

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 9th January 2012.

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. Two members of the public.

P01/12 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".

P02/12 Matters arising from the meeting of 5th December 2012 & other items

52938/003 Land East of Dormers, Rake Road – Cllrs Budden, Linsley & Thomas were appointed to attend the public inquiry on 18th January.

53886 Garage, Stodham Lane – Copies of two letters of objection had been received; it was noted that the application had already been refused permission.

P03/12 Planning Applications:

38996/021 – Quarry Farm, Rake Road – Detached stable block & tack room.

Decision: Objection. LPC maintains that no proper business plan has been produced over the history of applications on this site. There have been many applications for variable uses some of which have not materialised. LPC has concerns over the proliferation of units on the site & feel that the site has become degraded to the detriment of its setting in the SDNP countryside.

Should EHDC be minded to approve the application then LPC insist that materials & colours used are conditioned to be appropriate for the setting & that, specifically, the roof should be of a dark colour. It must also be conditioned that some of the other units around the site be removed & that, should the nature of activities on the site change, then the stables must be removed. It is the understanding of LPC that unit B is used for food preparation & there are health & safety concerns over the proximity of the stables with their resulting animal & manure presence.

LPC points out that the detail of elevations & floor plans provided does not match.

52478/001 – 6 Willow Road – First floor extension to side over garage.

The Chairman reviewed the application & Members then agreed a period of adjournment to receive comments & ask questions of Mr & Mrs Land, the applicants.

Decision: No objection; however, LPC has concerns over the resultant restriction the development may have on the ability of house no. 4 to extend or maintain its property.

53936 – 23 Willow Road – Conversion of garage to habitable accommodation.

Decision: No objection.

53771/001 – Holly Cottage, Old School Lane – First floor extension to side.

Decision: No objection.

23129/006 – Heather Cottage, Warren Road – Mobile field shelter for two horses.

Decision: No objection. LPC request a condition be applied that should equestrian usage cease then the shelter be removed.

21912/048 – Unit 3 & 4, Upper Adhurst Farm, London Road – Renewal of extant planning permission 21912/045 – Construction of industrial unit following demolition of units 3 & 4.

Decision: No objection. LPC requests that a condition be applied ensuring that materials used are dark in colour, especially for the roofing.

29764/007 – 112 Station Road – Replacement dwelling following demolition of existing coach house to rear of 112 Station Road with associated access, parking & landscaping.

Decision: No objection; however, LPC remains concerned that the size of development is excessive for the plot & subsequently gives rise to on-site parking restrictions.

P04/12 The following other matters were discussed:

Notices of refusal

38996/019 Quarry Farm, Rake Road Retrospective change of use of 1st floor of agricultural barn to 2 bedroom flat. associated parking & landscaping.

Notices of approval

52448/002 51 Mint Road First floor & single storey extensions to rear.
36329/002 53 Mint Road First floor & single storey extensions to rear following demolition of conservatory.
25944/001 29 Birch Close LDC - installation of solar panels to South facing roof.
24406/002 Clarks, Huntsbottom Lane Single storey extension to rear including roof light, formation of patio area & installation of pv panels to ground mounted frame following demolition of flat roof extension & conservatory.
24406/003 Clarks, Huntsbottom Lane Excavation works for proposed single storey rear extension, installation of flue, internal alterations & installation of ground mounted frame following demolition of extension & conservatory.
50251 21 Dennis Way Two storey extension to side (amended plans 21/12 with side bedroom window omitted).
31518/004 Stanleys, Hatch Lane LDC for existing use - continued use of dwelling within its own curtilage.

TPO applications (referred to tree warden)

23122/010 Camrose, The Mead Prune 5 ash stems.

P05/12 Other business

The Clerk reported that he had been contacted by EHDC Enforcement who were investigating the operating hours of the kebab shop at 57 Station Road. It was understood that the owner of the property was still contesting the need to submit a change of use application. EHDC were still reviewing the position.

It was agreed that the proposed meeting with EHDC to discuss the ongoing issues with multiple applications on Quarry Farm should include the local MP as well as the planning liaison officer from the SDNPA. Cllr Logan would follow this up.

Next Meeting: 6th February, 2012.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 6th February 2012.

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. One member of the public.

P06/12 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 personal & prejudicial interest in application 22402/009 arising from here acquaintance with the applicants.

P07/12 Matters arising from the meeting of 9th January 2012 & other items

SDNP – Notification of Local Validation List Consultation – The Chairman explained that this was really aimed at planning authorities rather than parishes. Cllr Logan was requested to establish the response of EHDC before a decision was taken to respond to the consultation. It was agreed to carry the item forward to 5th March meeting.

29764/007 – 112 Station Road – EHDC had invited LPC to attend & speak when the application is considered by their Planning Committee on 9th February. It was agreed that it was not necessary for LPC to attend.

52938/003 Land East of Dormers, Rake Road – Cllrs Budden reported on the public inquiry of 18th January. The Inspector's decision was awaited. The Chairman thanked Cllr Budden for representing LPC at the Inquiry.

EHDC Pre-submission Local Plan, Joint Core Strategy consultation – The Chairman explained that LPC had already been consulted on the content at the draft stage & was being asked to comments on the soundness, effectiveness & consistency with national policy of the pre-submission document. She had reviewed the document earmarking items relevant to Liss. Members were urged to inspect the consultation document on-line & bring any comments to the attention of the Committee. It was agreed that the formal response be confirmed at the 5th March meeting.

EHDC, Joint Core Strategy Checking of settlement Analysis Matrix – The Clerk had received a request to analyse & amend where necessary the settlement analysis. It was agreed that the Clerk would respond to EHDC after consulting with the Chairman.

P08/12 Planning Applications:

20690/009 – Liss House, Station Road – Apartment building consisting of ten dwellings following demolition of office building. The Chairman reviewed the application along with revised drawings received immediately prior to the meeting.

Members then agreed an adjournment to receive comments from Mrs Effenberg of the VDG.

The concerns of the VDG related to the impact of the proposal on neighbouring period buildings, it was in excess of the 2.5 storeys recommendation in the Liss VDG, it would create a very imposing building on the street scene, the roof line was high in relation to buildings to the rear of the site, the roof structure was over complicated, the bin store was too prominent, parking provision was too tight & there was no possibility for overspill on parking on the highway & that the replacement of unsightly fencing had not been addressed.

The meeting was then reconvened & after discussion it was agreed that a site meeting with the applicants was required

At the site meeting on 9th February it was established that the drawings received were inaccurate & WYG undertook to supply revisions. EHDC would be asked to extend the consultation period.

23952/009 – 71 Station Road – First floor extension to rear to extend existing flat.

The Chairman reviewed the application & Members then agreed a period of adjournment to receive comments from Mrs Effenberg of the VDG & Crossover Youth Centre.

Mrs Effenberg expressed concerns over the inadequate on-site parking as well as the poor quality of the residential access on the site.

The meeting was then reconvened

Decision: No objection; however, LPC seeks assurance that parking issues on the site are not exacerbated. There is also concern over the potential for intensification of use by sub-division of the dwelling.

35527/002 – 36 Newfield Road – Single storey extension to rear following demolition of conservatory.

Decision: No objection.

30205/002 – 5 Chase Road - Conservatory to rear.

Decision: No objection.

53617/001 – 26 Cardew Road – Attached dwelling to side.

Decision: No objection; however, LPC regrets this application & feels that the precedent may lead to cumulative overdevelopment in the vicinity.

34214/002 – 17 Highfields Gardens – lawful development certificate for proposed development, single storey extension to rear.

Decision: No objection

P09/12 The following other matters were discussed:

Notices of refusal

52478/001	6 Willow Road	First floor extension to side over garage.
38996/021	Quarry Farm, Rake Road	Detached stable block & tack room.

Notices of approval

53617	26 Cardew Road	Two storey extension to side.
39826/001	10 Berrylands	Single storey rear extension following demolition of existing conservatory & new porch canopy to front.
53936	23 Willow Road	Conversion of garage to habitable accommodation.
23129/006	Heather Cottage, Warren Road	Mobile field shelter for two horses.

TPO applications referred to tree warden

34652/006	16 Highfield Gardens	Prune 1 sycamore, 2 beech & remove 1 stem from oak.
26877/004	Glendale, Hatch Lane	Fell 2 sycamores & 2 beech & prune 3 beech trees.

TPO decisions

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

P10/12 Other business

The Chairman asked Cllr Logan if any progress had been made with arranging a meeting with EHDC to review the Quarry Farm situation & Cllr Logan said that EHDC expected to be in a position to have the meeting in a month or so. Cllr Linsley asked for an update on the Kebab shop situation & Cllr Logan explained the procedure for application requirement & added that EHDC continued to monitor the position.

Cllr Logan then left the meeting.

P10/12 Further planning application

22402/003 – Kelsey Surgery, Mill Road – Two detached dwellings, associated parking & landscaping following demolition of doctors' surgery.

Decision: Strong objection. The proposed height & bulk of the roof to incorporate the third floor is detrimental to the street scene & will have an adverse impact on bungalows & houses to the side & rear of the development. It is felt that, contrary to comments in the design & access statement, the two houses proposed do not reflect the character of the surrounding area. LPC suggests that in addition to reducing the roof height any proposed development to be brought further forward onto the lower part of the site to reduce the impact on housing to the rear.

Next Meeting: 5th March, 2012.

LISS PARISH COUNCIL
Minutes of the Planning Committee meeting held on 5th March 2012.

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 & Wright.

In attendance: Clerk, R Bowery. District Councillor Mrs J Gray & 7 members of the public.

The Chairman proposed changes to the order of the agenda so that matters affecting public attendees could be addressed first & Members agreed unanimously.

P11/12 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 personal & prejudicial interest in application 22402/009 arising from her acquaintance with the applicants.

P12/12 Presentation from developers of Smith's garage site, Hill Brow Road

Mr M Utting explained the circumstances leading to the proposed new application & that the applicants were also in consultation with Mr Witty of EHDC.

Mr Wawman of Crayfern Homes said that economic conditions had led to a downturn in funding for commercial development & a dip in the market for apartments; consequently the proposal was now for a mixture of nine terraced, semi & detached houses. He said the new scheme was a financially viable prospect. The original intention of including two business units had been removed as financial institutions would not put money into such projects. He explained that the new proposal's ridge heights were all lower than the approved outline scheme.

Members agreed that they accepted the reasons for the new proposals. Cllr Budden expressed disappointment, & the Committee agreed, that the Hill Brow Road frontage lacked the character & individuality of the approved scheme; in addition, the terrace frontage, above garages, presented a stark appearance.

Cllr Payne was disappointed that the approved scheme, which had received a great deal of Council & community support was not to come forward. In particular he regretted the loss of the commercial unit.

The Chairman said that it was important that this development, fronting onto the conservation area, should sit in sympathy with buildings opposite. She drew attention to the importance of the adopted Village Design Statement which says that buildings should normally be one or two storey, but if there are rooms in the roof the overall appearance & scale should remain that of a one or two storey building.

The Chairman thanked Mr Utting & Mr Wawman for coming to LPC & was encouraged by their willingness for consultation on the project.

P13/12 Planning Applications:

20690/009 – Liss House, Station Road – Apartment building consisting of ten dwellings following demolition of office building.

Revised drawings for the application had been received immediately before the meeting & were tabled.

The Chairman reviewed the results of the site meeting on 10th February & listed the concerns raised.

Members then agreed to adjourn the meeting to receive comments from Mrs Ducker.

Mrs Ducker read her letter of objection sent to EHDC that centred on traffic & environmental concerns.

The meeting was then reconvened.

Decision: Objection. LPC consider the proposal to be a gross overdevelopment of the site due to its mass & bulk. It is felt that the rear of the building will have a serious detrimental effect on Riverside Close. LPC consider that this development scheme has not addressed parking issues adequately; there is not enough on-site provision for the dwellings, visitors & service visitors. In this locale, the roads are already overburdened with parking issues arising from commuters, an expanded doctors' surgery, 5 restaurants (all offering takeaways) combined with frequent congestion caused by the level crossing.

Additionally new traffic orders have recently been enacted for Station Road & these reduce the access to on-road parking in the area. It is a fact that most rural dwellers require motor transport to access supermarkets, medical facilities & local amenities; the argument that proximity to rail services rules the need out is invalid. It is also regretted that the development has little open space provision.

Should EHDC be minded to approve the scheme, then LPC request that it is ensured that the chain link fencing to the Riverside Close frontage is removed.

P14/12 Pre-decision Amendment:

Cllr Logan left the room & took no part in the discussion & decision.

22402/003 – Kelseys Surgery, Mill Road – Amendment to parking arrangements, plot 2 moved forward & 2nd floor accommodation removed & ridge height lowered.

The Chairman explained that LPC had lodged a strong objection to the proposal at the February meeting arising from concerns over the bulk of the roof, 2nd floor accommodation, detrimental effect on the street scene & had also suggested a repositioning on the site to reduce the impact on housing to the rear of the site.

Members then agreed to adjourn the meeting to receive comments from the developers.

Mr Hargreaves explained that the amendments proposed were measures to address the concerns of EHDC & LPC.

The meeting was then reconvened.

Decision: No objection. LPC suggest that the addition of chimneys would make the development more aesthetically pleasing by breaking up the bare roof-line.

P15/12 Matters arising from the meeting of 6th February 2012 & other items

SDNP – Notification of Local Validation List Consultation – It was agreed that there was no need for LPC to comments unless EHDC had any strong concerns; Cllr Logan would establish the EHDC response.

EHDC Pre-submission Local Plan, Joint Core Strategy consultation – The Chairman reviewed the areas of the document that affected LPC & Members agreed the following “soundness” consultation responses:

- The identified 50% shortfall of open space land in Liss should be stressed in the infrastructure delivery section.
- With respect to housing numbers & windfall sites LPC would comment as follows:
Within the National park boundary an allowance for windfall sites on brownfield land should be made throughout the whole Plan Period. This would reduce the need for Greenfield allocations & minimise requirements for additional infrastructure. LPC supports the premise that the statutory NP purpose “to conserve & enhance the natural beauty, wildlife & cultural heritage of the Park” should be considered sufficient robust evidence to provide the genuine local circumstance (as provided for under PPS3 para59) that could prevent & severely limit the allocation of specific site allocations & enable the LPA to include a windfall allowance for the first ten years of the Plan Period.
Over the past 40 years much of the housing development across the District has come forward on windfall sites & we would expect this to continue throughout the whole of the Plan Period. If windfall numbers are not allowed for the first ten years of the Plan Period there is the clear possibility that by 2028 an unnecessary amount of development will have been permitted on Greenfield sites leading to a housing total in excess of the Plan requirement. This would be to the detriment of the National Park environment & its statutory purposes.

In addition it was agreed that the covering letter should seek the following assurances:

- Ham Barn Roundabout – LPC would request that LPC & other affected parishes be included in any consultation prior to Highways Agency works on the roundabout.
- LPC would request consultation from EHDC on the definitions of settlement policy boundaries, green gaps, & area boundaries in the parish.
- That when the Inwood Road Reserve Housing site is deleted the approved Development Brief for the site will remain valid to be applied if the land subsequently becomes allocated for Affordable Housing.

38996/020, Quarry Farm, Rake Road – A letter had been received from EHDC informing of forthcoming injunction actions to be taken.

52938/001 & 003, Land to east of Dormers, Rake Road – The Planning Inspector’s appeal decision had been received. It was agreed that the reasons given in the Inspector’s refusal were particularly pertinent & would form good guidance for such applications in the future.

CPRE Neighbourhood Planning event 29th March – It was agreed that the Chairman & Cllr Budden would attend the event.

P16/12 Planning Applications:

33529/003 – Heatherbrae, St Patrick’s lane – Certificate of proposed lawful development – Single storey rear extension.

Decision: No objection.

20749/019 – The Newman Collard Pavilion, Hill Brow Road – Single storey extension to front & raised walkway with hand rail to side.

Decision: No objection.

54125 – The Caravan, Reeds Lane – Certificate of lawfulness for existing use of “the caravan” (structure) as a dwelling & residential use of land.

Decision: LPC regret this application but has no objection so long as the evidence provided by the applicant is validated.

54126 – Springs, Reeds Lane – Certificate of lawfulness for an existing use of “caravan” (structure) as a dwelling & residential use of land.

Decision: LPC regret this application but has no objection so long as the evidence provided by the applicant is validated.

54152 – Land east of 95 Station Road – Prior notification – one wooden pole with associated wire & fixtures.

Decision: No objection provided that the sight lines of adjoining developments are not interfered with.

39587/002 – 37 Forest Rise – Change of use of land to residential garden & replacement side boundary.

Decision: No objection.

P17/12 The following other matters were discussed:

Notices of approval

21912/048 Units 3 & 4, Upper Adhurst Farm

Renewal of extant permission - construction of industrial unit following demolition.

53771/001 Holly Cottage, Old School Road

First floor extension to side.

29764/007 112 Station Road

Replacement dwelling following demolition of existing coach house to rear.

TPO applications referred to tree warden

54114 Recreation Ground, Farnham Road

Prune three oak trees.

(application from Old Stocks Residents Ltd.)

TPO decisions

23122/010 Camrose, The Mead

Prune 5 ash stems - consent.

P18/12 Other business

It was agreed that the Clerk respond to the SDNPA research into gypsy & traveller sites informing them that there were no sites in the parish at the moment.

Next Meeting: 2nd April, 2012.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 2nd April 2012.

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.

In attendance: Clerk, R Bowery. 3 members of the public.

P19/12 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".

P20/12 Matters arising from the meeting of 5th March 2012 & other items

EHDC – A briefing note on neighbourhood plans had been received from EHDC alerting parishes to the dangers of allowing developers to lead & influence neighbourhood plans.

EHDC – A briefing note on the requirement for planning application responses to the SDNPA after 2nd April had been received.

Communities & Local Government – The planning Policy for Traveller Sites had been received & the contents were noted.

Communities & Local Government – The National Planning Policy Framework had been received & details circulated.

Smith's garage site – Revised east elevations had been received from the developer; it was agreed that they were an improvement on the proposals received in March. The west elevations & roof ridge heights & building lines in comparison with adjacent & opposite properties were still awaited.

23941/011, Old Heath Lodge, Hill Brow Road – EHDC would be discussing this application at their planning committee meeting on 12th April. It was agreed to appoint a representative to speak at that meeting when the application was discussed later in the meeting.

P21/12 Planning Applications:

23941/011 – Old Heath Lodge, Hill Brow Road – Two replacement dwellings with associated access following demolition of original dwellings.

The Chairman introduced the application & reminded Members of the planning history to the site. LPC had objected strongly to previous applications to sub-divide the plot & build two large houses & these applications had been refused by EHDC. Copies of three letters of objection sent to EHDC by neighbouring residents had been circulated to Members prior to the meeting.

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

Mr Lutener, Mr Smith & Mr Dobbin outlined the reasons for their objections. The meeting was then reconvened.

Decision: Strong objection maintained. The revised application makes little effort to address previous reasons for refusal. There is no change to plot 1 and the ridge height of plot 2 is actually increased by over 10%. Liss Parish Council maintains that the proposal continues to be an overdevelopment of the site where the additional building, mass, bulk and scale of two large properties to replace one sub-divided (230sq.m) property doubles the original built area and constitutes "infill" which would be unsympathetic to the prevailing low density character of the area and would fail to retain or enhance the landscape setting of the site within its surroundings. This is contrary to the clear intention of Policy H9 and would set a dangerous precedent, which cumulatively would erode the special character of the area.

Members agreed that the Chairman be appointed to represent LPC at the EHDC Planning Committee meeting on 12th April. The Chairman would prepare the statement to be read at the meeting.

54126/003 – Springs, Reeds Lane – Certificate of lawfulness for an existing use of "caravan" as a dwelling ^ residential use of land.

Decision: LPC regret this application but has no objection so long as the evidence provided by the applicant is validated.

54125/001 – The Caravan, Reeds Lane – Certificate of lawfulness for existing use of "the caravan" (structure) as a dwelling & residential use of land.

Decision: LPC regret this application but has no objection so long as the evidence provided by the applicant is validated.

54071 – 46 Patricks Copse Road – Single storey extension to side/front to allow conversion of garage to home office.

Decision: No objection provided that adequate parking provision is retained.

23081/020 – 57 Station Road – Retention of extractor ducting to the west/side elevation.

Decision: Strong objection. Contrary to wording in the design & access statement the appearance, colour & materials used are not in keeping with the setting in the Liss Conservation Area.

Also the continuous audible noise level produced by the extraction unit is unacceptable in this location, now adjacent to new residential development only 5m away. There have also been reports from village residents that the efficiency of the extraction unit is questionable with strong odours pervading surrounding shops. Officers are asked to investigate the turn out at the top of the unit as it is thought that this should be vertical.

Should EHDC be minded to approve this application then LPC insist that it be conditioned that the unit is not operated after 11pm.

54138 – 50 Dennis Way – Conservatory to rear of ground floor flat.

Decision: No objection.

29693/002 – 17 St Mary's Road – Single storey extension to side & rear.

Decision: No objection.

33671/003 – 14 Berrylands – Two storey extension to rear & single storey extension to front following demolition of rear single storey extension.

Decision: No objection.

P22/12 The following other matters were discussed:

Notices of refusal

33529/003	Heatherbrae, St Patrick's Lane	CPLD - single storey rear extension.
53617/001	26 Cardew Road	Attached dwelling to side.

Notices of approval

35527/002	36 Newfield Road	Single storey extension to rear following demolition of conservatory.
30205/002	5 Chase Road	Conservatory to rear.
23952/009	71 Station Road	First floor extension to rear to extend existing flat.
34214/002	17 Highfields Gardens	LDC - Single storey extension to rear.
20749/019	Newman Collard Pavilion	Single storey extension to front & raised walkway with hand rail to side.
22402/003	Kelsey's Surgery, Mill Road	Two detached dwellings, associated parking & landscaping following demolition.

TPO decisions

34652/006	16 Highfields Gardens	Prune 1 sycamore, 2 beech & remove 1 stem on oak - refused.
26877/004	Glendale, Hatch Lane	Fell 2 sycamores & 2 beech - refused.

P23/12 Other business

Cllrs Logan & Budden informed the meeting that they had attended a meeting to peg out the proposed enclosed play area on the Newman Collard Trust playing field that would be the subject of a planning application. Cllr Logan showed Members the plans of the location. After discussion it was agreed that there were two issues to consider, firstly the impact on the SLA between LPC & NCPFT & secondly the planning application itself when received.

It was agreed that the planning application could not be discussed or commented on until it was received.

With regard to the impact of any such development on the SLA it was agreed that this should be a matter for the whole Council to debate. Generally it was felt that the proposal needed wider consultation to be carried out by the Trust & it was agreed that the Trust should be invited to present & explain the proposal to Council on 16th April.

Next Meeting: 30th April, 2012.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 30th April 2012.

MEMBERS

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

*Present

Apologies: Cllr P Payne.

In attendance: A Mann (Clerk), Neil Challen (Drum Housing), Helen Yousefi-Atkinson PDP Architecture, Petersfield Post, 2 members of the public.

P24/12 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 personal and prejudicial interest on application no. 21995/042, as a resident of East Hill Drive. The Chairman also declared a personal interest on application no. SDNP/12/00085, as a neighbour to one of the main objectors.

Cllr Budden declared a personal interest on application no. SDNP/12/00085, as his property is situated on the access road to the proposed site and his landlord is the applicant.

P25/12 Matters arising from the meeting of 2nd April 2012 & other items

38996/019– Quarry Farm, Rake Road - A notice of planning appeal had been received for retrospective change of use of 1st floor of barn. Members agreed the Chairman's proposal to support EHDC's reasons for refusal, in line with LPC's previous comments and also the application being contrary to Policy C14.

38996/021 – Quarry Farm, Rake Road - A notice of planning appeal had been received for a detached stable block and tack room. Members continued to support the previous grounds for objection and supported EHDC's concerns.

38996/020 – A notice of enforcement appeal was received, however, no further details were available at the time of the meeting. On hold - awaiting further detail.

52180 – West Wood, Farther Common Lane - A notice of appeal had been received and awaiting an informal hearing date. The Chairman said that LPC had not objected to the application, however, new information had come to light showing the property would increase by 80%. Members agreed to support EHDC's decision of non-compliance with Local Plan Policy H 16.

SDNPA – A notification of adoption of Statement of Community Involvement was received and noted.

P26/12 Planning Applications:

SDNP/12/00085 – Land south of 63-65 Inwood Road - Residential development comprising 32 dwellings with new access, cycle path, footpath, landscaping and additional parking..

The Chairman introduced the revised proposal which had been presented to LPC in 2010 and again in May 2011. The Chairman felt that there were few revisions since May 2011. It was noted that Councillors had difficulty viewing the plans online.

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

Councillors raised the following concerns and questions which were put to Mr Challen (Drum Housing) and PDP Architecture during the period of adjournment:

Cllr Linsley queried the number of proposed properties.

Cllr Halstead queried the level of facilitation pruning required and the actual plans for the requested tree belt along the SE boundary.

Cllr Budden requested further details on pavement design and treatment.

Cllr Halstead queried what the purple edged cloud referred to on the plans.

Cllr Budden enquired whether the site could be purchased through a community land trust.

Cllr Thomas asked for clarification on the proposed procedure for refuse collection.

Cllr Wright asked for further details on the proposed landscaping.

Cllr Thomas asked whether any bungalow would be disabled or elderly friendly.

Cllr Budden raised concerns that the proposed cycle path would create a dead end sheltered area.

Cllr Mayo questioned whether the Newman Collard Playing Field Trust were permitted to release land for such purposes.

Cllr Budden showed two photographs of current parking problems at the proposed access to the development.

Cllr Thomas suggested that the entire project should receive input from a Highways Traffic engineer.

Cllr Halstead requested further details on the specification of the proposed lighting.

Cllr Thomas raised concerns over access for site vehicles during the construction period.

All agreed that Liss was already short on areas of open space.

Cllr Linsley asked for clarification on the number of proposed affordable homes.

Members then agreed a further period of adjournment to receive comments from the public. See appendix. The meeting was then reconvened.

DECISION: Objection. Members agreed Cllr Wright's proposal, seconded by Cllr Thomas, that the layout, design and landscaping fall short of the high quality standards envisaged by the Local Plan Inspector and the adopted Development Brief for the site.

Agreed a full objection would be sent based on informal comments submitted during the consultation phase incorporating additional concerns expressed at this meeting.

The text of the full objection subsequently submitted to the SDNPA on 8th May was as follows:

“Liss Parish Council Objects to this proposal on grounds of overdevelopment and lack of protection for the National Park Landscape. The site layout contains too much hard surfacing, where cars will dominate and highway issues are likely to arise. The layout and design does not meet the “high quality” required by the Development Brief. The actual number of affordable homes to be delivered remains uncertain.

Liss Parish Council holds the strong view that the layout will be a significant overdevelopment of the site and that this density demonstrates very clearly why the EHDC 2nd Review Local Plan and the Inwood Road Development Brief recommended that, having regard to the landscape constraints of the site, 25 dwellings is a more appropriate number.

In reaching its conclusion the Parish Council has had regard to the Land at Inwood Road Development Brief, The Liss Village Design Statement, the Liss Parish Landscape Character Assessment and all the documentation included by the applicant in the application – notably the Design and Access Statement, the Planning Statement, the Landscape Assessment, the Site Layout and the Site Landscape Proposals Plan.

Principle of Releasing Inwood Road Reserve Site

Liss Parish Council understands that the 5 year land supply in this part of the District can be met without the need to release Reserve Sites. As a matter of principle LPC is not convinced of the need to release this reserve site, but is firmly of the view that if released the affordable housing element should be maximised to meet local need.

Liss Parish Council has noted that the pre-submission draft of EHDC/SDNP Joint Core Strategy does not include any of the remaining Reserve sites. (Appendix 7 to the Joint Core Strategy proposes “Deletion of Land at Inwood Road Reserve Housing site allocation from Policy H2” from the EHDC Local Plan: Second Review). The draft Joint Core Strategy identifies that up to 25 affordable dwellings may be needed in Liss and proposes under draft Policy C9 that:

“Sites for Affordable Housing will be identified through the Allocations Development Plan Document and working with local communities, to meet identified local affordable housing need. Within the SDNP, the identification of sites will ensure that there is no conflict with National Park purposes.”

Liss Parish Council believes that to release this site now would be premature. The Council has supported the Joint Core Strategy proposal for communities to work with the LPA to identify sites which can meet identified need for affordable housing for local people without conflicting with National Park purposes. Could a Community Land Trust be considered to deliver a more permanent supply of affordable housing for local people?

Landscape Issues.

Liss Parish Council believes this application conflicts with the National Park purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

The Liss Village Design Statement stresses the critical importance of retaining Liss as a “Hidden Village”, but the development proposed is all above the 75m contour that the Liss Landscape Character Assessment recommends. The Council welcomes the fact that some of the ground/ridge levels have been reduced during the consultation process, but it remains likely that at least some of the roofs will be visible throughout the year in the wider landscape, with significantly greater visibility during the half of the year when the leaves are off the trees.

Section 7 of the Development Brief sets out in considerable detail the landscaping required on this edge of settlement site within the SDNP. Para 7.4 says “Existing structural vegetation is to be retained and enhanced where appropriate.” Para 7.6 states “Structural/buffer planting belts of trees native to the area along outer boundaries, particularly to the south and east, are to be provided.”

In accordance with the Development Brief (Para. 7.6) the Landscape Assessment (P. 20 para 3) refers to the creation of a new tree-belt along the boundary adjacent to the school playing field, in the SE of the site “sufficient to provide an effective woodland screen” for the users of the school playing field. The Assessment proposes a 3m high bund to be planted with a wide belt of trees 2 – 2.75m high at planting to provide a 5 – 5.75 screen instantly. On page 25 this is described as a “thick indigenous tree belt” and is shown as such in their Landscape Strategy Diagram 1206-304.

These key landscape requirements appear to have been largely ignored in the Landscape Proposals Plan 1206-001 which shows existing trees to be removed on this boundary and the “indigenous buffer” to be planted with shrubs just 60cm – 80cm high. No bund is shown.

It should be noted that since the Development Brief was adopted a considerable number of trees have been removed from the boundaries and from within the site (photos attached). The Landscape Proposals Plan indicates a further loss of boundary screening through the requirement for considerable “facilitation pruning” of TPO'd trees along both the western boundary (for bike path) and the eastern boundary (“to facilitate use of the rear gardens of the units proposed along this boundary” - Section 17 Design and Access Statement. “To allow light into the new buildings rather than being in the shade of the tree belts” - Landscape Assessment). Experience in Liss is that when pruned trees re-grow the problem of lack of light soon recurs resulting in home owners seeking to have the trees removed completely. For this to be avoided houses on Plots 24 – 32 and Plot 1 must be pulled away from the site boundaries. A further landscape discrepancy is noted in that The Design & Access Statement refers in Section 6, to a belt of screen planting on the boundary with No. 7 East Hill Drive. The Site Layout Plan indicates such tree planting but none is shown on the Landscape Proposal Plan.

The plans indicate an excessive amount of hard surfacing. The Development Brief (Para.8.9) refers to car parking “within garages or car ports either integral or set back from the road”. This has not been achieved. Car parking, tarmac and hard standing will be an unacceptably visible and dominant feature of the development and combined with the lack of front gardens will result in an inappropriate urban feel to this semi-rural location.

Open Space

The lack of open space generally within the site is extremely disappointing. At Para 6.10 the Development Brief recommends “the inclusion of clear visual gaps between dwellings to contribute to the spacious character of the area”. Despite the proximity of the Newman Collard Playing Field, Liss has an identified shortfall of Open Space. Para 7.12 states that “Open space should provide a network of multi-functional green infrastructure throughout the site and linked to the surrounding area.” Have any Natural England requirements (SANGs) arising from the existence of Wealden Heaths Phase II Special Protection Area at Longmoor (2 kms away) been addressed? Where are the wildlife corridors requested in Para. 7.5 of the Brief.

Highway Issues

Noted that to date there has been no input from HCC Highway Engineers. A thorough highways assessment will be essential during which LPC request that the following concerns are addressed:

That the overall length of dropped kerb will severely limit visitor parking.

Currently, parking space within Inwood Road is inadequate and leads to overflow parking around the area. The proposed lay-by will not add spaces as the location is already used for overflow parking. Access through the existing parking area for flats will be difficult. Will sufficient parking for these flats be retained? (see photos).

The Design and Access Statement (10.0) refers to designated parking spaces for the disabled. Will these be available for visitors with disabilities? If so, where are they shown on the Site Layout Plan?

Doubts about the feasibility of bin men taking bins on foot from the spur road to refuse freighters on the spine road. (Para 11.0 Design & Access Statement).

Possible problems of access from Rake Road through the length of estate and particularly during construction.

Other Issues:

Drainage: Liss Parish Council welcomes Option 1 to drain roofs and hard paved areas, but remains concerned whether other run off drainage through the soil may cause flooding problems on the playing fields below.

Lighting: It will be important to ensure light pollution is minimised on this hillside location visible from across the valley.

Bike Path to school: In principle this is welcomed, although there are concerns about the impact on trees on the western boundary (see landscape comments) and potential for creating a “dead end” sheltered area out of school hours. Will school “drop off” problems be created in Inwood Road?

Access to bungalows: Bungalows on site are welcomed, but is access requiring steps, and are back gardens on the steepest part of the site, practical for elderly residents?

Roof Designs: The need for dark roof material with fitted energy saving measures will be important to avoid excessive reflection from retrofitting solar panels on the roof which could make them obtrusive in the wider landscape. Some of the houses have rooms in the roof. The Village Design Statement says that these are only acceptable provided the appearance and scale remains that of a one or two storey building.

Footpath Link to Newman Collard Playing Field: It should be noted that no agreement has yet been reached on this with the Newman Collard Playing Field Trust.

Amenity grassed/hedged areas: A good maintenance management plan will be important.

Summary

Few changes appear to have been made to this scheme since Liss Parish Council commented informally (without prejudice) on consultation proposals in May 2011. The layout, design and landscaping fall short of the high quality standards envisaged by the Local Plan Inspector and the Development Brief for the site. These factors have become even more important since the National Park has become a reality."

21995/042 – East Hill House, 9 East Hill Drive - Formation of 18 additional parking bays, bin store and new pathway.

The Chairman left the room and members unanimously agreed that Cllr Budden should take the role of Chairman for this item.

Cllr Budden introduced the application and stated that 3 objections from residents had been received.

The meeting was adjourned to receive comments from the public.

DECISION: Objection, on the basis that no quantified need had been provided, there was no justification for the relocation of the bin store and concerns over drainage. Members requested that, should EHDC be minded to grant permission, that the entrance should not be at right angles to the property opposite and consideration be given to locating the car park further down the hill.

Cllr Halstead returned to the meeting and resumed her role as Chairman.

53703 – 24 Cardew Road - Single storey rear extension.

DECISION: Site visit required.

54206 – Land south west of Old Stocks Oak – Proposed installation of pf 40 kva standby generator.

DECISION: No objection.

P27/12 The following other matters were discussed:

Notices of refusal

20690/009	Liss House, Station Road	Apartment building consisting of 10 dwellings following demolition of office building.
23081/020	57 Station Road	Retention of extractor ducting to west side of elevation.
23941/011	Old Heath Lodge, Hill Brow Road	Two replacement dwellings with associated access following demolition of original dwellings.

Notices of approval

39587/002	37 Forest Rise	Change of use of land to residential garden and replacement side boundary wall
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Applications withdrawn

54125/001	The Caravan, Reeds Lane	Certificate of lawfulness for an existing use of the caravan as a dwelling and residential use of the land.
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TPO Application referred to Tree Warden

SDNP/12/00081	Land south of Pigeons Copse, Stodham Lane	Coppice a 9m strip of sweet chestnut woodland.
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P28/12 Other business

NALC - Request to Support Early Day Motion of Planning Appeals - members were concerned that this proposal would not be effective. Decision: Not supported. LPC to refer matter to local MP.

Notification of revised Whitehill/Bordon Eco-town plan - the Chairman outlined the updates and revisions. The document was noted, particularly noting that there was no proposal to re-instate the railway line southwards.

Land East of Dormers, Rake Road - members agreed to watch for any further development following the delivery of bricks to the site.

Central Hall, Liss Forest - LPC to ask Cllr J Onslow to follow up a request to re-instate a damaged hedge.

Flexcombe roundabout - members agreed to take note and watch the amount of advertising displayed on the roundabout.

Next Meeting: 28th May, 2012, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 28th May 2012.

MEMBERS

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

*Present

Apologies: Cllrs Mayo & Payne.

In attendance: Clerk, R Bowery.

P29/12 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".

P30/12 Matters arising from the meeting of 30th April 2012 & other items

SDNP/12/00085 – Land south of 63-65 Inwood Road – Cllr Budden asked if was known why LPC's consultation comments did not appear on the SDNP planning web page. The Clerk said that electronic & hard copies of the comments had been submitted & that he had spoken to the case officer who had acknowledged receipt. It was agreed to contact the SDNPA to clarify the situation & also to establish when their planning committee would be discussing the application & if LPC could attend & make representations.

SDNP/12/00085 – Land south of 63-65 Inwood Road – A copy of the Newman Collard Trust's consultation response had been received & the Chairman read the contents to Members.

EHDC Joint Core Strategy pre-submission – A letter had been received informing that all consultation comments had been received & were available on EHDC's website. All comments had been submitted in full to the Inspector & the hearing was to be in early September.

EHDC – A letter had been received expressing concerns over repeated requests by some parishes for extensions to deadlines for consultation comments. It was understood that the statutory period was 21 days & EHDC already allowed 28 days. In discussion it was acknowledged that LPC may have to hold future meetings every three weeks or call ad-hoc meetings if necessary.

57 Station Road Licence hearing – A notice of decision had been received allowing trading till midnight seven days a week; however, initially this was dependent on submission, approval & completion of works to the extraction system.

SDNPA Neighbourhood Planning Survey – It was agreed to delay a response until after some members had attended the SDNPA/HALC event on 30th May.

P31/12 Planning Applications:

12/00316 – Dwelling land south of 40 St Mary's Road – Retention of enlarged conservatory & raised patio to rear.

Council had agreed on 21st May that Members arrive at a consensus decision by email in order to comply with the consultation deadline of 25th May & this had been done.

DECISION: No objection.

12/00181 – Burfulles, Farnham Road – First floor extension to rear.

DECISION: No objection.

12/00203 – Heatherbrae, St Patrick's Lane – Certificate of proposed lawful development – single storey extension to rear.

DECISION: No objection.

12/00234 – The Old Quarry House, Rake Road – Single storey extension to side.

DECISION: No objection.

12/00183 – St Saviour’s Church, Forest Road – Renewal of extant permission 20303/015. Two dwellings with garages & replacement church/church hall following demolition of church & hall.

DECISION: No objection; however, LPC would very much regret any deviation from the approved scheme as it is felt that a community facility is critical to the local community.

P32/12 The following other matters were discussed:

Notices of approval

54126/003	Springs, Reeds Lane	Cert. of lawfulness for an existing use of caravan for residential purposes.
29693/002	17 St Mary's Road	Single storey extension to side & rear.
336871/003	14 Berrylands	Two storey extension to rear & single storey extension to front.
23995/042	East Hill House, East Hill drive	Formation of 18 additional parking bays, bin store & new pathway.

Members agree that EHDC be requested to consult on the lighting scheme to be approved at East Hill Drive.

TPO application referred to tree warden

12/00584/TPO April Cottage, Malvern Road Fell one silver birch tree. (TPO EH488).

P33/12 Other business

Cllr Linsley said that the Chairman of Newman Collard Trust had informed him that a planning application had been submitted for the proposed extended play area at the pavilion.

The Chairman appraised Members of events concerning the appeals on Quarry Farm.

The Chairman informed Members that the local MP had confirmed that the early day motion on planning that NALC had sought support for had been timed out at parliament.

The Chairman reviewed the informal site visit at 23 Vinson Road with Radian Housing. After discussion it was agreed to comment, without prejudice, to the developer as follows:

LPC harbour some regrets at the creeping intensification of development on the estate. We ask that landscaping improvements & path improvements are carried out to achieve an enhancement to the area. LPC also express a hope that we can work with Radian to progress this development together.

Flexcombe roundabout – Cllr Payne said that he had taken photos showing goods & cars for sale outside of the house on the roundabout. It was agreed to forward these to EHDC enforcement.

Crossing Gate development – it was agreed to write to the developers congratulating them on the success of the completed scheme.

Next Meeting: 25th June, 2012, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 25th June 2012.

MEMBERS

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

*Present

Apologies: Cllr Logan.

In attendance: Clerk, R Bowery.

P34/12 Declarations of interest

Cllrs Budden & Halstead declared personal interests arising from their acquaintance with the applicant for 12/00458, Little Orchard, St Patrick's lane.

P35/12 Matters arising from the meeting of 28th May 2012 & other items

SDNPA Neighbourhood Planning Survey – The Clerk confirmed that a response had been sent to the SDNPA following the attendance of some members at the SDNPA/HALC event on 30th May.

Crossing Gate site – The Clerk had not yet sent a letter of congratulations & thanks to the developers for their excellent development of the site.

SDNP Planning meeting 12th June – Following the meeting between parishes & the SDNPA a letter had been received from the Park authority explaining measures being taken to overcome IT & other problems with their planning system. The letter was discussed & the following points noted:

- There was concern over the delegation of power to alter the IT system to host authorities.
- The period of consultation would run from the date of the weekly list rather than validation date; this effectively gives 25 days.
- An extension to the consultation could be requested from the case officer.
- Cllr Budden explained that the SDNPA would be setting internal time constraints beyond which submitted comments would not be considered.
- It would be the responsibility of consultees to go on the website to establish the current status of applications & find out the decisions.
- There was some concern over the apparent lack of local representation facility at SDNPA planning committee meetings.
- The status of parishes as statutory consultees was felt to be unclear & the Clerk was instructed to establish the position.

52180, West Wood, Farther Common – There would be an appeal hearing at Penns Place on 17th July. It was agreed that Cllr Budden would attend & represent LPC; in his absence Cllr Linsley would attend.

The Chairman reminded Members that LPC had originally lodged a no objection response with the condition that development limits were not exceeded; however, EHDC had refused permission as the proposal was for an 80% increase in size. Members agreed that this would set an unwanted precedent in the area.

P36/12 Planning Applications:

12/00019 – 28 Andlers Ash Road – Detached dwelling with access onto Barnside Way.

DECISION: Objection. The proposal is considered to be a cramped overdevelopment leading to a loss of amenity space; contrary to statements in the design & access statement there is no garage facility & the parking provision identified is considered to be inadequate.

12/00458 – Little Orchard, St Patrick's Lane – Conservatory to side.

The Chairman & Cllr Budden, who had declared interests in this application took no part in the decision making.

DECISION: No objection.

12/00612 – 3 Middle Meadow – Two storey extension to rear, extension & conversion of garage to include new pitched roof.

It was decided that a site visit be carried out immediately after the meeting finished.

DECISION: LPC has no objection in principle to these extensions providing that the proposed office use does not generate additional traffic & parking needs for which space in this pleasant close is limited. LPC does have some concerns about the impact on the street scene of the proposed ridge height & velux windows in the single storey element. LPC would prefer the ridge height to be lowered & for any necessary additional light to be obtained through windows to the rear or by a light dome as has been utilised in the house opposite.

It is noted that the offset alignment of the buildings means that the neighbouring properties will not be overlooked or suffer any light loss.

12/00099 – 2 Syers Close – Installation of multi-fuel wood burner with external flue.

DECISION: No objection.

12/00849 – 5 Dalley Way – Retention of conservatory to rear.

DECISION: No objection.

12/00440 – Eden Lodge, Farnham Road – Conservatory to rear & detached double garage.

DECISION: No objection provided that access can be achieved with no loss of trees.

12/00716 – Wenham Holt Nursing Home, Hill Brow – Single storey extension to side & relocation of existing fire escape staircase.

DECISION: No objection.

P37/12 Application withdrawn

12/00253 – Newman Collard Pavilion, Hill Brow Road – Relocation & extension of existing play area & a locked storage container.

P38/12 Other business

Cllr Wright informed the meeting that the developers of the St Saviour's site in Forest Road appeared to be taking action to rope off the site.

Cllr Linsley said that 57 Station Road had started using their illuminated sign again despite EHDC sending them a communication advising that they had no permission to do so.

Cllr Payne said that a property on the Cumbers site in Andlers Ash Road was for sale. It was agreed to investigate to ensure that it was not the studio which had a condition that it remain tied to the main building. *Following the meeting it was established that the property that had now been sold was not the studio.*

Next Meeting: 23rd July, 2012, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 23rd July 2012.

MEMBERS

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

*Present

Apologies: Cllrs Halstead, Mayo & Payne.

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

P39/12 Election of Chairman for the meeting

In the absence of Cllr Halstead, Cllr Budden proposed by Cllr Linsley & seconded by Cllr Thomas, was elected to the Chair for the meeting.

P40/12 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".

P41/12 Matters arising from the meeting of 25th June 2012 & other items

52180, West Wood, Farther Common – Cllr Budden had attended the appeal hearing at EHDC on 17th July. He expressed some concerns over the Inspector's interpretation of Local Plan policy H16 on the limits to development outside of the settlement policy boundary. Cllr Logan added that EHDC's refusal of planning permission had been based solely on that policy.

Inwood Road reserve site – Cllr Budden informed Members that it was likely that the planning application would go to the SDNPA in August or September.

SDNPA Planning procedure – The Chairman reported that the SDNPA had confirmed that parish councils were statutory consultees for all applications within the Park.

EHDC Joint Core Strategy – It was noted that the pre-submission hearing meeting on 6th September included largely technical changes from the original document. A copy of CPRE's comments expressing concerns on the strategy for windfall sites had been received; these were largely in line with LPC's concerns.

38996/020 & 021, Quarry Farm, Rake Road – Cllr Budden, proposed by Cllr Thomas & seconded by Cllr Wright, was unanimously appointed to represent LPC at the appeal hearing on 7th August. It was also agreed that if he was unable to attend then Cllr Linsley would replace him.

P42/12 Planning Applications:

12/00799 – 4 Barefoots Cottages, Wheatham Lane – Two storey extension to side.

DECISION: No objection as long as the development limits of EHDC Local Plan policy H16 are not exceeded.

21995/042 – East Hill House, 9 East Hill Drive – Formation of 18 additional parking bays, bin store & new path way – amendment.

DECISION: No objection.

12/00771 – 17 Forest Rise – Proposed first floor extension over existing ground floor area. New pitched roof to garage & to rear dining area.

DECISION: No objection.

12/00957 – Lanterns, Hill Brow Road – Detached double car port, extension to side to provide covered swimming pool, balcony above existing conservatory.

DECISION: No objection in principle; however, LPC requests that adequate screening is provided on the boundary with Dennis Way. LPC also comment that no first floor plans are provided & this makes it difficult to assess any impact the balcony may have on neighbouring properties.

12/00975 – Heatherbrae, St. Patricks Lane – Single storey rear extension.

DECISION: No objection as long as the development limits of EHDC Local Plan policy H16 are not exceeded.

12/00950 – 91 Station Road – 1 wooden pole 1 x 10 metres tall, 1 wooden pole 1 x 9 metres tall.

DECISION: Objection. LPC requests that the applicant review the necessity of these installation as there is already a proliferation of service poles in the area. It may be possible to utilise existing poles or alternatively supply services via underground cables.

12/00461 – Southlands, Hill Brow – Single storey extension to rear.

DECISION: No objection.

12/01194 & 011945/LDE – Springs, Reeds Lane – Certificates of lawfulness for existing use. Retention of wooden shed for storage of building materials (01194) & use of caravan as store as ancillary to Springs (011945).

Members could form no opinion on the applications as no documents were available on the website. The Clerk was requested to register a complaint with the SDNPA & request an extension to the consultation period in order that the applications could be considered at the next LPC planning committee meeting.

P42/12 The following other matters were discussed:

SDNP Applications Approved

12/00181	Burfulles, Farnham Road The Old Quarry House, Rake	First floor extension to rear.
12/00234	Road	Single storey extension to side.
12/00316	Land south of 40 St Mary's Road	Retention of conservatory.
12/00183	St Saviour's, Forest Road	Renewal of extant permission.
12/00612	3 Middle Meadow	Two storey extension to rear & conversion of garage.
12/00099	2 Syers Road	Multi-fuel wood burner & external flue.

SDNP Tree Applications referred to tree warden

12/01086	Public open space north of 8 Kiln Field	Prune 6 oaks in group 1, 21 oaks & 2 ash in group 2 of TPO EH320/94
12/01316	West Liss cemetery, Church Street.	Crown lift to 3m 2 sycamores, 1 yew & 1 horse chestnut, crown lift to 5m 1 hazel, 1 oak & 4 ash.

P43/12 Other business

Cllr Budden read out the contents of a letter received on the day from the Director of Planning for the SDNPA covering updating on matters raised on the meetings with parishes regarding the planning administration system. Some improvements had been implemented relating to weekly lists etc.

Cllr Wright asked what the status of the St Saviour's site was. It was thought that the site was now back on the market.

Cllr Linsley asked if any action had been taken by EHDC on 57 Station Road. Cllr Logan replied that an enforcement notice was to be issued on 6th August giving 3 months to comply with planning conditions.

Cllr Thomas raised concerns that the roundabout at Flexcombe was now being used to sell cars as well as garden furniture etc. The Clerk was asked to raise the issue with HCC.

Cllr Logan said that she had been given details of a planning application for West Fork, Farnham Road to market camping trailers, tents etc all year. The Clerk was asked to approach Greatham PC to see what their position was on this application.

Next Meeting: 20th August, 2012, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 20th August 2012.

MEMBERS

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

*Present

Cllr Logan did not join the meeting until agenda item application no. 12/01202.

Apologies: Cllrs Mayo & Payne.

In attendance: Clerk, R Bowery, two members of the public.

P44/12 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".

P45/12 Matters arising from the meeting of 23rd July 2012 & other items

12/00085/FUL, Land south of 63-65 Inwood Road – The appointment of the Chairman to represent LPC at the SDNPA planning committee meeting was ratified. The Chairman reported that the application had been roundly rejected on design & site layout. The SDNPA refusal stated that release of this reserve site was not required to meet the 5 year land supply. Committee members observed that there could be a future opportunity to develop an exemplar affordable housing scheme in Liss. The SDNPA had indicated that they wanted 70% of the site to comprise of affordable housing. Drainage concerns had been raised by the NCPF & these had been noted.

38996/019 & 21, Quarry Farm, Rake Road – Cllr Budden had represented LPC at the appeal hearing & reported the content to Members.

St Saviour's site – The Chairman reported on the consultation meeting with the developer & architect. It was felt that the architect had been helpful & that VDS points had been taken on board; there were concerns over parking & the bus stop.

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

Mr Collins, representing LFRA, said that the area around the bus stop was felt inadequate & could be addressed by setting the houses further back on the plot; however, this would compound the parking problems.

Mr Oakley, representing LPCC, said that the purchaser was prepared design & build a bus shelter with internal seating. It was now intended to submit an application as soon as possible.

The meeting was then reconvened.

The Chairman said that LPC's comment to the applicant had been without prejudice; however, LPC were grateful that the applicant had met & consulted with LPC.

23081/017, 57 Station Road – A notice of appeal had been received relating to EHDC's enforcement notice. It was agreed that the Clerk would write supporting EHDC's reasons for refusal.

P46/12 Planning Applications:

12/00858/FUL – Rotherbank Care Home, 11 Rotherbank Farm Lane – Conversion of garage, first floor extension to front & side, new platform lift & replacing existing conservatory with extension.

The Chairman introduced the application & Members subsequently agreed a period of adjournment to receive comments from Mr Collins on behalf of Liss Forest Residents' Association.

Mr Collins said that while the proposal would undoubtedly improve the street scene there were concerns that gardens in Forest Rise would be overlooked by windows in the rear of the building & that additional bedrooms would lead to increased traffic & parking issues.

The meeting was then reconvened.

DECISION: Objection. The cumulative impact of this application leads to an overdevelopment of this cramped site. LPC has particular concerns that the increase in bedroom numbers will lead to the generation of additional traffic in this narrow road as well as inadequate on-site parking & manoeuvring provision. LPC also has concerns over the existing visual impact of the bin area.

12/01395/HOUS – 19 Rotherbank Farm Lane – Single storey extension to rear & internal alterations. The Chairman introduced the application & Members subsequently agreed a period of adjournment to receive comments from Mr Collins on behalf of Liss Forest Residents' Association. Mr Collins said that parking was the issue with this application as there was the loss of a parking space & that road-side parking in this narrow road would lead to obstruction. The meeting was then reconvened.

DECISION: Objection. LPC have concerns over the loss of on-site parking that the garage conversion creates. The road is narrow and would prohibit road-side parking. LPC is not convinced that there would be residual parking for two or more cars as quoted in the application.

12/01194/LDE – Springs, Reeds Lane – Certificate of lawfulness for an existing use for retention of wooden shed for the storage of building materials.

DECISION: Objection. LPC notes that the supporting declarations state clearly that the shed has been used as a wood store not as a store for building materials & LPC feel that this is an inappropriate usage.

12/01195/LDE – Springs, Reeds Lane – Certificate of lawfulness for an existing use of a caravan as store as ancillary to Springs.

DECISION: No objection provided that conditions ensuring that the caravan is used solely as a store for domestic goods ancillary to the main dwelling & that it is not used at any point in time as business premises.

12/01202/HOUS – St Meryn, Mill Lane – Single storey extension to front & rear, pitched roof to replace existing flat roof area.

DECISION: No objection.

12/01037/FUL – West Liss Pavilion, Station Road – Single storey community building after demolition of disused public toilets, existing scout hut & meeting hall & redesign of car park.

DECISION: As applicant, LPC could not comment on the application.

12/01334/HOUS – Deers Rest, Hill Brow Road – Single storey extension to side & detached garage to store.

DECISION: Objection. The Planning Inspector's appeal decision in 1998 (ref application 21513/012) which controversially allowed development on this site stated clearly the importance of the character of the gap. Paragraph 8 of the Inspector's decision letter is critical.

“The fourth criterion is that development must not result in a loss of a gap in a frontage which it is desirable to protect in the interest of conserving the character of the settlement. The submitted plans show your clients' intention of building the proposed dwelling into the ground, with a grass roof, so that it would be almost invisible from the road. In my opinion development in that form would, in principle, preserve the existing visibility across the site to the woodland beyond, and would maintain its contribution to the character of the settlement. In my view the removal of the existing barns would improve the quality of the existing gap, and there would be no adverse effect on the special character, quality and appearance of the landscape of the area of outstanding natural beauty. I consider that the form of development proposed by your clients would ensure the preservation of the gap in accordance with this criterion.”

Development of this difficult site was finally achieved with Application F.21513/021/FUL

Condition 3 of approval 21513/021 states that “no extension or alteration to this dwelling shall be made except with the prior written consent of the Planning Authority. Reason The site lies in a rural area where it is considered that further development on the site may be detrimental to the character of the area and as such be contrary to the adopted policies of the Planning Authority.”

Condition 19 of approval 21513/021 states that “no outbuildings, sheds or swimming pools shall be constructed/erected within the curtilage of the dwelling house hereby approved except with the prior written consent of the Planning Authority. Reason The site lies in a sensitive area where it is considered that further development on the site may be detrimental to the character of the area and as such be contrary to the adopted policies of the Planning Authority.”

The Notice of Permission Informative Notes to Applicant 1. & 7. stress the importance of these points.

LPC fully support these statements & is not aware of any changes in planning policy that may affect these conditions. In particular, LPC considers that the proposed garage/store reintroduces development into the gap where the 1998 Inspector welcomed the barn removal to improve the quality of the gap.

If the SDNPA is minded to permit this application, then LPC request a condition be applied restricting the use of the garage as ancillary to the main dwelling & that it cannot be sold or used as a separate dwelling in future. LPC also request that a condition ensures that screening to the Hill Brow Road boundary is retained.

12/00974/COND – Coomb Edge, London Road – Variation of condition 3 of 20399/002 to allow continued use of the garage as an annexe.

DECISION: Objection. LPC feel that the conditions applied to application 20399/02 & subsequently reiterated in permission 20399/004 were very specific & that the reasons for the conditions remain valid & should be adhered to.

Once again, LPC is disappointed over the lack of communication between council tax & planning departments that does not bring such breaches to light earlier.

12/00756/HOUS – Winchester Apartments, Hill Brow Road – Detached summerhouse.

DECISION: No objection.

12/00879/HOUS – Pruetts Hill, Pruetts Lane – Two storey extension to side, dormer window to rear, alterations to garage roof & conversion of garage to habitable accommodation.

DECISION: No objection provided that the development limits of Local Plan Policy H16 are not exceeded.

12/01216/COND – 3 Hatchlands, Huntsbottom Lane – Variation of conditions 2 & 3 of 21331/018 to allow the annexe to be used as a separate dwelling.

DECISION: Objection. LPC feel that the conditions applied to application 21331/018 were very specific & that the reasons for the conditions remain valid & should be adhered to.

It remains the opinion of LPC that any such development would create inadequate parking provision on this plot.

P47/12 The following other matters were discussed:

SDNP Application Amendments

12/00957/HOUS Lanterns, Hill Brow Road

Detached double car port, extension to side to provide covered swimming pool, balcony above existing conservatory. Missing plan now available

SDNP Applications Approved

12/00799/HOUS	4 Barefoots Cottages, Wheatham Lane	Two storey extension to side.
12/00440/HOUS	Eden Lodge, Farnham Lane	Conservatory to rear & detached double garage.
12/00849/HOUS	5 Dalley Way	Retention of conservatory to rear.
12/00950/TEL	91 Station Road	One 10m pole & one 9m pole.
12/00771/HOUS	17 Forest Rise	Proposed first floor extension over existing ground floor area. New pitched roof to garage & to rear dining area.
12/00957/HOUS	Lanterns, Hill Brow Road	Detached double car port, extension to side to provide covered swimming pool, balcony above existing conservatory.

SDNP Applications Refused

12/00458/HOUS	Little Orchard, St Patrick's Lane	Conservatory to side.
12/00019/FUL	28 Andlers Ash Road	Detached dwelling with access onto Barnside Way.

SDNP Tree Applications referred to tree warden

12/01493/TPO	Sycamores, Plantation Road	Crown reduce & crown lift one sycamore.
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P48/12 Other business

EHDC were to hold planning training sessions on 19th & 20th October. It was agreed that Cllr Linsley would attend on 19th & Cllr Thomas on 20th.

Cllr Wright asked if LPC were aware of any action taken on the roadside trading at Flexcombe roundabout. The Clerk had reported the matter but was not aware of any action. Other Councillors felt that the situation had improved slightly.

Cllr Linsley felt that a site visit would be necessary when any application for the St Saviour's site was received.

Cllr Wright asked when reserve site status was due to expire. The Chairman replied that the SDNP were currently working on their joint core strategy & indications were that there was no need to release reserve sites to meet the current 5 year land supply.

Next Meeting: 10th September, 2012, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 10th September 2012.

MEMBERS

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

*Present

Apologies: Cllr Mayo, Cllr Payne and Cllr Thomas.

In attendance: Clerk, A Mann.

P49/12 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".

P50/12 Matters arising from the meeting of 20th August 2012 & other items

12/00950/TEL – Residents letter of concern over EHDC's failure to respond to complaint relating to erection of poles – members noted the response from EHDC dated 31/08.12.

Neighbourhood Planning – CLG Funding opportunity – The Chairman informed members that a meeting with SDNPA was scheduled for November, however, members considered it necessary to have an earlier exploratory conversation with SDNPA (Andrew Triggs) to investigate whether there was any advantage to Liss registering an interest. Clerk to arrange.

Old Heath Lodge – Revised draft plans submitted for LPC comment with a request for a site visit – members agreed that a site visit was necessary. Clerk to arrange and supply copy of previous plans.

P51/12 Planning Applications:

12/1232/FUL – Stanleys, Hatch Lane – Construction of vehicular access.

DECISION: OBJECTION.

Given that Hatch Lane is a narrow, well used road, the following concerns were raised:

1. Concern about the adequacy of the sightlines. Members asked for clarification on the possible impact on trees to which the proposed drive will pass and requested a method statement showing how the work will be carried out. Members emphasised the importance of this wooded area stating that LPC could not agree to any significant change to the appearance of the area.
2. The design and access statement appeared to be incomplete.
3. Surface - members considered a gravel surface in this location to be inappropriate given the run off down the road which can occur in heavy rain, leading to flooding at the junction of Rake Road.

12/01722/HOUS – Eastwood, Hill Brow Road – Three dormer windows to garage.

DECISION: OBJECTION.

This property lies in the H9 policy area in Hillbrow. The application conflicts with condition 4 of application SDNP/51545/003 and, in the view of LPC, windows on the first floor would render this building a domestic property. Members requested that conditions 2 and 3 of application SDNP/51545/003 be rigorously enforced.

With reference to annexes being used as habitable accommodation, the Chairman reported that a query had been registered with EHDC as to whether council tax information could be shared with planners.

P52/12 Applications Approved:

12/00716/FUL – Wenham Holt Nursing Home – Single storey extension to side and relocation of existing fire escape staircase.

Cllr Logan agreed to follow up with the SDNP Link Officer as to why their website is not updated.

P53/12 Applications Refused:

12/00085/FUL – Land south of 63-65 Inwood Road – Residential development comprising 32 dwellings with new access, cycle path, footpath, landscaping and additional parking.

P54/12 SDNP Tree Application Decisions:

12/01086 – Public open spaced, 8 Kiln Field – Prune 27 oaks and 2 ash (EH320) – granted.

12/01316 – West Liss Cemetery – Crown lift sycamores, yew and horse chestnut, hazel, oaks and ash – granted.

P55/12 Other business

Email from Mr Duncan - St Patricks Lane Campsite – members agreed the following response, by letter, copying T Whitty, J Mansi, Leslie Wells, EHDC and N Belderson SDNPA Link Officer;

“We have raised the issue informally at our planning meeting and concerns were expressed on this proposed use, especially given the access on to the narrow lane. We also consider this is a site of environmental value where some of the existing uses are in question. LPC would be reluctant to see any development.”

Email from Mr Harris - 71 Station Road – proposed re-development of 6 units.

Members agreed a site visit was necessary. Clerk to arrange.

Request to erect flagpole outside Triangle Centre – members agreed that this issue should be discussed by full Council at their meeting 17.09.12.

Community Neighbourhood Planning, Core Strategy Pre Meeting and Examination in Public – The Chairman updated members and advised that the EIP was due to take place over two weeks in mid October.

The Sun, Rogate – application and site visit.

The Chairman reported that Cllr Thomas had attended the site visit and the Clerk had asked Rogate Parish Council to confirm whether LPC were requested to input.

St Saviours – it was noted that the application was expected to arrive shortly and the Chairman asked members to check that detailing was included in the application.

Village Design Statement – Cllr Wright advised that the final draft was near completion.

New planning proposals – Cllr Budden advised that DCLG would carry out a consultation period.

Next Meeting: 8th October, 2012, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 8th October 2012.

MEMBERS

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

*Present

Apologies: Cllr Halstead, Cllr Payne, Cllr Thomas & Cllr Wright.

In attendance: Clerk, R Bowery, 21 members of the public & 2 members of the press

P56/12 Election of Chairman

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

P57/12 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 asked the public to indicate which applications or other agenda items they were interested in. Following the responses he proposed that the applications for the St Saviour's Church site & the Old Thorns Golf Course be taken before other matters & Members agreed.

P58/12 Planning Applications

12/02010/FUL – St Saviour's Church, Forest Rise – Two pairs of semi detached dwellings

The Chairman introduced the application & proposed a period of adjournment to receive comments from the applicant & Members agreed.

The architect for the development explained the proposal with the aid of a computer images. He said that the design had been reached with reference from the VDG & following consultation with the District Council, LPC & LFRA.

Comments on the application from representatives of the VDG, LFRA & residents included the following objections:

- The development was considered too bulky in mass for the size of the plot.
- Concerns over the parking issues; it was considered that the proposed arrangements were impracticable & would lead to congested on-road parking.
- The extensive expanse of glass in the bay windows over the 4 houses & the use of concrete for lintels.
- The loss of light to 41 Pine Walk & the potentially oppressive dominance.
- The proposed ridge height being higher than the previously approved scheme.

The meeting was then reconvened.

After discussion Members agreed that a site visit was necessary before a decision could be made. The Chairman requested that the developers respond to the question of ridge height.

12/01373/FUL – Old Thorns Golf & Country Club – New heathland golf course

The Chairman introduced the application & proposed a period of adjournment to receive comments from the applicant & Members agreed.

The architect for the development explained the proposal with the aid of display boards He explained that the existing stewardship arrangements were due to run out in two years & that no guarantees could be given on future management. The developers had consulted with Natural England & the SDNPA on the application; the proposal was for a similar facility to several New Forest based courses that had public access & roaming animals etc. The course was 30% only of the area. Public usage had been measured & represented 1 person per hour during daylight. There would be open access & commoners' rights would be protected. The CEO of Old Thorns said that the application was supported by the SDNPA's ranger.

Comments on the application from residents included the following objections:

- Comparisons with New Forest courses was not relevant due to area size difference.
- The report of Mr Loh, an ecologist, was contrary to the applicant's evidence.
- It was alleged that access rights had been revoked on safety issues at another course.
- The danger to wildlife, particularly ground-nesting birds.
- No information on the level of stewardship had been provided.
- The possible damaging level of water extraction rates that the applicant had failed to supply.

The Chairman asked the applicant how access for construction would be achieved & how maintenance vehicles would get to the course. The CEO of Old Thorns replied that access during construction would be via Langley but course maintenance would be from the main Old Thorns end.

The Chairman asked what employment opportunities would be created & the reply indicated an additional 12 jobs.

The meeting was then reconvened.

Decision: As LPC was not a statutory consultee the following statement of concern would be submitted.

Having considered representations from the Developer as well as from objectors, LPC recommend that officers take into account the following issues when considering the application.

- Clarification of the exact water extraction rates must be established together with the impact on the environment of the area.
- The possible detrimental impact on the wildlife of the area.
- The proposed access for contractors vehicles during course construction would create a road safety hazard as well as be detrimental to the narrow access road from the B2030.
- There is concern over the long term commercial viability of a course with no player facilities immediately adjacent to the course & this may lead to further applications for building works that would be to the detriment of the area.

12/01714/HOUS – Bishearne Cottage, Farnham Road – Conservatory to side & new tile hung gable.

DECISION: No Objection.

12/00858/FUL – Rotherbank Care Home, 11 Rotherbank Farm Lane – Conversion of garage, first floor extension to front & side, new platform lift & replace existing conservatory with extension. (revised plans)
The Chairman explained that the only variation from the original application was a minor alteration to the plot boundary.

DECISION: Maintain objection. The cumulative impact of this application leads to an overdevelopment of this cramped site. LPC has particular concerns that the increase in bedroom numbers will lead to the generation of additional traffic in this narrow road as well as inadequate on-site parking & manoeuvring provision.

LPC also has concerns over the existing visual impact of the bin area.

112/01889/FUL – Durford Edge & The Summerhouse, Durford Wood – Upgrade existing secondary access drive to provide an additional & alternative driveway to the grounds of Durford Edge.

DECISION: No Objection.

12/01870/HOUS – 2 Shotterlands, Mill Road – Vehicular access & entrance gates.

DECISION: Objection. LPC consider that the reasons for refusing this application as stated by HCC's Highways East. There is inadequate visibility splays at the exit to the road and there would not be adequate manoeuvring space for vehicles on the site.

P59/12 Matters arising from the meeting of 10th September & other items

39996/019 & 020 – Quarry Farm. The Planning Inspectorate's appeal decisions had been received; both appeals had been dismissed.

39996/019 & 020 – Quarry Farm. A letter had been received from EHDC outlining the enforcement procedure & schedule.

The Chairman said that he had received a call from the applicant for Quarry Farm who was requesting a meeting with LPC representatives to outline his future proposals. After discussion it was agreed to seek legal advice from EHDC before any such meeting was agreed.

SDNPA – Joint Core Strategy hearings. It was agreed that the Chairman & Cllr Linsley would attend the sessions on Housing & Affordable Housing on 24th & 25th October.

P60/12 The following other matters were tabled

Applications Approved

12/00879/HOUS	Pruetts Hill, Pruetts Lane	Two storey extension to side, dormer window to rear & conversion of garage to habitable accommodation.
12/00974/COND	Coomb Edge, London Road	Variation of condition 3 of 20339/002 to allow use of the garage as an annexe.
12/01202/HOUS	St Merryn, Mill Road	Single storey extensions to front & rear, pitched roof to replace existing flat roof area.
12/01334/HOUS	Deers Rest, Hill Brow Road	Single storey extension to side & detached garage & store.
12/00461/HOUS	Southlands, Hill Brow	Single storey extension to rear.
12/00756/HOUS	Winchester Apartments, Hill Brow Road	Detached summerhouse.
12/01395/HOUS	19 Rotherbank Farm Lane	Single storey extension to rear & internal alterations.

SDNP Tree Applications

12/01835/TPO	7 Pine Walk	Prune 3 oaks, 1 silver birch, 1scots pine 1 sweet chestnut & 1 ash.
12/02073/TPO	Lee Croft, Hill Brow Road	Prune 3 birch trees.

P61/12 Other business

The Chairman informed the meeting he had heard that the Inwood Road development application was probably going to go to appeal.

Next Meeting: 5th November, 2012, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 5th November 2012.

MEMBERS

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

*Present

Apologies: Cllr Mayo, Cllr Payne & Cllr Thomas.

In attendance: Clerk, R Bowery, 2 members of the public & 1 member of the press

The Chairman asked the members of the public which items they were specifically interested in & Members agreed a change in the order of agenda items in order that those applications be heard first.

P62/12 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 said that he was a personal acquaintance of Mr Healy through his position as a Council appointed trustee of the Coryton Alms Houses where Mr Healy was the appointed administrator. Members agreed that this did not represent a prejudicial interest.

P63/12 Matters arising from the meeting of 8th October & other items

12/02010/FUL – St Saviour's Church, Forest Road – Two pairs of semi-detached dwellings.

There had been a site visit on 25th October & the following consultation comments had been agreed by members attending:

Objection. Liss PC restates its regret over the loss of the community facility of the hall as included in the currently approved scheme. With regard to the application as presented, LPC consider the proposal to be a gross over development of the site. The positioning of the dwellings, so far forward on the site & with such a high ridge line, will be overbearing & to the detriment of the street scene in this small hamlet contrary to SDNP aims of protecting small rural settlements. The approved scheme, at two storeys only, represents a far more suitable frontage to Forest Road & would sit much better in the existing street scene.

There is also great concern over the impact of the proposed side elevation on 41 Pine Walk. The proximity to the boundary of the development will create an unacceptable loss of light as well as present a very stark outlook for 41 Pine Walk.

In addition, LPC has serious concerns over the adequacy of the parking arrangements & feels that the double parking arrangement is unworkable & will lead to additional on-road parking in Pine Walk & Forest Road. Vehicular access to the parking area will be difficult due to the narrow access road that already provides reserved parking bays for houses in Pine Walk. It is felt that this will lead to additional on-road parking in Forest Road with an adverse impact on road safety issues as well as adding to the existing congestion problems.

LPC request that EHDC organise a site visit in order that District Councillors be more aware of the local problems with this site.

Whilst objecting to this application, LPC wishes to thank the developer & architect for the consultation & cooperation they have shown during the process.

SDNP/38996/020 – Quarry Farm. A letter had been received from EHDC notifying that the applicant had lodged an appeal in the High Court against the Planning Inspector's decision; as a result enforcement action was being held in abeyance until the outcome of this appeal.

Chichester District Council – Consultation on Draft Statement of Community Involvement – It was agreed to request continued consultation throughout the Local Plan as well as on planning applications near to the Liss Parish boundary. No other comments were considered necessary.

Liss Glebe – A copy of a notice of intention by the Diocese to dispose of the Liss Glebe land in Liss Forest had been received. The Clerk had alerted EHDC's landscape officer & arboriculture officer.

It was agreed that the Forestry Commission, the Woodlands trust & the SDNP be contacted with a view to getting protection for the land.

P64/12 Planning Applications

12/02271/FUL – 71a & b Station Road – Demolition of retail unit & outbuilding followed by erection of three storey block of 3 flats (to northwest) & three storey block of 3 flats (to rear), car parking & access. The Chairman introduced the application & proposed a period of adjournment to receive comments from the public & Members agreed.

Mr Croft expressed the concerns of the Liss Village Design Group; these included possible damage to the riverbank, pollution to the river during construction, the effect on roosting bats, the bulk of the development & possible effects of construction on a flood risk site.

Mr Healey, for the developers said that work to the riverbank was minimal & designed to halt erosion. The meeting was then reconvened.

Decision: Objection. LPC welcomes this proposal to redevelop the site but objects to the proposed height & bulk of the proposal which would lead to an over-dominance of the street scene especially when viewed from the village centre in the Liss Conservation area. Concerns remain over parking & access at this site, so close to the railway crossing & especially with so many young people attending the youth centre that is adjacent.

There are concerns over the designs regarding the large expanse of window in this location.

LPC also request that measures are put in place to ensure no adverse environmental impact on the riverbank & that bats on the site are protected should the SDNPA be minded to approve the scheme.

12/12/02095/HOUS – Raymar, Hatch Lane – Two storey extension to front, single storey extension to side, enlarged garage with storage area in roof space, extensions to garage to provide games room & shower.

The Chairman introduced the application & proposed a period of adjournment to receive comments from the public & Members agreed.

Mr Croft on behalf of the Liss Village Design Group felt that the design could have been better.

The meeting was then reconvened.

Decision: No objection; however, LPC are disappointed that the design of the proposal is at such variance with the setting.

LPC asks that the limit on development has not been exceeded as concerns exist over the exclusion of the garage, that has been significantly enlarged, from the calculations. A condition that the garage is not used as a separate dwelling at any time in the future is requested.

LPC also request that measures to ensure the retention of screening are put in place.

12/01870/HOUS – 2 Shoterlands, Mill Road - Vehicular access & entrance gates (amended plans),

DECISION: Objection. LPC maintains its objection to this proposal on the grounds of highways access difficulties as expressed in consultation comments as lodged for the original application. These were:

“Objection. LPC consider that the reasons for refusing this application as stated by HCC’s Highways East. There is inadequate visibility splays at the exit to the road and there would not be adequate manoeuvring space for vehicles on the site.”

12/02377/HOUS – The Ridge, London Road – Extension to side to provide bay window with balcony above. Alteration to roof & underground cellar.

DECISION: No objection.

12/02585/APNB – Wylds Farm, Warren Road – General purpose farm building.

DECISION: No Objection.

P65/12 The following other matters were tabled

SDNP Application Withdrawn

12/01232/FUL	Stanleys Bungalow, Hatch Lane	Construction of vehicular access.
12/01373/FUL	Old Thorns Golf & Country Club	New heathland golf course.

SDNP Applications Approved

12/00975/HOUS	Heatherbrae, St Patrick's Lane	Single storey rear extension.
12/01194/LDE	Springs, Reeds lane	COL for an existing use for retention of wooden shed as wood store.
12/01195/LDE	Springs, Reeds lane	COL for an existing use of structure as store ancillary to Springs.
121/01722/HOUS	Eastwood, Hill Brow Road	Two dormer windows & one rooflight to garage.
12/01714/HOUS	Bishearne Cottage, Farnham Road	Conservatory to side & new tile hung gable end.
12/01889/FUL	Durford Edge & the Summerhouse Durford Wood	Upgrade existing access drive to provide alternative driveway to Durford Edge.

SDNP Tree Applications

12/02368/TCA	St Peter's Church, Church Lane	Prune back to the boundary 1 yew tree overhanging Epstocks.
12/02370/TPO	Hatfield House, Plantation Road	Prune 1 western red cedar & 1 oak.
12/02397	Tall trees, 5 Little Barn Place	Fell 1 scots pine & 1 oak tree.
12/02558	Greywalls House, London Road	Crown lift to 7m 1 sweet chestnut, fell 3 sweet chestnuts & remove stems from 1 sweet chestnut.

P66/12 Other business

Cllr Wright informed the meeting that the VDG had met with the SDNP to discuss the production of the revised Village Design Statement. The SDNP had indicated general approval but had suggestions on some things that should be included & the general presentation in order that Park settlements all had a similar document. The VDG were holding discussions on this.

Cllr Budden said that under the localism Act councils had to compile a register of assets. Cllr Logan replied that this had been done for Liss already.

The Chairman reported on the Local Plan Inquiry sessions; she was to attend the Open Space session & had already attended the Strategy & Housing sessions, Cllr Linsley had attended Housing & Affordable Housing, Cllr Budden had attended Affordable Housing.

The Chairman reported on the very helpful EHDC planning training session; unfortunately they had not been particularly well attended & EHDC were seeking the reasons. After discussion it was agreed to request EHDC provide hard copy of slides on the day.

Next Meeting: 3rd December, 2012, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 3rd December 2012.

MEMBERS

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

*Present

Apologies: Cllr Mayo & Cllr Logan.

In attendance: Clerk, R Bowery, 3 members of the public.

The Chairman asked the members of the public which items they were specifically interested in & Members agreed a change in the order of agenda items in order that those applications be heard first.

P67/12 Declarations of interest

There were no declarations of interests.

P68/12 Matters arising from the meeting of 5th November & other items

Liss Glebe – A letter had been received from the SDNP stating that no further protection measures were necessary for this plot of land as its SINC status should be sufficient.

It was agreed to ask EHDC if the land had protection against tree clearance work.

Dept. Of Communities & Local Government – It was agreed that the Chairman & Cllr Budden would prepare & circulate for comment the consultation response on the proposed changes to permitted development rights.

HCC – It was agreed that no consultation comments from LPC were required for the consultation on changes to the Minerals & Waste Plan.

Schedule of Committee Meetings 2013 – It was agreed that the first meeting in April 2013 would be on Tuesday 3rd.

SDNP/38996/020 – Quarry Farm. A letter had been received from EHDC notifying that the High Court hearing had been set for 4th March 2013 & that no enforcement action could be taken until after the case had been heard unless it involved any other buildings being converted to residential use.

P69/12 Planning Applications

12/02574/FUL – 43 Station Road – Conversion of building into two dwellings with associated landscaping.

No action was necessary as the application had been declared invalid pending a bat survey.

12/02287/FUL – 95 Station Road – Erection of a two storey dwelling plus all associated works.

The Chairman introduced the application & drew Members attention to letters of objection from residents & the reasons for refusal of the prior application. She then proposed a period of adjournment to receive comments from the applicants & Members agreed unanimously.

Comments were received from Mr & Mrs Hayes. The meeting was then reconvened.

A second period of adjournment was agreed in order that Cllr Thomas could put a question to the applicants. The meeting was then reconvened.

Decision: No objection. LPC feel that the new application appears to have overcome the reasons for objecting to the original application. LPC request that it is ensured that HCC Highways are satisfied with the entry, exit & manoeuvring arrangements for vehicles. Lowest possible site levels should be required in order to minimise the impact on neighbouring properties.

12/02516/FUL – Newman Collard Pavilion, Hill Brow Road – Relocation of play area with fencing & storage shed.

The Chairman introduced the application & then proposed a period of adjournment to receive comments from a representative of the applicant & Members agreed unanimously.

Cllr Payne declared a prejudicial interest in the application arising from his position as an LPC appointed representative trustee of the NCPFT & took no part in the discussion or decision.

Mr Boller, secretary of the Newman Collard Playing Fields Trust, explained the reasons & changes from the original proposal.

The meeting was then reconvened.

DECISION: No objection. LPC request that the play area must be open for public use at all times & that there is no future increase in size of the area without further formal application.

LPC also request that the play area has adequate access for grounds maintenance.

12/02243/FUL – Brows Farm, Farnham Road – Change of use of yard to contractor’s compound for a temporary period of one year during the construction of the annexe to St Peter’s Church, West Liss.

DECISION: No objection provided that the arrangements satisfy the requirements of HCC Highways & that access to all other units is maintained.

12/02657/LIS - St Peter’s Church, Church Street – Alterations to floor & pews.

DECISION: No objection.

12/02773/HOUS - 11 St Mary’s Road – Retention of garden shed & garage.

Members agreed that a site visit was necessary. Following the site visit on 8th December the following consultation response was agreed.

DECISION: Objection. The scale, height, position and materials are considered to be inappropriate in this location. This building would be much more appropriately located in the rear garden of this “cottage” where it would avoid setting a discordant frontage precedent in the St Mary's Road street scene and where properties are constructed predominantly in red brick with some tile hanging.

If EHDC/SDNPA is minded to allow the building to remain in this location, LPC would like to recommend:

- a) that the exterior should be painted a more muted colour.
- b) that the use is restricted to home office.

12/02812/HOUS - 21 Kelsey Close – Conversion & extension of existing garage.

DECISION: No objection provided there is adequate parking provision. LPC comments that the design would be improved with the addition of a window in the front elevation.

12/02561/HOUS - 2 Longwood East, London Road – First floor extension to side.

DECISION: No objection.

P70/12 The following other matters were tabled

SDNP Application Withdrawn

12/01037/FUL	West Liss Pavilion, Station Road	Single storey community building.
12/01216/COND	3 Hatchlands, Huntsbottom Lane	Variation of conds. 2 & 3 of 21331/018 to allow annexe to be used as a separate dwelling.
12/02010/FUL	St Saviour's Church, Forest Road	Two pairs of semi-detached dwellings.

SDNP Applications Refused

12/01870/HOUS	2 Shotterlands, Mill Road	Vehicular access & entrance gate.
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SDNP Applications Approved

12/02585/APNB	The Wylds, Warren Road	Prior notification - general purpose farm building. (approval not required)
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SDNP Tree Preservation Order

SDNP/54680/TP1	9 Rotherbank Farm Lane	1 oak tree
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SDNP Tree Applications

12/02814/TPO	Grafton, Huntsbottom Lane	Prune 1 yew & 1 sycamore.
12/02835/TPO	Recreation Ground, Farnham Road	Prune 3 oak trees.
12/02898/TCA	Saddlers, Farnham Road	Fell 1 lawson cypress.

SDNP Tree Application Decisions

12/01835/TPO	7 Pine Walk	Prune 3 oaks, 1 silver birch, 1 scots pine 1 sweet chestnut, 1 hazel, 1 ash - approved.
12/02368/TCA	St Peter's Church	Prune back to the boundary 1 yew tree
12/02370/TPO	Hatfield House, Plantation Road	Prune 1 western red cedar & 1 oak tree.

P66/12 Other business

Cllr Wright informed the meeting that the bricks stored in the field in Rake Road had been removed & there were now Xmas trees for sale there.

Cllr Linsley said that the Kebab shop in Station Road had two flashing lights displaying in the window. The Clerk would draw this to the attention of EHDC enforcement.

The Chairman asked if Members thought that the possibility of registering a community asset for Liss Forest Post Office should be drawn to the attention of LFRA & Members agreed.

The Chairman reported that the Inspector had given a first response to the Joint Core Strategy & expressed concerns over various aspects including the lack of a strategic housing market assessment which would identify the needs in four different areas: PUSH, SDNP, Whitehill/Bordon & north of the National Park. The Inspector also felt there was a lack of evidence of an environmental analysis, no pitch & plot targets for travellers. There were other issues relating to tests for higher levels of growth, duty to cooperate with neighbouring authorities & over dependence on Whitehill/Bordon eco town meeting needs.

Next Meeting: 7th January, 2013, 7.30pm.