of refusal

52938/002	Land to the East of The Dormers Rake Road	LDC - Continued use of land & buildings for the storage & sale of building materials.
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Notices of approval

27781/003	Firsridge, Hill Brow Road	Two storey infill extension to front, pitched roof to replace flat roof to side, & amended fenestration & demolition of conservatory & disused porch.
51394/003	10-12 Station Road	Demolition of single storey shop & buildings.
51394/002	10-12 Station Road	Retail unit with flat above, attached single storey dwelling to rear, detached 2 storey dwelling following demolition of existing building.

TPO applications (referred to tree warden)

34323/003	Little Conifers, 22 Pine Walk	Crown thin by 10% one copper beech tree.
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TPO decisions

20684/003	Apple Acre, Plantation road	Prune one eucalyptus - consent.
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P59/11 Other business

An email had been received from the recent purchaser of a plot of land at the junction of Forest Road & Rotherbank Farm lane; he wished to meet with Councillors to discuss development proposals for the plot.

It was agreed that a response be sent that stated LPC supported the EHDC Local Plan that designated this land as being outside of the settlement policy boundary & therefore protected under policies GS3 & H14. LPC could not support any development proposal on this land. It was agreed that if the owner still wished to meet with Councillors, this would be arranged as an on-site meeting but Councillors would not make any comment on development proposals.

P60/11 Government consultation on the draft National Planning Policy Framework

The Chairman had prepared a draft response that had been circulated to Members for comment prior to the meeting. The Chairman reviewed the main areas affecting Liss & drew attention to some matters from EHDC's & CPRE's draft responses.

After discussion it was agreed that the Chairman's draft incorporating various agreed comments from Members be submitted to Government as LPC's formal response.

Next Meeting: 7th November, 2011.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 7th November 2011.

MEMBERS

Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr H Linsley, *Cllr G Logan, *Cllr B Mayo, *Cllr Payne, Cllr Thomas & *Cllr A Wright.

*Present

Apologies: Cllrs Halstead & Thomas.

In attendance: Clerk, R Bowery. 2 Members of the public.

P61/11 Election of Chairman

In the absence of Cllr Halstead, Cllr Budden nominated by Cllr Mayo & seconded by Cllr Halstead was elected as Chairman for the meeting.

P62/11 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”.

P63/11 Matters arising from the meeting of 10th October 2011 & other items

52392/003 – Land east of The Dormers, Rake Road – A notice of appeal against enforcement had been received. The Committee agreed that the Clerk submit comments reiterating LPC’s objections.

39159/002 – Chapel Cottage, Hill Brow Road. The application for a replacement dwelling tabled at the meeting on 12th September had been subject to an amendment that had required consultation comments by 28th October. The Committee unanimously approved the following comments prepared by Cllrs Halstead, Budden & Linsley that had been submitted to EHDC.

Decision: Objection: LPC notes the proposed change of position of the dwelling which is a slight improvement; however, we maintain our objection as the proposal is considered to be out of character & to the detriment of the area & would dominate the existing bungalow. It is felt that the roof height must be considerably lower than proposed.

NPPF – The consultation comments of the South Downs Society had been received & the Chairman read them to Members.

SDNPA – Offer of funding for Neighbourhood Planning. The Chairman said that he had been in touch with the SDNPA following LPC’s decision at Finance on 31st October to turn down the invite to participate in the pilot project. He had registered an interest in possible involvement at some time in the future.

Land at Forest Road/Rotherbank farm lane junction – The Chairman reported on the site meeting with the recent buyer of the plot who is considering a planning application to build one dwelling & also possibly open some of the land for amenity use. It was confirmed that LPC’s position was to support the Local Plan that designated the land as outside of the SPB & not for development.

Quarry Farm, Rake Road – An email had been received from EHDC updating on the legal position of the committal application & the Chairman read the details to Members.

HCC Draft Minerals & Waste Plan – The Clerk said that HCC were seeking comments on the soundness of the draft plan. It was agreed that no response was necessary.

P64/11 Planning Applications:

51944 – Eden House, Warren Road – Garden room to rear following demolition of conservatory, new roof/canopy to front porch.

The meeting was adjourned to receive comments from Mr Ellis, the applicant.

Decision: No objection.

52448/002 – 51 Mint Road – First floor & single storey extensions to rear.

36392/002 – 53 Mint Road – First floor & single storey extensions to rear following demolition of conservatory.

These two applications were considered together.

The meeting was adjourned to receive comments from Mr Grant.

Decision: No objection in principle. As the applications are for development outside of the Settlement Policy Boundary, EHDC are requested to ensure that the proposals do not exceed the limits on development.

LPC has some concerns that, should the development of no.53 not proceed, then the extension of no.51 would cause serious loss of light to no.53; if this were the case then LPC would maintain its objection to the development of no. 51 as per application 52448/001.

53771 – Holly Cottage, Old School Lane – First floor extension to side.

Decision: Objection. It is felt that this proposal for development within the Liss Conservation Area is out of keeping & detrimental to the street scene. There is also concern that the proposal leaves no space for maintenance of the existing outbuilding at Willow Cottage. Should EHDC be minded to approve the application LPC request that the roof should be a return design in order to reflect the opposite end of the terrace.

53763 – Tinkers Wood, Plantation Road – Replacement two storey dwelling with rooms in roof space & detached double garage.

Decision: No objection. However, LPC seek assurance that the proposals do not cause any damage to or loss of trees. There is particular concern over the exact location of the garage & it's possible effects on the trees as well as the street scene. The submitted documents do not demonstrate how the building of the garage relates to the existing trees.

52180 – West Wood, Farther Common Lane – Replacement dwelling following demolition of dwelling.

Decision: No objection, assuming that the proposal does not exceed the limit on development in the countryside. LPC also seek clarification on the inclusion of the outbuilding in the calculation of development limitations.
LPC request that all trees bordering the Stodham Lane frontage are protected.

24406/002 & 003(LBC) – Clarks, Huntsbottom Lane – Single storey extension to rear including roof light, formation of patio area & installation of solar panels to roof & PV panels to ground mounted frame following demolition of flat roof extension & conservatory.

Decision: No objection. It is requested that no builders access from BOAT no.12 be permitted during construction works as there is concern over the protection of this sunken lane.

P65/11 The following other matters were discussed:

Notice of refusal

22281/001	95 Station Road	Detached dwelling to rear with associated access & landscaping.
39587/001	37 Forest Rise	Change of use of land to residential garden & replacement side boundary wall.

Notices of approval

23994/010	The Oaks, 35 St Mary's Road	Single storey extension to rear of care home, two single storey care units to be linked to care home by covered walk way.
27697/007	41-43 Station Road	Renewal of extant permission. - conversion & change of use of retail/storage units to 2 dwellings & change of use of butchers to restaurant.

TPO applications (referred to tree warden)

30959/014	Rose Cottage, Hill Brow Road	Pollard 2 sycamore trees. - Object.
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TPO decisions

25673/004	Wood Close, Hill Brow Road	Crown lift one oak - consent.
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P66/11 Other business

Cllr Payne alerted Members that work had started at Whitegates, Farnham Road & felt that construction traffic access might cause a hazard on this fast road.

Next Meeting: 5th December, 2011.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 5th December 2011.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, Cllr H Linsley, *Cllr G Logan, Cllr B Mayo, *Cllr Payne, *Cllr Thomas & *Cllr A Wright.

*Present

Apologies: Cllrs Linsley & Mayo.

In attendance: Clerk, R Bowery.

P67/11 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 application 50251, 21 Dennis Way, arising from a friendship with the applicant.

P68/11 Matters arising from the meeting of 17th November 2011 & other items

SDNPA Statement of Community Involvement – It was agreed that LPC should respond to the consultation welcoming the period of consultation as well as the consultation with all parishes including those adjacent to the National Park boundary.

St Saviours Church – It was agreed to coordinate a meeting with the Church representatives & the Clerk would liaise with Members.

Land at Huntsbottom Lane – A copy email from a resident had been received informing that land in Huntsbottom Lane had been submitted to EHDC for consideration as part of the Strategic Housing Land Availability Assessment.

Members expressed concern that this had only come to the notice of EHDC via a resident & that EHDC had not passed information on. LPC would write & object to the site as it was outside of the settlement policy boundary, in the countryside, in the SDNP & was part of the proposed Hill Brow/Liss green gap in the new Core Strategy; the land in question was also in fragmented ownership.

23122/009, Land off Limes Close - A decision dismissing the appeal had been received from the Planning Inspectorate. The Chairman said that the reasons for dismissal could be pertinent to future applications in the village.

P69/11 Planning Applications:

38996/019 – Quarry Farm, Rake Road – Retrospective change of use of first floor of agricultural barn to two bedroom flat, associated access, parking & landscaping (ground floor to remain in agricultural livestock use).

Decision: Strong Objection. There is no overriding justification for residential accommodation on the grounds of agricultural need and it is therefore contrary to Policies GS3, HE1, C1 & H14.

The site lies outside of the settlement policy boundary for Liss & in the South Downs National park to which PPS7 affords the highest level of protection. LPC regret that this land in the SDNP is cumulatively becoming adversely fragmented to the degradation of the open countryside. Domestic curtilage would further adversely affect the character of the countryside.

LPC consider that Inspectors’ reasons given in decisions dismissing appeals for residential accommodation on this site in 2006 & 2008 remain valid. In 2006 the Inspector had serious reservations about the introduction of this large agricultural building in this very sensitive area. He came to the opinion that there was a compelling agricultural need to retain the barn, but bearing in mind the restrictive planning policies that apply to this area of special landscape he imposed a requirement that the building should be used solely for agricultural purposes and in the event that it ceased to be so used that it should be demolished and removed from the land. At no time has the applicant been able to produce a viable business plan to justify the need to reside on site. No current or forward business plan or other reasons for requiring residential accommodation have been submitted with this application.

This application has only been occasioned since the removal, by EHDC enforcement action, of the mobile home. LPC questions the suitability of the barn for human habitation, shared with livestock. The structural report submitted is silent on the suitability for conversion to residential accommodation. The application does not detail how the conversion will be achieved to meet building standards, or what materials are proposed. LPC has concern about the lack of windows.

Members agreed that a meeting with EHDC officers to discuss the whole case was necessary.

31518/004 – Stanleys, Hatch Lane – lawful development certificate for existing use – continued use of dwelling within its own curtilage.

Decision: No objection.

25944/001 – 29 Birch Close – Lawful development certificate for proposed development – installation of solar panels to south facing roof.

Decision: No objection.

53886 – Gargage, Stodham Lane – Replacement garage.

Decision: Objection. LPC feel that any replacement larger than the existing garage would be an unwelcome anomaly in this area. The proposed height is much higher than the existing garage & would be very intrusive in this rural setting in the SDNP & outside

of the Liss settlement policy boundary. Should EHDC be minded to approve this application then LPC request that it is conditioned to ensure that it is used for garaging & storage purposes only & remains ancillary to Cherry Croft & does not become a separate dwelling in future contrary to Local Plan Policies GS3, C1 & C14g.

LPC understand that it is the intention of the applicant to separate the garage from the main dwelling & this contradicts the statement in section 6.2 of the design & access statement.

53940 – Sunrise Cottage, Stodham Lane – Replacement car port/garage building following demolition of garage/store.

Decision: No objection.

39826/001 – 10 Berrylands – Single storey rear extension following demolition of existing conservatory & new porch canopy to front.

Decision: No objection.

53617 – 26 Cardew Road – Two storey extension to side.

Decision: No objection.

50251 – 21 Dennis Way – Two storey extension to side.

Decision: No objection. LPC request that adequate measures are taken to protect existing trees.

P70/11 The following other matters were discussed:

Notices of approval

39199/002	2 New Cottages, Andlers Ash Rd	Two storey extension to side to follow demolition of a single storey extension.
29193/012	40St Mary's Road	Retention of repositioned double garage & driveway with new proposed conservatory to rear.
52104/001	Grafton, Huntsbottom Lane	Single storey extension to & part conversion of garage to habitable accommodation & replacement of flat roof with pitched roof to main house.
39159/002	Capel Cottage, Hill Brow Road	Replacement dwelling.

TPO applications

39971/002	Old Walls, 12 East Hill Drive	Fell 2 sycamores & crown lift 1 pine.
29686/007	Old London, Rake Road	Prune 1 yew tree.
30692/004	2 Summerfield Terrace	Prune 1 tulip tree.

TPO decisions

34323/003	Little Conifers, 22 pine Walk	Prune 1 copper beech - consent.
30959/014	Rose Cottage, Hill Brow Road	Crown reduce 2 sycamores - consent.

Confirmation of TPO

EH873	2 Chase Road
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P71/11 Other business

Cllr Budden asked if there was any update on the planning application for the Kebab shop & Cllr Logan explained that EHDC were in discussion with the owner & operator over the need for an application.

Cllr Halstead had reported to Cllr Logan that the barn on the slip road to the southbound A3 at the end of Andlers Ash Road appeared to be showing signs of habitation & asked her to alert EHDC enforcement to investigate.

Cllr Payne said that the barn adjacent to the water treatment works that had approval for storage only appeared to be running a trade operation; Cllr Logan would report this to EHDC enforcement.

Cllr Logan said that there had been planting of large leylandii on the roadside boundary of Little Orchard & she would examine the planting conditions applied to the plot.

Cllr Wright reported that Mr H Clarke had expressed concerns over the proliferation of roadside trade signs on the B2070 near to the White Rose site. It was explained that this was on the West Sussex side of the road.

The Clerk said that he had received reports from HCC Highways that LPC had approved the hanging of advertising boards on the railings at the entrance to NCPF. No such approach had been made to LPC & Members agreed that LPC could not support such a proposal.

Cllr Logan reported that EHDC's Core Strategy was going to Council on 7th December. It was agreed that pages of the report pertinent to LPC should be circulated.

Next Meeting: 9th January, 2012.