

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 7th January 2013.

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 Payne.

In attendance: Clerk, R Bowery, Cllr G Waller.

P01/13 Declarations of interest

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

Cllr Mayo declared a prejudicial interest in application SDNP/12/02979/TPO that related to a property visible from his dwelling & said that he would be making a statement when the item was discussed.

P02/13 Matters arising from the meeting of 10th December & other items

Dept. Of Communities & Local Government – The Chairman reported that, following the agreement at the December meeting, she & Cllr Budden had prepared a response to the consultation on the proposed changes to permitted development rights. This had been circulated for Members comments & subsequently submitted to Government as well as the local MP.

34862/003 – The Old Brickyard, Hawkley Road. The Chairman informed Members that a court injunction had been issued on this land in Hawkley Parish to prevent anyone taking residential possession of it.

SDNP – A report on the SDNP planning workshop held at Meonstoke in November had been received. This was available for Members to read if they wished.

P03/13 Planning Applications

12/02554/FUL – Liss House, Station Road – Apartment building consisting of 10 dwellings following demolition of office buildings.

Decision – No objection in principle; however, LPC request that the following matters be considered:

- There are discrepancies between the presented cgi image & the design statement over the proposed tile hanging to the south-east elevations & LPC request that it is ensured that tile hanging is carried out as indicated on the drawings submitted.
- LPC request that any replacement trees planted are mature specimens rather than saplings.
- LPC request that perimeter railings are black metal conservation style.
- There are discrepancies between the drawings & the design statement over the proposed bin store. LPC request that the store does have a roof as per the drawings & that the store be screened by planting around the perimeter of it.
- LPC feel that, without any doors, the front elevation lacks character. It suggests that the appearance should be softened by shrub planting below the windows along this elevation.
- LPC maintains its concerns over insufficient parking provision on the site as there is inadequate on-road parking in the immediate area.

12/02726/CND – 40b St Mary's Road – Removal of condition 2 of SDNP/12/0316 to allow screen planting in lieu of permitted wall.

Decision: No objection.

12/02993/HOUS – 42 Rushfield Road – Single storey extension to front.

DECISION: No objection.

12/02994/FUL – Stanleys, Hatch Lane – Creation of vehicular access.

DECISION: Objection. Liss Parish Council maintains its concerns over highway safety issues. It is felt that that there is a lack of an in-depth survey by HCC Highways & that a more thorough assessment of traffic volumes & speeds must be carried out in order to more accurately gauge the impact of this proposal.

12/02599/HOUS - 13 The Ridings – Two storey extension to side & single storey extension to rear.

DECISION: No objection.

12/02686/FUL - Land north east of Garden Cottage, London Road – Retrospective change of use from forestry to forestry, tourism, leisure & education & the siting of up to six seasonal yurts.

DECISION: No objection; however LPC suggest that a temporary permission might be appropriate for this application & that a condition be applied that should this new business fail then the permission would revert to the existing usage.

In addition LPC suggest that permission be dependent on:

- Satisfactory expert ecological & environmental assessments being carried out.
- It being conditioned that any on-site lighting is low level & minimal

12/02755/HOUS - 62 Forest Road – Raised patio to rear.

DECISION: No objection.

P04/13 The following other matters were tabled

SDNP Applications Refused

12/02271/FUL	71a & b, Station Road	Demolition of retail unit & outbuilding followed by erection of three storey block of 3 flats (nw) & three storey block of 3 flats (rear), car parking & access.
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SDNP Applications Approved

12/02095/HOUS	Raymar, Hatch Lane	Two storey extension to front, enlarged garage with storage area in roof space, extension to garage to provide games room & shower.
12/02377/HOUS	The Ridge, London Road	Extension to side to provide bay window with balcony above, alteration to roof & underground cellar.

SDNP Tree Applications referred to Tree Warden

12/03162/TPO	Public open space west of 8 Kiln Field.	Fell 1 oak, remove 4 lower branches on 1 oak, both adjacent to 9 Kiln Field.
12/03212/TPO	The Grange, Farnham Road	Prune 2 oaks, 1 horse chestnut & 6 douglas firs.
12/02979/TPO	9 Rotherbank Farm Lane	Prune 1 oak overhanging 33 Forest Rise.

Cllr Mayo made a statement saying that work on this application had commenced today.

12/03167/TCA	Wellwood, Hill Brow Road	Prune 2 holly & pollard 1 sycamore & 1 ash.
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SDNP Tree Application Decisions

12/02397/TPO	Tall Trees, Little Barn Place	Fell 1 scots pine & 1 oak - approved.
12/02898/TCA	Sadlers, Farnham Road	Fell 1 lawson cypress & 1 box elder - no objection.

P05/13 Other business

A letter had been received from EHDC explaining their proposals to address issues raised by the Inspector on the Joint Core Strategy. More work was required, particularly on the Strategic Housing Marketing Appraisal. It was anticipated that the examination hearings would be resumed in October 2013. It was noted that the expected appeal relating to the Inwood Road reserve site had not yet been received. Cllr Thomas said that the trading of motor vehicles had resumed on the Flexcombe roundabout. Cllr Linsley said that a new larger neon sign had been installed at 57 Station Road.

Next Meeting: 4th February, 2013, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 7th January 2013.

MEMBERS

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Apologies: Cllr Payne.

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Next Meeting: 4th February, 2013, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 4th March 2013.

MEMBERS

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

*Present

Apologies: Cllrs Linsley & Payne.

In attendance: Clerk, R Bowery, 5 members of the public.

P11/13 Declarations of interests

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

Cllr Thomas said that application 13/00762, West acre, Hill side Road, was the property immediately behind his residence & that he would not be taking part in the decision but might make a statement on the application.

P12/13 Matters arising from the meeting of 7th January & other items

Nanspedyn, Hill Brow Road – The resident who had requested a brief meeting with LPC to discuss his intended plans for the property had failed to turn up to the meeting.

SD/12/00085/FUL – Land to the south of 63-65 Inwood Road – Draft consultations comments for the appeal had been circulated between Members prior to the meeting. In discussion, Cllr Thomas suggested that an additional comment relating to hard surface run off in order to protect drainage on the NCPF. It was agreed that the Chairman & Cllr Thomas would agree wording for this to add to the consultation comments as discussed.

Members agreed that the consultation comments, amended to include comments on hard surface rainwater runoff, be submitted to the Planning Inspectorate.

SDNPA/EHDC Joint Core Strategy – Cllr Logan gave a briefing on EHDC progress on the JCS.

HCC Minerals & Waste Plan – It was noted that the public hearing would be resumed on 13th & 14th March.

23081/021 57 Station Road – It was noted that the illegal advertising signage at the top of Hill Brow Road had been removed by HCC Highways.

St Saviour's Redevelopment – A copy of a resident's letter of objection was noted.

P13/13 Planning Applications

The Chairman established which application the public attendees were wishing to speak on & Members agreed that those applications be considered first.

13/00762/FUL – Old Heath Lodge, Hill Brow Road – Two dwellings following demolition of existing dwellings.

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

Concerns raised by residents included the orientation of the building on plot 2, the breach of approval conditions for the site access from Plantation Road, that Local Plan Policy H9 was being compromised & could lead to unwanted precedents & that the combined footprint of plots 1 & 2 were more than double that of the existing building.

The meeting was then reconvened.

Decision: - Objection. Although Liss Parish Council welcomes the reduction in ridge height & the resiting of the building on plot 2 it maintains its objection in principle to this proposal.

It is felt that the proposal is contrary to the clear intention of Local Plan Policy H9 & would set a dangerous precedent.

If the SDNP are minded to approve the application, then LPC feel that the following issues must be addressed:

- It is suggested that the building on plot 2 be reoriented to be parallel with the boundary in order to reduce the overlooking of adjoining properties.
- LPC insist that the second access from Plantation Road be closed before demolition & construction start & that all construction traffic access the site from Hill Brow Road. This second access was only granted as an occasional access.
- That permitted development rights for future development is removed from these properties.
- That measures be taken to reduce the impact of the hard standing by use of more suitable materials.

It was agreed that a letter be sent to EHDC & District Councillors expressing concern over the definition of intent for Policy H9 in the Local Plan.

13/00737/HOUS – 11 St Mary's Road – Retention of home office & shed to the front.

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

The applicant read letters of support from various residents of St Mary's Road. She felt that some Members had a responsibility to declare prejudicial interests arising from a relationship between LPC & Mr Deacon who was an objector to the application.

The Chairman tried to explain what represented an interest & added that the Committee made its decisions based on planning issues & the plans as presented. The previous decision had been made following a visit to the site.

The meeting was then reconvened.

Decision: Maintain objection as for application 12/02773/HOUS:

“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.”

13/00170/FUL – Post Office, 121 Forest Road – conversion of shop to form 2 x 1 bedroom flats.

DECISION: Objection. LPC are strongly opposed to this change of use for what is a valued village facility & feel that all possible alternatives should be fully explored before any such change. With regard to the application LPC consider this proposal to be a gross overdevelopment that will produce cramped accommodation. The provision of adequate parking & manoeuvring space is questioned.

LPC suggest that, should the property cease to be used as a Post Office, then it would be more appropriate to develop it as one dwelling.

13/00269/HOUS – 121 Forest Road – Additional roof lights, enlarged front gable window to roof conversion & new porch to side.

DECISION: LPC comments that, should application 13/00170/FUL be approved then it would object to the addition of the side porch which would further restrict traffic movement on the site. If allowed it is felt that bollards must be installed to protect pedestrians accessing the property.

12/03383/HOUS – Canaan Copse, Pruetts Lane – Two storey extension to rear, two storey extension to front, pitched roof over existing flat roofed dormer.

DECISION: No objection subject to the Policy H16 limits on development not being exceeded.

13/00286/HOUS - Beech House, Stodham Lane – Oak framed garage.

DECISION: No objection.

13/00633/LDP – Flexcombe Farm, Flexcombe Lane – Lawful development certificate for a proposed change of use – Use of dwellings for C3 use (residential) & enable to be sold separately on open market.

DECISION: Strong objection. Liss Parish Council maintains its objection to the development of residential dwellings outside the Settlement Policy Boundary.
It is noted that the SDNP Authority holds concerns over the lack of holiday rental accommodation in the area & this proposal would increase the shortage.

13/00736/TIME - West Acre, Hill Side Road – Renewal of extant permission to EHDC 28971/004 – replacement dwelling.

DECISION: No objection.

13/00744/HOUS - 25A Forest Road – Conversion of part of garage to habitable accommodation.

DECISION: Objection. It appears from the plans that none of the existing double garage space will remain accessible for parking. Liss Parish Council is not convinced that on-site parking & manoeuvring provision will be adequate following this proposal to remove parking facility from the site.

P14/13 The following other matters were tabled

SDNP Applications Approved

12/029993/HOUS	42 Rushfield Road	Single storey extension to front.
12/02599/HOUS	13 The Ridings	Two storey extension to side & single storey extension to rear.
12/02755/HOUS	62 Forest Road	Raised patio to rear
12/03113/FUL	Newman Collard Playing Field	4 x 8m flood lights adjacent to tennis court.
12/02554/FUL	Liss House, Station Road	Apartment building consisting of 10 dwellings following demolition of office building.

It was agreed to write to the Planning authority requesting re-consultation should the change of flood levels at Liss House be significant.

SDNP Tree Applications - referred to tree warden

13/00592/TPO 10 The Ridings Reduce & reshape hawthorn tree.

SDNP provisional TPO

EH906 Land to rear of 17-37 Newfield Road.

SDNP Tree Application Decisions

12/03162/TPO Public open space west & north of 8 Kiln Field Fell 1 oak & prune 1 oak - approved.

12/03212/TPO The Grange, Farnham Road Prune 2 oaks, 1 chestnut & 6 firs - approved.

12/02979/TPO 9 Rotherbank Farm Lane
12/03137/TCA Wellwood, Hill Brow Road

Prune 1 oak - approved.
Prune 2 holly, 1 sycamore & 1 ash - approved.

P15/13 Other business

Cllr Budden said that the land near to Flexcombe roundabout was again being used as a sales pitch for used cars.

The Chairman updated Members on the progress of the adoption for the revised Village Design statement by the SDNPA.

The Chairman informed Members that there were now about 500 Neighbourhood Plans in progress nationally.

The Chairman said that to boost housing delivery the possibility of allowing conversion of B1 business premises to residential use without the need to obtain Change of Use is being considered by Government.

The Chairman said that the Growth & Infrastructure Bill, due to be enacted in May, would in certain circumstances enable major infrastructure applications to be submitted directly to the Secretary of State.

Members agreed a period of extension to the meeting not exceeding 30 minutes.

Cllr Logan informed the meeting that EHDC's recent Development Policy Panel discussed traveller sites and data to inform the SHLAA. Liss data had been tabled to inform decisions at future DPP meetings. It was agreed that it was necessary to hold a meeting with District Councillors & representatives from the VDG to assess the data and agree an evidence based submission from Liss. It was suggested that the meeting be on 13th or 14th March.

Next Meeting: Wednesday 3rd April, 2013, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 3rd April 2013.

MEMBERS

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

*Present

Apologies: Cllr Thomas.

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

P16/13 Declarations of interests

P17/13 Matters arising from the meeting of 4th March & other items

SDNPA/EHDC Joint Core Strategy – The Chairman reported that CPRE had attended a meetings with SDNP & EHDC to discuss the Inspector's assessment of the JCS. It was noted that the SDNP would be taking a higher profile in the JCS hearing with the Planning Inspectorate & would be pressing for the greater recognition of the environmental issues. EHDC will look again at a windfall allowance. The Housing Needs Register is under review.

The next EHDC meeting was on 10th April & would be focusing on SHMA issues.

There were some issues relating to the data sets for doctors' surgeries that needed investigation.

23081/021 57 Station Road – Cllr Linsley reported that the shop now had three illuminated signs one of which was hung externally; the Clerk would report this to enforcement. No result from the planning appeal had been received.

38966/020 – Quarry Farm, Rake Road – Letters had been received from EHDC notifying of the High Court's dismissal of the appeal, EHDC's site visit & details of the injunction.

SDNP Planning – The Clerk would be attending the access forum on 15th April.

Chichester DC – The Chairman would prepare a response to the CDC Local Plan Consultation for agreement on 29th April.

St Saviour's Site – Copies of a resident's concerns sent to EHDC over the strip of amenity land had been received. The Clerk would ascertain EHDC's response.

13/00737, 11 St Mary's Road – Copies of two residents' objection comments sent to EHDC had been received.

13/00762, Old Heath Lodge – A copy of a resident's objection comments sent to EHDC had been received.

SDNP – An invitation to CIL planning workshops had been received. The Chairman & Cllr Budden would attend the Pulborough session on 18th April.

CPRE – Cllr Wright would attend the Community Led Planning workshop on 7th May.

P18/13 Planning Applications

13/00621/HOUS – 4 Hillside Cottages, Hill Brow Road – Two storey extension to side.

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

LPC request that building materials used are sympathetic with the existing dwelling.

LPC also request that adequate on-site parking & manoeuvring provision for all residents & visitors is available.

13/00937/LDE – Wharangerei Nurseries, Rake Road – Lawful development certificate for an existing use – continued use of land for storage of materials & equipment, ancillary office, parking & storage of vehicles.

Decision: No objection.

13/01024/FUL – Wenham Holt Nursing Home, London Road – Two storey extension top side.

DECISION: Objection. The limits on development as laid down in Local Planning Policy H16 have already been exceeded by previous permissions granted in 1998 (23767/015) & 2000 (23767/016).

13/00806/HOUS – 4 Pophole Cottages, Hill Brow Road – Two storey extension to rear after removal of existing conservatory.

DECISION: Objection. LPC consider this to be an overdevelopment of the plot outside of the Settlement Policy Boundary the cumulative effect, when combined with two previous approvals (29989/001 & 29898) would exceed the limits of Local Plan Policy H16.

Further, it is thought that the visual impact of this very prominent dwelling would have an adverse effect on the approaches to the village.

LPC would also query the ability to provide adequate on-site parking & manoeuvring provision for residents & visitors.

LPC note that there is in existence a substantial timber construction on the site that is not reflected in plans submitted.

P19/13 The following other matters were tabled

SDNP Applications Approved

12/02574/FUL	43 Station Road	Conversion of building into two dwellings with associated landscaping.
12/03324/HOUS	28 Forest Rise	Single storey to rear, porch to front. pitched roof over & convert garage to habitable accommodation.
13/00027/HOUS	71 Station Road	First floor extension to rear - revision to include external fire escape.
13/00269/HOUS	121 Forest Road	Additional roof lights, enlarged front gable window to roof conversion & new porch to side. Single storey community building after demolition
12/03339/FUL	West Liss Pavilion, Station Road	of public toilets, existing scout hut & meeting hall & re-design of car park.
12/02686/FUL	Land north of Garden Cottage, London Road	Retrospective change of use from forestry to forestry, tourism, leisure & education & the siting of up to 6 seasonal yurts.
12/03042/FUL	Kelseys Doctors Surgery, Mill Road	Two detached dwellings, associated parking & landscaping amended to include rooms in roof & car port.
12/03250/FUL	St Saviour's Church, Forest Road	Two pairs of semi detached dwellings.
13/00286/HOUS	Beech House, Stodham Lane	Oak framed garage.

SDNP Applications Withdrawn

13/00170/FUL	121 Forest Road	Conversion of shop to form 2 x 1 bedroom flats.
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SDNP Tree Applications - referred to tree warden

13/01110/TPO	Redwoods, 3 East Hill Drive	Prune 1 japonica, crown lift 2 beech.
13/01248/TPO	10 East Hill Drive	Fell 1 liquid amber.

SDNP Tree Application Decisions

13/00082/TPO	27 Pine Walk	Fell 1 larch tree - approved.
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P20/13 Other business

Cllr Payne had heard that the Glebe Land to the rear of Newfield Road was for sale. This was confirmed & it was understood that bids had been submitted for the land. There was a blanket TPO on the land.

Cllr Linsley had attended EHDC's Community Forum where a resident from Hawkley had asked several questions on the JCS & particularly travellers' sites.

Cllr Budden asked if LPC should comment on the application to develop a caravan park on the B2030. It was decided that LPC should not respond; it was understood that Petersfield TC had objected on highways reasons.

The Chairman, referring to the recent application for a CLU to change holiday accommodation to residential use at Flexcombe Farm, informed Members that the action was likely to succeed due to the fact that EHDC's planning permission did not contain a condition restricting the use of the three holiday units as holiday units or any other restriction relating to use as residential dwelling. There is no S106 agreement restriction on the use of holiday units.

It was agreed to write to EHDC expressing concern & requesting that measures are put in place to ensure this does not happen in future.

Next Meeting: Monday 29th April, 2013, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 29th April 2013.

MEMBERS

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

*Present

Apologies: Cllr Mayo.

In attendance: Clerk, R Bowery.

P21/13 Declarations of interests

The Chairman declared an interest in application 13/01343, 3 The Arcade, Station Road arising through a long acquaintance with the family of the applicant.

P22/13 Matters arising from the meeting of 3rd April & other items

SDNPA/EHDC Joint Core Strategy – The Councillor Newsletter had been received & circulated immediately prior to the meeting. Some of the data included was discussed. The Planning Inspector would be holding a public meeting on 30th April to hear how EHDC is progressing the JCS revision. Chairman, VC and Cllr Wright hoped to attend.

12/00458/House Little Orchard, St Patrick's Lane – A letter had been notifying of a Planning Appeal Hearing. No further comments were permitted. LPC had not objected to the proposal.

23081/021 57 Station Road – The Clerk reported that the Planning Inspector had, at last, visited the site & the decision was awaited.

Chichester DC – The Chairman had reviewed the CDC Local Plan Consultation & expressed the opinion that there was no need for LPC to respond as it was mainly based on the Chichester area only. Members concurred with this assessment.

SDNP CIL workshop – Cllr Budden reported that the new arrangements would mean that parishes with neighbourhood plans would receive 25% of the levy direct & have the power to spend it on infrastructure & infrastructure maintenance. If they did not have a neighbourhood plan then they would only receive 15%. It would be open to parishes to bid for project funding from the remaining balance held by the SDNP. The SDNPA is now consulting with parish councils to identify what infrastructure is needed to support sustainable growth in their area and is asking for evidence to demonstrate the need.

It was agreed that LPC should investigate the need for a neighbourhood plan & approach those involved in the Village Plan for their input to agree an infrastructure list to submit to the SDNPA by the 7th June 2013.

Land adjacent to 23 The Roundabouts – A letter had been received from EHDC asking if LPC had any objections to a proposal to grant permission to the resident at no. 23 to surface over part of the land & grant the right to pass over the land for vehicular access. Details had been circulated prior to the meeting & some Councillors had visited the site. After discussion the following consultation response was agreed:

Decision: Objection; LPC questions the necessity of this proposal that would impact adversely on the landscape of the development. It would also create a potential conflict with pedestrians on the footpath, particularly young children playing in the area. If EHDC are minded to grant this permission then LPC request that the existing gates are removed & that hedging is reinstated.

13/00762, Old Heath Lodge – Cllr Budden had represented LPC at the meeting of EHDC's Planning Committee where this application had been discussed. The application had been permitted.

It was agreed that the Clerk would contact EHDC to see if they had progressed closer liaison between their revenue & planning departments which could alert planners when annexes are being converted to separate dwellings.

P23/13 Planning Applications

13/01343/HOUS – 3 The Arcade, Station Road – Single storey extension to rear of no's 3 & 4 The Arcade following removal of outside toilet to no. 3

It was agreed that a site visit was necessary to evaluate the application more accurately. The Clerk would arrange one for the morning of 9th May.

Following the site visit the following consultation comments were agreed:

Decision: - No objection.

13/01552/HOUS – St Merryn, Mill Road – Single storey extensions to front & rear, pitched roof to replace existing flat roof area & conversion of roof space to additional accommodation.

Decision: No objection.

13/01610/FUL – Tinkers Wood, Plantation Road – Two detached dwellings after demolition of existing dwelling.

DECISION: Strong objection. This proposal to create a new dwelling outside of the settlement policy boundary is a clear breach of Local Planning Policy H9.

A Statement made in the applicants design & access statement (page 17 Para 6.13) is believed to be incorrect. A policy similar to H9 had existed in the 1st District Local Plan which had resulted in a large number of refused applications and dismissed appeals. Inspectors recognised that extensive development would destroy the loosely developed character of the area where space between buildings is important. They were consistent in finding that “a firm stand must be taken if steady erosion is to be resisted.” The 1st Review Local Plan designated the whole of the Hillbrow area as countryside and so did not include a policy designed to protect Areas of Special Housing Character. It was at this time that the permission was granted for Wildcroft and as a result, and in recognition of the fact that countryside policies were not appropriate for loosely developed areas such as these, Policy H9 was re-introduced into the 2nd Review Local Plan. The application points to woodland and visibility as being material factors but neither of these criteria is included in the Policy text. Para 5.142 refers to low density, substantial homes set in large plots, often with mature trees around them. The policy is designed to protect the special character from further intensification of development.

Should EHDC/SDNP be minded to permit this application then LPC comments further that the design and close proximity of the two proposed identical properties is totally inappropriate for the location.

13/01427/HOUS – 35 Newfield Road – Single storey extension to side.

It was agreed that a site visit was necessary to evaluate the application more accurately. The Clerk would arrange one for the morning of 9th May.

Following the site visit the following consultation comments were agreed:

DECISION: No objection.

13/01742/HOUS – Byways, Farther Common Lane – Single storey extension to side.

Decision: No objection.

13/01685/HOUS – 9 Western Road - Single storey extension to rear, conversion of roof space to provide additional accommodation, removal of chimney.

Decision: No objection; however, LPC does have some concerns over design. It is felt that the velux windows to the front elevation should be changed to one to create symmetry with the adjoining property. Perhaps the applicant could achieve the desired light level by the introduction of a light tunnel.

P24/13 The following other matters were tabled

SDNP Applications Approved

12/03383/HOUS	Canaann Copse, Pruetts Lane	Two storey extension to rear, two storey extension to front, pitched roof over existing flat roofed dormer.
13/01116/NMA	Raymar, Hatch Lane	Non material minor amendment - raise roof to allow for additional insulation, remove additional stone surrounds from windows & alteration to chimney design (variation to 12/02095)
13/00633/LDP	Flexcombe Farm, Flexcombe Lane.	LDC - Use of dwellings for C3 use (residential) & enable to be sold separately on the open market.
13/00736/TIME	West Acre, Hill Side Road	Renewal of extant planning permission(28971/04) replacement dwelling.

SDNP Applications Refused

13/00737/HOUS 11 St Mary's Road Retention of home office & shed to front.

SDNP Tree Applications - referred to tree warden

13/01486/TPO	Land west of Newfield Road	Reduce 1 holly to rear of no.33
13/01134/TPO	Land rear of 95-99 Inwood Road	Remove limb on 1 maple, crown lift 2 maples.
13/01614/TPO	Ponticum, Farther Common Lane	Fell 4 birch, 4 chestnut & 1 holly, prune row of 5 chestnuts.

SDNP Tree Application Decisions

13/00592/TPO 10 The Ridings Reduce & shape hawthorn - approved.

SDNP TPO Confirmation

EH903 9 Rotherbank Farm Lane

P25/13 Other business

The Chairman had received information that the owners of the Smith's garage site could not afford to develop the site due to the high cost of land cleaning still required. They were now placing the site on the open market.

Members were dismayed at the prospect of this prominent site remaining undeveloped for a lengthy time, The Chairman suggested that one way forward might be to investigate the possibility of a land swap which might enable EHDC or a housing association to provide affordable housing on part of the existing EHDC car park site & convert the Smith's site to a car park.

The Chairman said that the SDNP were seeking nominations for the best & worst developments in villages & that Members should give consideration to this. Cllr Wright would ask VDG for photos.

Cllr Wright informed the meeting that LFRA were holding a meeting on the future of the Liss Forest Post Office on 30th April.

Cllr Payne asked what permission had been granted to the Harris caravan site in Farnham Road & the Clerk would establish details & forward them.

Cllt Thomas raised concerns over the increased commercial activity on the verge at the Flexcombe roundabout. The Clerk would repeat complaints to EHDC & HCC Highways.

After discussion Members agreed that the next meeting be moved to Wednesday 29th May to avoid a clash with an important JCS meeting at EHDC.

Next Meeting: WEDNESDAY 29th May, 2013, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 29th May 2013.

MEMBERS

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

*Present

Apologies: Cllrs Mayo, Payne, Thomas & Waller.

In attendance: Clerk, R Bowery.

P26/13 Declarations of interests

There were no declarations of interests.

P27/13 Election of Chairman

Cllr Halstead, proposed by Cllr Linsley & seconded by Cllr Budden, was duly elected as Chairman of the Committee for the ensuing year there being no other candidate.

After discussion on the need to appoint a Vice Chairman for the Committee it was agreed that Cllr Budden would be called on to act should Cllr Halstead be unavailable.

P28/13 Matters arising from the meeting of 29th April & other items

12/00085/FUL Land south of 63-65 Inwood Road – The Chairman, with Cllrs Budden, Linsley & Wright, had attended the appeal hearing today. It was understood that the Inspector's decision would be made in 4-6 weeks.

EHDC/SDNP Joint Cores Strategy – The Chairman informed the meeting that the next EHDC/SDNP meeting would be on 25th June & it would be looking at the options for the consultation.

In view of the expected consultation period it was agreed that LPC needed to amend some scheduled meetings & call other special meetings; these would be:

Special Planning meeting 12th August – to look at JCS matters only.

Special Council meeting 19th August – to agree LPC's response to the JCS consultation.

Planning meeting 19th August – to deal with routine planning issues.

The Committee agreed that District Councillor Mrs J Gray be informed that the recently proposed housing site to the rear of Eden Lodge in Farnham Road was considered by LPC to be preferable to other sites seen to date; however, it was thought that an access from Farnham Road would be better. These comments would be without prejudice.

23081/021 57 Station Road – Enforcement appeal decision. A letter had been received from the Planning Inspectorate dismissing the appeal.

SDNP CIL – A request had been received from the SDNP project manager for LPC to furnish additional information on some projects highlighted at the CIL workshop.

It was agreed that Cllr Wright would request the VDG to agree a list of local projects. There would then be a meeting between the Chairman, Cllr Budden, the Clerk & Assistant Clerk to finalise the list to be submitted to SDNP by 1st July.

Government changes to Permitted Development Rights – An email from EHDC detailing the changes to PDRs had been circulated prior to the meeting.

Cllr Budden expressed delight that EHDC had managed to get exemptions for 10 parishes including Liss. The Chairman expressed concerns that many agricultural premises in the countryside, away from exempt areas, that had been converted to B1 use may be now converted to residential use without needing planning permission.

It was agreed to seek clarification from EHDC & depending on the response then follow up the issue with HALC & the local MP.

Flexcombe Farm 13/00633 – A response to the letter of concern sent to EHDC had been received. EHDC said measures had been put in place to ensure that future applications for holiday lets would suitable conditions or legal agreements to restrict the use.

Council Tax on self-contained units – A copy of the Valuation Office Agency regulations relating to buildings or parts of buildings constructed or adapted for use as separate living accommodation had been received.

The Chairman felt that these regulations effectively voided any condition applied on planning approvals tying that unit to the main dwelling.

These concerns had been drawn to the attention of the SDNP & EHDC Planning. It was agreed to keep this as an agenda item until a response had been received.

Parish Plan – The Clerk reported that following the Council decision on 20th May no suggested minor amendments, additional to those submitted by Cllr Halstead, had been received.

It was agreed that Cllr Wright would convey this to the VDG meeting on 30th May.

It was noted that Council had passed a motion adopting the Village Plan subject to these minor amendments.

P29/13 Planning Applications

13/02059/HOUS – Ponticum, Farther Common Lane, Hill Brow – Two storey extension to rear with balcony on upper level & two storey extension to rear/side (amendment to previously approved application SDNP53024).

Decision: - No objection providing the 50% limit of Local Plan Policy H16 is not exceeded.

13/01827/HOUS – 11 St Mary's Road – Conversion of building to garage & detached garden shed.

Decision: Objection. The scale, height, position and materials are considered to be inappropriate in this location.

The proposed replacement garage is considered to be significantly at variance with the original garage which was smaller, lower & had a flat roof.

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 of the garage is restricted to vehicle parking only.

13/02218/FUL – Flexcombe Farm, Flexcombe Lane – Conversion of barn to two dwellings with associated parking & amenity space.

DECISION: Liss Parish Council very much regret that, given the legal position, we have no grounds for objection.

13/02072/FUL – Flexcombe Farm, Flexcombe Lane – Change in appearance & location of car port.

DECISION: No objection.

13/02152/HOUS – 4 Pophole Cottages, Hill Brow Road – Two storey extension to rear after removal of existing conservatory.

DECISION: LPC maintains its objection as submitted on application 13/00806 in April 2013 as follows: “LPC consider this to be an overdevelopment of the plot outside of the Settlement Policy Boundary the cumulative effect, when combined with two previous approvals (29989/001 & 29898) would exceed the limits of Local Plan Policy H16.

Further, it is thought that the visual impact of this very prominent dwelling would have an adverse effect on the approaches to the village.

LPC would also query the ability to provide adequate on-site parking & manoeuvring provision for residents & visitors.

LPC note that there is in existence a substantial timber construction on the site that is not reflected in plans submitted.”

Members questioned why SDNP/EHDC were permitting the submission of an application that had no apparent changes to that refused so soon after the refusal notice had been issued. It was agreed that the Clerk would write to EHDC & SDNP to raise the concern.

Subsequent to the meeting the Clerk established that the application had been allowed following a meeting between the case officer & the applicant where the size of the original dwelling had been contested. The refusal of 13/00806 had been based on a 77.4% increase & the applicant contested that it was less than 50%.

13/01340/HOUS – Forest Villas, 2 Warren Road – Two storey extension to side & rear.

Decision: No objection.

13/02258/HOUS – 8 Bishearne Gardens – Single storey extension to rear.

Decision: No objection.

P30/13 The following other matters were tabled

SDNP Applications Approved

13/00621	4 Hillside Cottages, Hill Brow Road	Two storey extension to side.
13/00762	Old Heath Lodge, Hill Brow Road	Two detached dwellings following demolition of existing dwellings.
13/00744	25a Forest Road	Conversion of part of garage to habitable accommodation.
13/00937	Wharangerei Nurseries, Rake Road	LDC - continued use of land & buildings for storage of materials & equipment, ancillary office, parking & storage of vehicles.
13/01024	Wenham Holt Nursing Home	Two storey extension to side.

SDNP Applications Refused

13/00806	4 Pophole Cottages	Two storey extension to rear after removal of existing conservatory.
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SDNP Tree Application Decisions

13/01110	Redwoods, 3 East Hill Drive	Prune 1 japonica & crown lift 2 beech trees.
13/01134	Land rear of 95-99 Inwood Road	Remove limbs & crown lift 3 maples.
13/01248	10 East Hill Road	Fell 1 liquid amber.
13/01486	Land west of Newfield Road	Reduce 1 holly.

P31/13 Other business

Cllr Wright reported that there had been some problems on site at the St Saviour's development & work had been halted by enforcement officers.

Cllr Wright reported that Liss Forest residents were complaining that the removal of the bus shelter left travellers exposed to the elements. The Clerk would request EHDC to supply a temporary bus shelter.

In response to a question from Cllr Wright the Clerk confirmed that HCC Highways were still working on the details of their road improvement scheme.

Cllr Wright asked what the position was on the rubbish accumulating on the land adjacent to the Evangelical Church. The Clerk replied that HCC had failed to issue the legal notices but District Councillor Mrs Onslow had now put pressure on them to do so.

Cllr Wright informed the meeting that the SDNP would not be putting the Village Design Statement to committee for adoption yet as they were reassessing their procedures.

Cllr Wright had attended a CPRE meeting on Neighbourhood Plans where there was no clear message; it was felt that they were best for areas facing development. Grants were still available for those doing an NP as well as technical advice. It was agreed that LPC would continue to monitor the situation during the progress of the JCS. If Liss is asked to take a significant amount of additional housing then a Neighbourhood Plan could be essential.

Cllr Wright informed the meeting that when the existing projects were completed by the VDG they would be appraising their future role & it was likely that some members would be standing down.

The Chairman reported on a meeting held with the developers of the Smith's site. Members raised concerns over the continued contamination of the site & it was agreed that the Clerk would contact EHDC Environmental Health or the Environment Agency to register these concerns.

Next Meeting: Monday 24th June, 2013, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 24th June 2013.

MEMBERS

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

*Present

Apologies:

In attendance: Mrs M Effenberg.

Clerk, R Bowery.

P32/13 Declarations of interests

There were no declarations of interests.

P33/13 Matters arising from the meeting of 29th May & other items

EHDC/SDNP Joint Cores Strategy – The Chairman informed the meeting that the dates for the public consultation were now 9th August to 20th September & that there would be an extraordinary meeting of the EHDC Community Forum devoted to this subject on 31st July.

Cllr Budden said that it was expected that housing numbers would be released to parishes on 8th July. He added that there was a general concern that the consultation would not be a complete process as EHDC were expected to submit their report to the Inspector two to three weeks before the hearing & this left very little time for adjustments. He felt the matter should be raised with the Inspector as the timetable seemed not to be feasible.

The Chairman felt that LPC should stick to its dates for proposed additional meetings & establish what needed to be done from 8th July when the housing figures were available.

It was agreed that the Chairman would contact the EHDC Executive Head of Planning & the portfolio holder at EHDC.

EHDC – Valuation Office information on self-contained units. No news had been received from EHDC & it was agreed to carry the item forward; the Chairman would contact EHDC's officer.

38996/020, Quarry Farm, Rake Road – A letter had been received from EHDC enforcement informing that the resident had moved out & that there was nothing to suggest that any other building was being occupied.

13/02258, 8 Bishearne Gardens – Copy of a resident's letter of objection had been received & was tabled.

13/01827, 11 St Mary's Road – Copies of residents' letters of objection had been received & were tabled.

VDG – List of possible projects for CIL & notes of Parish Plan meeting with SDNP & EHDC. It was planned to hold a meeting on 18th July to pull together all projects.

CPRE – Details had been received from CPRE of their Save our Countryside campaign. There was a concern that the National Planning Policy Framework was not delivering localism as promised. It was agreed that LPC would write to the local MP in support of the CPRE once the appeal decision on Inwood Road was received.

HCC – The Inspector's report on the Hants Minerals & Waste Plan was now available on the HCC website.

Glebe Land to rear of Newfield Road – Confirmation of the sale of the land by the Diocese had been received. The new owner had issued a statement that it was intended to manage the land as woodland & offer it to local groups for educational purposes. It was agreed that LPC write & thank the new owner.

P34/13 Planning Applications

Members agreed a change in the order of the agenda so that application 13/02487/ADV could be taken first.

13/02487ADV – Lower Mead, 5-7 Hill Brow Road – Display of replacement illuminated fascia sign & hanging sign with non-illuminated hanging sign & vinyl graphics.

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

Mrs Effenberg said that the VDG had concerns over the poor quality of the proposed new signage & over the possible light intrusion that might be caused.

The meeting was then reconvened.

Decision: No objection; however, LPC have concerns over the proposed illumination of the hanging signage & the positioning of the hanging sign for the Post Office.

13/02458/CDN – Cranmere, Rake Road – Removal of condition 2 of 2750/013 to allow the dwelling to be used without agricultural occupancy.

Decision: - Comments – Given the development surrounding this site LPC find it difficult to object; however, it is felt that there is a need to confirm that there is no need for such agricultural accommodation in the area.

13/02417/HOUS – 63 Mint Road – Single storey extension to rear & dormer window to rear.

Decision: No objection.

13/02466/TIME – Field View, Farnham Road – Renewal of extant permission 20507/011 outline – replacement 60 bed care home, 10-15 associated less dependent units & conversion of bungalow to two associated flats.

DECISION: Comment – LPC has never supported this application & feels that if there is any way that a better outcome could be achieved it would be supported. It is also considered that the decision should now be reviewed by the SDNP now that the National Park is established.

13/01624/HOUS – The Chapel, Mill Road – Widening of access, dropped kerb for parking bay & dwarf wall.

DECISION: Objection. LPC support the reasons given by HCC Highways & Transport East for refusal. It is felt that the inadequate means of access could leave to safety issue particularly considering the position directly opposite the Liss Community Centre which is heavily used by pedestrian access including large numbers of children.

13/02403/FUL – Clarke House, Farnham Road – Change of use from retail (class A1) to mixed use of retail, wine bar & restaurant (classes A1, A3 & A40 with retention of rear chimney for flue).

DECISION: LPC strongly support this application which is felt to be good for the local economy, improving sustainability. It is felt that there is ample parking availability to the rear of the building with adequate access. LPC feel that approval should be subject to a condition that this parking area is available to wine bar & restaurant customers.

13/02652/HOUS – 21 Forest Road – Demolition of existing single garage & construction of new double garage with games room within loft.

Decision: No objection provided that there is a strong condition applied that usage is non-residential & that the construction cannot be sold as a separate dwelling at any time in the future.

13/02777/HOUS – Reeds Lodge, Reeds Lane – Single storey extension to rear.

Cllr Payne declared a prejudicial interest arising from a personal friendship with the applicant.

Decision: No objection provided that the usage is solely as explained in the application documents. LPC holds a concern that such an approval could set a precedent for exceeding Local Plan Policy H16.

P35/13 The following other matters were tabled

SDNP Applications Approved

13/01343/HOUS 3 The Arcade, Station Road

Single storey extension to rear of nos. 3 & 4 the Arcade following removal of outside toilet to no. 3

13/01552/HOUS St Merryn, Mill Road

Single storey extension to rear & front pitched roof to replace existing flat roof area & conversion of roofspace to additional accommodation.

13/01742/HOUS Byways, Farther Common Lane Single storey extension to side.
13/01685/HOUS 9 Western Road Single storey extension to rear, conversion of roof space to provide additional accommodation.

SDNP Applications Refused

13/01610/FUL Tinkers Wood, Plantation Road Two detached dwellings after demolition of existing dwelling.

SDNP Tree Applications - referred to tree warden

13/02671/TCA Camrose, The Mead Fell 1 holly tree.

SDNP Tree Application Decisions

13/01614/TPO Ponticum, Farther Common Lane Fell 4 birch, 4 chestnut, 1 holly, prune row of 5 chestnuts.

P36/13 Other business

The Chairman said that the SDNP had approached Mr Starling with a suggestion that a similar document to the one he produced as a personal objector to the Inwood Road site development could be produced as a supplementary annex to the Village Design Statement. The purpose of the document would be to suggest how local character identified in the VDS might be re-interpreted for new development proposals. It would include technical design proposals to complement the VDS and encourage developers to engage. It was agreed that the Chairman should meet with the Chairman of the VDG to discuss how this SDNP suggestion might be taken forward.

Next Meeting: Monday 22nd July, 2013, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 22nd July 2013.

MEMBERS

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

*Present

Apologies: Cllrs Mayo, Payne & Waller.

In attendance: Two members of the public & one member of the press.

Clerk, R Bowery.

P37/13 Declarations of interests

The Chairman, Cllr Budden & Cllr Linsley all declared personal interests arising from their acquaintance with Mr Healey who had an involvement with application SDNP/13/02818/FUL.

P38/13 Matters arising from the meeting of 24th June & other items

SD/12/00085/FUL – Land to the south of 63-65 Inwood Road – The Chairman said that notice of the appeal decision had been received this day. The appeal had been dismissed with the Inspector highlighting the lack of protection for the tree belt, the poor design of the cycle way, the poor parking & road layout that would dominate the street scene; he had also commented on the applicant's failure to take note of the EHDC design brief or the Village Design Statement.

The Chairman said that the design brief & the VDS were clearly very important documents in the appeal process.

Joint Core Strategy – The Chairman reported that within the National Park area the SDNP is proposing a range of 650-950 houses over the Plan period 2013 – 2028 compared to the EHDC target of 950. On the 25th July SDNP committee were meeting in the afternoon & on the same day EHDC were meeting in the evening to agree their position. There would then be presentations at four area community forums before a proposed meeting for parishes on 8th August. The public consultation would run from 9th August to 20th September. The Chairman felt that there was now a clear need for Liss to have a Neighbourhood Plan & Members agreed. It was agreed that to gain a better understanding of the SHLAA sites proposed to deliver about 150 dwellings in Liss over the plan period a meeting with the SDNP should be arranged. The Clerk would write to the SDNP Chairman, copying their Chairman of Planning and planning officers.

EHDC – Valuation Office information on self-contained units. No news had been received from EHDC & it was agreed to carry the item forward. The Chairman had received no response from EHDC's officer.

Projects for inclusion in the Community Infrastructure Levy – The Chairman & Cllr Budden had met with the Clerk & Assistant Clerk to compile a list of Liss projects that had been identified from Village Plan consultation, the VDS, LPC plans & other village sources. This had been circulated to Members prior to the meeting.

The Clerk said he had received information that the NCPF were planning drainage improvements that would qualify & Cllr Wright said that the Village plan had identified a desire from residents to have an improved cycle network in the village. It was agreed to add these to the schedule.

It was agreed that this should be a living document & be reviewed at the Annual Parish Meeting every year.

CPRE – Following the Inwood Road appeal decision it was agreed that LPC was now in a position to respond to the CPRE Save our Countryside campaign. It was agreed that a letter be sent to the local MP stressing support for CPRE's suggestion that councils be empowered to prioritise brownfield sites to prevent developers stockpiling permissions on Greenfield sites & that Government give councils an additional eighteen months to get local plans in place.

EHDC Planning Training – It was agreed to book two places on each of the two training sessions on 2nd & 5th October.

38966/020 Quarry Farm, Rake Road – A letter had been received from EHDC stating that the terms of the enforcement order were being complied with & that EHDC had closed its file.

Land at Rotherbank Farm Lane – The Chairman & Cllr Wright had attended a design presentation on 17th July & reported the owners' proposals to the meeting.

SDNP/13/00737/HOUS 11 St Mary's Road – A letter had been received from EHDC/SDNP stating that the application had gone to appeal; it was being heard under the Householder Appeal service & there was no opportunity for LPC to comment further.

P39/13 Planning Applications

13/02818/FUL – 71a & b Station Road – Demolition of retail unit & outbuilding followed by erection of three storey block of three flats (to northwest) & two storey block of flats (to rear), car parking & access.

Members agreed a period of adjournment to receive comments from Mr Healey on behalf of the developers. The meeting was then reconvened.

Decision: Objection. While LPC welcome the slight reduction in height & bulk of this proposal it is felt that in this location it is insufficient to overcome objections. The proposal remains over dominating in the street scene when viewed from the Conservation Area.

LPC remain extremely concerned about the parking & manoeuvring arrangements proposed. It is felt that they would not be workable when all bays were occupied & that this would lead to vehicles reversing on to Station Road to exit the site. The location, adjacent to the railway crossing, on this heavily used road make this an extremely dangerous site.

13/02960/FUL – Post Office, 121 Forest Road – Change of use of shop & alterations to form 2 x i bed flats.

Members agreed a period of adjournment to receive comments from Mr Slee on behalf of the LFRA. The meeting was then reconvened.

Decision: - Objection – LPC maintains its objection to this proposal & has serious concerns about the parking & manoeuvring arrangements. Firstly, the number of spaces provided appears to be one less than the requirement for the number of dwellings there will be on the site. Additionally, it is felt that there will be inadequate manoeuvring space when all bays are occupied & that this will lead to vehicles reversing on to the highway in what is a dangerous & busy location.

13/02933/HOUS – 143 Andlers Ash Road – Single storey extension to rear.

Decision: No objection.

13/03030/FUL – 10-12 Station Road – Two dwellings with amenity space, parking & bin stores.

DECISION: Objection – LPC regret that this revised design is far less acceptable than the original approved scheme which reflected the style of neighbouring buildings in the Conservation Area. LPC feel that the hip on the right end of the roof is unacceptable as is the angle of the roof over the parking area. LPC also has strong concerns over highways access matters in this busy location.

13/03028/FUL – 10-12 Station Road – New shop with 2 x 1 bed flats over, attached dwelling to rear, associated amenity space, landscaping, bin & cycle stores.

DECISION: Strong objection – LPC object to this proposal for a three storey development in the Conservation Area contrary to the principles set out in the Village Design statement. LPC feel strongly that the buildings developed on the opposite side of the road were a big mistake & would not like to see them emulated here.

It is considered that the proposed shop size is inadequate & will prove too small to be a viable concern. LPC objects strongly to the proposed highways access to the site from this dangerous location.

13/03193/HOUS – 8 Homefield Cottages, Hawkley Road – Two storey extension to side.

DECISION: No objection.

13/02458/CND – Cranmere, Rake Road – Removal of condition 2 of PRD2750/013 – to allow the dwelling to be used without agricultural occupancy.

As this was a minor technical correction to the application form no consultation comment was required.

13/03246/FUL – land adjacent to Tiercel, Brewells Lane – Detached dwelling with detached double open fronted garage & store.

Decision: Objection: LPC questions the validity of invoking a 33 year old permission for a bungalow, which has never proceeded beyond the laying of foundations, to enable the construction of a large two storey house. This site lies well outside the Settlement Policy Boundary where new development would not normally now be allowed. LPC object to the bulk & the design of this very different proposal. It is felt that if development is allowed to continue in this location then it should be more in keeping with the previous permission and of much of higher quality with better materials.

If SDNP is minded to approve this application, then LPC request a condition be applied to ensure that the garage remains subservient to the main building & is not sold separately at any point in the future.

P40/13 The following other matters were tabled

SDNP Applications Approved

SDNP/13/02059/HOUS	Ponticum, Farther Common Lane	Two storey extension to rear with balcony on upper level & two storey extension to rear/side.
SDNP/13/02072/FUL	Flexcombe Fram, Flexcombe Lane	Change in appearance & location of car port.
SDNP/13/02152/HOUS	4 Pophole Cottages, Hill Brow Road	Two storey extension to rear after removal of existing conservatory.
SDNP/13/02437/NMA	43 Station Road	Install two new windows on the two bedroomed unit on the south east elevations & install solar panels on south west roofs on both units.
SDNP/13/01340/HOUS	Forest Villas, 2 Warren Road	Two storey extension to side & rear.
SDNP/13/02218/FUL	Flexcombe Fram, Flexcombe Lane	Conversion of barn to two dwellings with associated parking & amenity space.
SDNP/13/02258/HOUS	8 Bishearne Gardens	Single storey extension to rear.

SDNP Applications Refused

SDNP/13/01827/HOUS	11 St Mary's Road	Conversion of building to garage & detached garden shed.
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SDNP Tree Applications - referred to tree warden

SDNP/13/02917/TCA	The Croft, Limes Close	Prune 1 willow tree.
SDNP/13/03219/TPO	16 Highfields gardens	Crown reduce 1 beech.

SDNP Tree Application Decisions

SDNP/13/02671/TCA	The Limes, Limes Close	Fell on holly - withdrawn.
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TPO confirmed

EH906	Land to rear of 17-37 Newfield Road
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P41/13 Other business

Cllr Budden asked the Clerk to check with EHDC that the building works at 4 Pophole Cottages complied with the planning approval.

Next Meeting: Monday 12th August, 2013, 7.30pm.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 12th August 2013.

MEMBERS

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

*Present

Apologies: Cllrs Linsley, Payne & Waller.
Clerk, R Bowery.

P42/13 Declarations of interests

There were no declarations of interests

P43/13 Planning Applications

13/03041/FUL – The Newman Collard Pavilion, Hill Brow Road – Single storey extension to changing room & access ramp.

Decision: No objection.

13/03230/LDE – Highfield Farm, Hatch Lane – Certificate of lawful Development for an existing use – Use of existing agricultural building for office/store & reception area in relation to agricultural business at Highfield Farm.

Decision: - No objection; however, LPC request that strict conditions be applied ensuring that the building remains ancillary to the main dwelling & does not become a separate dwelling at any point in the future. LPC also request a condition that prohibits the building from use as temporary or overnight accommodation.

P44/13 Consideration of LPC response to the EHDC Joint Core Strategy consultations

The Chairman introduced the subject & the EHDC slide presentation from the Community Forum meeting of 31st July was reviewed.

It was noted that LPC's earlier concerns had been addressed through the previous Examination. A Windfall allowance has now been included and the inadequate infrastructure delivery plan appendix has been deleted.

Following discussion the following consultation comments on the proposed modifications to JCS policies were agreed for recommendation to Council on 19th August:

Policies CP2 & CP3 – New/Existing Employment Provision/Land

To promote sustainable, balanced communities Liss Parish Council supports the policy to safeguard and encourage improvement of existing employment sites. Recent local losses of retail and business uses to residential (eg NFU, Smith's Garage, Liss Forest Post Office) are regretted. Any future conversion of farm business units to residential should be resisted. Liss Parish Council feels that there is a real need for the provision of step-up business space for small companies with work forces of 10-20 employees.

Policy CP8 – Spatial strategy for housing

Liss Parish Council considers that the proposed housing allocation of 150 may be deliverable; however, it would favour 120 as an allocation, with 30 as a reserve. This would enable the close monitoring of windfall sites as well as achieving an acceptable pace of development.

It is felt that development of small sites are likely to be most appropriate to enable the community to evolve and retain its highly valued village identity, but it is recognised that the delivery of affordable housing and open space is more likely to be achieved on site through larger developments.

It should be noted that LPC is not convinced that larger scale development along Andlers Ash Road can be achieved without any imposition on the landscape & this must be reflected in a development brief for the site. The Liss Landscape Character Assessment stresses the need to ensure that any development in this location is low rise and is confined below the 65m contour. Accordingly, the previous Local Plan Inspector dismissed proposals for both 75 dwellings and 45 dwellings on the grounds of eroding the pleasant rural setting of this part of the village and resulting in a prominent and damaging intrusion into the countryside.

It is felt that the text permitting development outside of Settlement Policy Boundaries needs much greater clarification and strengthening. Liss Parish Council requests that it is made very clear that such development will only be allowed in very exceptional circumstances and that these developments “**must**” be identified through a Neighbourhood Plan or other **statutory** process which demonstrates clear community support.

CP10, 10A, CP11 & CP12 – Housing tenure, type & mix

Liss Parish Council strongly supports the proposals for affordable housing and wants to see this delivered in a way that will ensure it remains affordable for local people in perpetuity. Developers should be discouraged from making contributions in lieu. The emphasis on accommodation for the elderly needs to be carefully monitored throughout the plan period to avoid ultimately leading to an imbalance of housing stock.

CP15 & CP 16 – Protection & Provision of open space, sport & recreation & built facilities

Strongly supported. It should be noted that there is an identified critical 50% shortfall of Open Space facilities in Liss; however there is no shortage of allotment space. Contributions in lieu will not deliver the necessary land for recreation; which must be provided as part of any development.

C21 Gaps between settlements

Liss Parish Council strongly supports the proposals.

CP24 Water Resources

Havant Thickett Reservoir Site – Liss Parish Council supports safeguarding this site.

Other

Although this was not required at this stage, it was agreed that LPC should submit a response to EHDC on the SHLAA sites included in the JCS based on the informal meeting held on 13th March 2013.

P45/13 Other business

There was no other business.

Next Meeting: Monday 19th August, 2013, (following Council meeting at 7.30pm).

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 19th August 2013.

MEMBERS

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

*Present

Apologies: Cllrs Payne & Waller.

Clerk, R Bowery.

In attendance: Four members of the public.

P46/13 Declarations of interests

Cllrs Budden & Linsley declared prejudicial interests on application SDNP/13/03265 arising from their friendships with the applicant.

P47/13 Matters arising from the meeting of 24th June & other items

EHDC/SDNP Joint Core Strategy – It was noted that LPC's response to the consultation on amendments to the JCS had been agreed at Council. It was agreed that the topic be carried forward as a permanent agenda item until further notice.

EHDC Valuation Office notice on self-contained flats – The Chairman informed the meeting that EHDC's officer had informed her that the Planning Officers were not now using council tax payment as the **key** test but were considering how the property was used. It was agreed that the Clerk request written confirmation of this.

CPRE Save Our Countryside campaign - The Chairman read the responses sent by D Hinds MP & the Under Secretary of State to the letter of support for the campaign sent by LPC.

Chichester District Council – Members agreed that the Chairman would review the consultation on the CDC draft local plan & that if any matters impacted on the boundary with Liss would respond accordingly.

St Saviour's Site, Forest Road – A copy of a letter to the SDNP planning department from Mrs Rose was read out. She had alerted officers to a deviation from the agreed planning permission that impacted on her dwelling. It was understood that construction work had been ceased on the site.

Neighbourhood Plans – The Chairman reported that an initial briefing meeting had been held with SDNP officers on 7th August where the need, process & funding had been discussed. It was felt that with an existing Village Design Statement, Village Plan & Landscape Character Assessment already in place, LPC were in a good position to progress a Neighbourhood Plan. It was agreed to circulate the notes of the meeting to Councillors.

10-12 Station Road – A copy of a letter of objection from a resident had been received. Some of the concerns raised were not planning issues but the Clerk had reported them to the relevant authorities.

P48/13 Planning Applications

It was agreed that a change in the order of the agenda be made in order that the application that members of the public had an interest in be taken first & the application where Members had declared interests in be taken last.

13/03425/FUL – Land adjacent to 29 Mint Road – Three dwellings.

The Chairman introduced the application & explained the history of the site & that some Members had carried out a site visit on 16th August.

Members then agreed a period of adjournment & comments of objection were received from Mr & Mrs Adams & Mr & Mrs Hooyveld.

The meeting was then reconvened.

Decision: Strong objection. It is felt that the proposal would be an excessive overdevelopment of the site. It is also felt that the proposed height of the dwellings is excessive, out of character with the area & would have a detrimental impact on the street scene. Overall this appears to be an inappropriate urban solution in a rural area.

LPC have serious concerns over the parking & manoeuvring provision & feel it is impractical & will lead to dangerous situations when accessing & leaving the site from the highway, where visibility is restricted.

LPC have concerns over the impact of the development on the significant amount of wildlife in the area as well as bio diversity of the area.

The stream to the rear was identified in the Liss Village Design Group as an important part of Liss bio diversity & LPC request that an independent bio diversity audit is carried out.

LPC have concerns that this sloping site will create long term issues for the stream from water run-off from parking sites as well as short term impact from construction works.

With regard to the applicant's claim that the group of alder trees are diseased LPC would very much regret the loss of these trees that are characteristic of the area & support the bio diversity. While some of these trees are clearly dead, others close to the boundary appear to be in good health; therefore LPC requests that officers examine all the trees to confirm the claim.

13/02949/HOUS – Westwood House, London Road – Extension to existing shed & erection of greenhouse.

Decision: - No objection.

13/03061/FUL – Beech House, Stodham Lane – Conversion of barn to ancillary living accommodation, new greenhouse & porch to main dwelling.

Decision: - No objection provided that a S106 agreement be put in place to ensure that the barn remains ancillary to the main dwelling & is not sold separately at any time in the future. It is hoped that a similar condition already exists on the adjoining annex which belongs to the neighbouring property.

13/03265/FUL – 43 Station Road – Attached dwelling

Decision: - Objection, Liss Parish Council consider this to be a gross overdevelopment of the site & have serious concerns over the parking provisions on the site with its inadequate manoeuvring & turning space to ensure forward access onto the very busy & congested Station Road. Often, due to the level crossing closures, the traffic is backed up beyond the Station Road roundabout.

The applicant refers to additional public parking space at the rear of the site but this is a private car park that the owner has given permission for shoppers to use; he has also indicated that he will close the car park if its usage is abused.

Liss Parish Council also regrets the loss of the amenity space on the site.

Cllrs Budden & Linsley then left the meeting.

13/03443/HOUS – 10 Old School Road – Part conversion of internal garage to habitable accommodation & internal alterations.

Decision: - Liss Parish Council has concerns over the adequacy of the parking provision that will be retained given the lack of off road visitor parking at this location which is at a turning head on the road.

Another issue that should be looked at under building regulations is the apparent direct access to a wc from the kitchen area.

P48/13 The following other matters were tabled

SDNP Applications Approved

SDNP/13/02417 63 Mint Road

Single storey extension to rear & dormer window to rear.

SDNP/13/02652 21 Forest Road

Demolition of existing single garage & construction of new double garage with games room in loft.

SDNP/13/02403 Clarke House, Farnham Road

Change of use from retail (A1) to mixed use of retail, wine bar & restaurant (A1, 3 & 4) with retention of rear chimney for flue.

SDNP/13/02487 Tesco, Lower Mead

Display of replacement illuminated fascia

sign & hanging sign with non-illuminated hanging sign & vinyl graphics.

SDNP Applications Refused

SDNP/13/01624 The Chapel, Mill Road

Widening of access, dropped kerb for parking bay & dwarf wall.

SDNP Tree Applications - referred to tree warden

SDNP/13/03247 High Hurst, Willow Close, Hill Brow

Crown lift & thin 1 oak tree.

SDNP Tree Application Decisions

SDNP/13/02917 The Croft, Limes Close

Prune 1 willow tree.

P49/13 Other business

Cllr Mayo reported that a large marquee had been erected on Quarry Farm. The Clerk would report this to EHDC officers.

Next Meeting: Monday 9th September, 2013, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 7th October 2013.

MEMBERS

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

*Present

Apologies: Cllrs Halstead, Payne, Thomas & Wright.

Clerk: R Bowery.

P55/13 Election of Chairman

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

P56/13 Declarations of interests

None.

P57/13 Matters arising from the meeting of 9th September & other items

EHDC/SDNP Joint Core Strategy – The Chairman reported that the public consultation was now over & there had been 110 responses submitted. LPC had requested a seat at the table for the Inspector's hearing.

SDNP Local Plan – The Clerk had circulated the SDNP Local Plan newsletter prior to the meeting. The Chairman said that he had examined the draft Strategic Housing Land Availability Assessment & found nothing to object to in its content; he asked Members to submit any comments they had to him prior to LPC submitting a formal response.

13/01610 Tinkers Wood, Plantation Road – A notice of an Informal Hearing into the applicants appeal had been received. It was agreed that LPC would request permission to attend & be heard at the Hearing.

SDNP Neighbourhood Planning Workshop – The Chairman & the Clerk had attended the Workshop. The Chairman said it had proved a useful meeting; there was concern that the 15% CIL payments for parishes without Neighbourhood Plans would be capped to £100 per dwelling.

St Saviour's Site, Forest Road – A copy of a letter from Mr Weston to EHDC/SDNP objecting to the deviation from original build plan had been received. It was noted that the amendment had now been approved by EHDC/SDNP, Members expressed disappointment with the performance of the planning authority.

13/04039 3 Hatchlands, Huntsbottom Lane – The Chairman said that both he & District Councillor Mrs Gray had received copies of objections sent to EHDC by the neighbour. Cllr Gray had followed the matter up with the case officer & had visited the site & the suggestion that the application details were incorrect had been disproved.

Householder Appeals – The Clerk read the response from EHDC to the request for details of what exactly the process was. A summary is as follows:

Generally, the appeals that fall within this process are:

-appeals against the refusal of householder applications for planning permission for development such as dwellinghouse extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches and satellite dishes (this list is not exhaustive);

-appeals against the refusal of any consent, agreement, or approval required by or under a planning permission, development order or local development order in relation to such development. This includes appeals against the refusal of an application for prior approval of a larger single-storey rear extension; and
- appeals against a local planning authority's decision to refuse to remove or vary a condition or conditions attached to a previous planning permission for householder development.

New information, such as vehicle accident records cannot be submitted at this time. The appellant can comment on the reasons for refusal and on any submissions made at the time of the application. The LPA can only comment if any new information is submitted.

13/01827 11St Mary's Road – Notice of an appeal under the Householder Appeal procedure had been received.

13/03962 71 Station Road – A letter expressing disappointment at LPC's consultation response had been received from the chairman of the Crossover. It was agreed that the Clerk respond explaining that LPC had not

been made aware of any objections that the Crossover had & made their response on the information available at the time.

P58/13 Planning Applications

13/04326/HOUS – Heatherlands, Warren Road – Detached double garage with study area above, single storey extension to side & new first floor gable extension to front following demolition of existing garage, carport & studio.

Decision: No objection; however, LPC request that a condition be applied that the garage & study remain ancillary to the main building.

13/04358/HOUS – 21 Rushfield Road – Conservatory to rear, first floor & two storey extension to side following demolition of existing garage & sun room.

Decision: - No objection.

13/04367/CND – 109 Forest Road – Variation of condition 16 of 50716/003 to allow substitution of plans (change of style of dwelling).

Decision: No objection.

13/03656/HOUS – Shotterlands, Mill Road – New vehicular access.

Decision: - No objection as long as HCC Highways is satisfied with the vehicle manoeuvring proposals.

P59/13 The following other matters were tabled

SDNPA Post decision amendment

13/03952 Flexcombe Farm, Flexcombe Lane Change of position of car park.

SDNP Applications Approved

13/03041 The Newman Collard Pavilion Single storey extension to changing room & access ramp

13/02949 Westwood House, London Road Extension to existing shed & erection of greenhouse.

13/02960 Post Office, 121 Forest Road Change of use of shop & alterations to form 2 x 1 bed flats.

13/03443 10 Old School Road Part conversion of internal garage to habitable accommodation & internal alterations.

13/03230 Highfield Farm, Hatch Lane CLD - use of existing agricultural building for office/store.

13/03666 St Saviour's Church, Forest Road Variation of condition 14 of 12/03250 to allow substitution of plans now including gables to side roof.

SDNP Tree Applications - referred to tree warden

13/04120 Land to the west of Newfield Road 10 year woodland management plan.
- no objection, safeguards on timber removal required.

13/04269 Beauworth House, London Road Crown reduce 1 beech tree - objection.

13/04268 Wellwood, Hill Brow Road Fell 1 ash, pollard 1 ash.
- No objection to T1 but object T2.

P60/13 Other business

Cllr Mayo informed the meeting that the new regulations to be implemented by EHDC/SDNP would require development to commence within two years of permission instead of the existing three.

Cllr Linsley asked what news there was on the development of the Smith's Garage site. The Chairman replied that he & Cllr Halstead had met the developers on 27th September & they had outlined plans that were similar to the original scheme but intended to build smaller units in order to achieve a less dense development.

Cllr Linsley asked if there was any news on the kebab shop enforcement. The Clerk would seek information from EHDC.

Next Meeting: Monday 4th November, 2013, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 4th November 2013.

MEMBERS

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

*Present

In attendance: Cllr J Szpitalak & one member of the press.

Clerk: R Bowery.

P61/13 Declarations of interests

None.

P62/13 Matters arising from the meeting of 9th September & other items

EHDC/SDNP Joint Core Strategy – The Chairman & Cllr Budden had attended the Inspector's examination of the JCS over the past week & Cllr Budden updated Members on the key areas. LPC noted with particular concern the additional proposed modification to delete paragraphs requiring priority to be given to use of previously developed land. The Inspector will inform the LPA of his recommended way forward by 15th November. All further modifications will be subject to another round of consultation.

13/03246 land adjacent to Tiercel – An email had been received from District Councillor Mrs Gray informing that as development had commenced over thirty years ago there were no grounds for refusing the updated application.

Hide House, Rotherbank Farm Lane – A report had been received from the SE Regional Design panel extolling the design. Revised drawings had been requested but not received.

13/04367 109 Forest Road – An email had been received from a resident with complaints about LPC's lack of objection to the amendment. It was agreed that the Clerk respond explaining that there were no planning grounds for objection & that residents were advised to ensure that LPC was aware of their opinions in a timely manner.

P63/13 Planning Applications

13/04605/OUT – Mill Race, Mill Road – Outline, four dwellings & provision of replacement footbridge.

Decision: Objection. In view of the large amount of site grading, reconfiguration & the possible impact on the environment, LPC feels unable to make a sound objective assessment on the insufficient information contained in this outline application.

It is felt that this proposal represents a possible overdevelopment of the site; also, the drawings supplied do not make any reference to height levels in comparison to neighbouring properties, particularly the Mill.

General areas of concern are:

- Parking & access for vehicles.
- That all boundary trees & hedges must be retained & protected.
- The boundary as described in the submitted plans is at variance with LPC's registered boundary for the parish allotments.
- The impact on the wildlife inhabiting the stream both during construction & after.
- There should not be any access from the site to the parish allotments.

13/04674/HOUS – Eastfield Cottage, Hill Brow Road – 2m high boundary fence to front.

Cllr Thomas declared a prejudicial interest arising from a similar application he had submitted in close proximity & took no part in the discussion or decision.

Decision: - Objection. This application, in the countryside, could set a dangerous precedent that could radically alter the character of the area to the detriment of the SDNPA landscape. The Liss Village Design Statement & the Landscape Character Assessment carry a strong emphasis on the retention of hedges & trees & it is felt that this application is contrary to this. Noted that a similar application (50069) was refused permission in 2007.

If the SDNP is minded to approve this application LPC requests that the fence is set back from the highway & appropriate hedge planting is carried out to the front of it.

13/04731/CND – Half Acre, Hawkley Road - Variation of conditions 1,2 & 3 of 20245/029 to retain the site on a permanent basis, for two additional families & increase number of caravans on site from 4 to 6 to include 2 additional caravans.

Decision: Objection. LPC supports the previous LPA position that this development causes serious visual harm to the South Downs National Park and shares their concern regarding highway safety. LPC feel that it would be premature to grant any permanent permissions at a time when the Local Plan & Joint Core Strategy has yet to be finalised. LPC could only support a renewal of the temporary permission for the same number of caravans as previously allowed and for the same four previously named adult occupants with their remaining dependent children. Additional accommodation on site for newly formed families should not be allowed. The same conditions concerning commercial activity, commercial vehicles, storage of materials or plant and external lighting must continue to be applied.

13/04154/HOUS – 2 Ivy Terrace, Rake Road – Kerb lowering to allow vehicle access.

Decision: - No objection.

13/04881/HOUS – Kingsmead, Huntsbottom Road – Replacement outhouse.

CLlr Budden declared a prejudicial interest arising from a relative being in the employ of the applicant & took no part in the discussion or decision.

Decision: - No objection; however, LPC request that a condition be applied restricting the outbuilding to non commercial & non residential use only.

P64/13 The following other matters were tabled

SDNP Applications Approved

13/13865	69 Station Road	Retention of trellis to boundary fence
13/04526	4 Hillside Cottages, Hill Brow Road	Render to side & rear elevations to match existing adjacent elevation of attached cottages.
13/03246	Land adjacent to Tiercel, Brewells Lane	Detached dwelling with detached double garage & store.
13/04039	3 Hatchlands, Huntsbottom Lane	Single storey front extension.

SDNP Applications Refused

13/02818	71a & b, Station Road	Demolition of retail unit & outbuilding followed by erection of three storey block of three flats & two storey block of flats.
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SDNP Tree Applications - referred to tree warden

13/04620	41 Pine Walk	Removal of three branches overhanging new development resulting in a crown lift.
13/04934	5 Pine Walk	Fell 1 silver birch in front garden
13/04661	2 Pine Walk	Crown lift 1 oak to 3m & 2m reduction of canopy.

SDNP Tree Application decisions

13/03247	High Hurst, Willow Close	Crown lift & thin beech tree - approved.
13/03738	107 Station Road	Prune 1 oak - approved
13/04268	Wellwood, Hill Brow Road	Fell 1 ash, pollard 1 ash - approved.
13/04142	10 The Ridings	Crown reduce 1 oak - approved.
13/04269	Beauworth House, London Road	Crown reduce 1 beech - refused.

P65/13 Other business

Cllr Wright reported that she had attended the Petersfield Neighbourhood Plan meeting where it had been made clear that the need to employ paid professionals was absolutely necessary due to the legal requirements of the document. LPC needed to be clear on its objectives & be aware of costs attached in the process.

The Chairman informed the meeting that the SDNP had sent a communication stating that the revised Village Design Statement required some additional work due to changes in the requirements of the NPPF. They were offering to fund the employment of a professional to carry out the work.

It was agreed that a meeting with the SDNP & VDG should be arranged at the earliest opportunity.

The Chairman said that, with Cllr Budden, they had visited the Tawny Crofts development in Hatch Lane.

The build quality was of a very high standard but they felt the site was a cramped development.

Next Meeting: Monday 2nd December, 2013, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 4th November 2013.

MEMBERS

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

*Present

In attendance: Cllr J Szpitalak & one member of the press.

Clerk: R Bowery.

P61/13 Declarations of interests

None.

P62/13 Matters arising from the meeting of 9th September & other items

EHDC/SDNP Joint Core Strategy – The Chairman & Cllr Budden had attended the Inspector's examination of the JCS over the past week & Cllr Budden updated Members on the key areas. LPC noted with particular concern the additional proposed modification to delete paragraphs requiring priority to be given to use of previously developed land. The Inspector will inform the LPA of his recommended way forward by 15th November. All further modifications will be subject to another round of consultation.

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P63/13 Planning Applications

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- The boundary as described in the submitted plans is at variance with LPC's registered boundary for the parish allotments.
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Decision: - Objection. This application, in the countryside, could set a dangerous precedent that could radically alter the character of the area to the detriment of the SDNPA landscape. The Liss Village Design Statement & the Landscape Character Assessment carry a strong emphasis on the retention of hedges & trees & it is felt that this application is contrary to this. Noted that a similar application (50069) was refused permission in 2007.

If the SDNP is minded to approve this application LPC requests that the fence is set back from the highway & appropriate hedge planting is carried out to the front of it.

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P64/13 The following other matters were tabled

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SDNP Applications Refused

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SDNP Tree Applications - referred to tree warden

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13/03247	High Hurst, Willow Close	Crown lift & thin beech tree - approved.
13/03738	107 Station Road	Prune 1 oak - approved
13/04268	Wellwood, Hill Brow Road	Fell 1 ash, pollard 1 ash - approved.
13/04142	10 The Ridings	Crown reduce 1 oak - approved.
13/04269	Beauworth House, London Road	Crown reduce 1 beech - refused.

P65/13 Other business

Cllr Wright reported that she had attended the Petersfield Neighbourhood Plan meeting where it had been made clear that the need to employ paid professionals was absolutely necessary due to the legal requirements of the document. LPC needed to be clear on its objectives & be aware of costs attached in the process.

The Chairman informed the meeting that the SDNP had sent a communication stating that the revised Village Design Statement required some additional work due to changes in the requirements of the NPPF. They were offering to fund the employment of a professional to carry out the work.

It was agreed that a meeting with the SDNP & VDG should be arranged at the earliest opportunity.

The Chairman said that, with Cllr Budden, they had visited the Tawny Crofts development in Hatch Lane.

The build quality was of a very high standard but they felt the site was a cramped development.

Next Meeting: Monday 2nd December, 2013, 7.30pm