

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 6th January 2014.

MEMBERS

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

*Present

In attendance: Two members of the public.

Clerk: R Bowery.

Apologies: Cllrs Linsley, Payne & Szpitalak.

P01/14 Declarations of interests

Cllr Mayo declared a prejudicial interest in TPO application 13/05706 arising from the location being close to his own residence.

P02/14 Matters arising from the meeting of 2nd December 2014 & other items

EHDC/SDNP Joint Core Strategy – The Chairman proposed that this item be taken at the end of the meeting in order that more time could be allocated to it & Members agreed.

57 Station Road – A letter had been received from EHDC explaining that court proceedings had been adjourned due to the applicant submitting a fresh planning application that addressed enforcement issues.

Adderbury Parish Council – A letter had been received from APC seeking support for their letter of concern to the Prime Minister over planning protection between the period of approval & adoption of Local Plans, the period between adoption & referendum & long-term Government protection where a market downturn creates a shortfall of housing supply.

It was noted that the local MP had already spoken on these matters in a Westminster Hall debate & Members agreed that a letter of thanks, requesting his continued support on this matter be sent to him.

Land south of Forest Brow Care Home – Following the tabling, discussion & decision of the application at LPC's December planning meeting the applicant had submitted an email expressing certain disappointments & disagreements with the decisions. The applicant had been advised to forward his comments to SDNP planning.

SDNP – The SDNP had circulated a report on the public consultation on the SDNP's Partnership Management Plan. It was understood that the SDNP had now adopted the Plan.

13/04269/TPO – A notice of appeal against the refusal to crown reduce one Beech tree had been received. This was being held under the Householder Appeal Service & no further action by LPC was required.

13/01610 Tinkers Wood, Plantation Lane – An appeal decision had been received dismissing the appeal to demolish the dwelling & replace with two dwellings.

P03/14 Planning Applications

Members agreed that application 13/05416 be taken first as that application was of concern to the members of public present.

13/05701/FUL – Smith's Garage, Hill Brow Road – Nine dwellings.

The Chairman introduced the application outlining the history of the site.

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

Mrs Effenberg & Mr Croft of the Liss Village Design Group raised concerns over the height of the ridges on units 6-9 at the rear of the development, the unsuitability of wooden elevations, the need for more landscaping with trees & shrubs & the necessity of the land contamination being dealt with properly.

The meeting was then reconvened.

Decision: LPC does not object to the principle of this development and does not object to the loss of the originally proposed business unit. However, LPC does have the following concerns which it would like to be addressed:

- the ridge heights on units 6 – 9 & the domineering effect they may have on the street scene on Longmead; if there is some way to reduce the ridge height it would be welcomed.

- concerns over the apparent proposals for bin storage with it all being at the front of the development; it is thought that this is not practical & could lead to an eyesore on the Hill Brow Road street scene.
- LPC strongly approves of the border railing proposal to the EHDC car park but would like more planting in the landscaping scheme & would urge SDNP to ensure that a detailed landscaping scheme is provided, agreed and implemented.
- LPC is comfortable with the proposed materials & colours except for the timber cladding sections & suggests that they are replaced by render.
- LPC strongly urge SDNP to apply a condition to any approval that ensured the contaminated land is thoroughly treated before any development is commenced.

13/05416/HOUS – 138 Andlers Ash Road – Installation of 7 solar panels to front.

Decision: LPC feels that it cannot object to this application; however, is disappointed that the care taken in the design of this pair of semi-detached cottages is now likely to be compromised.

13/05582/FUL – 57 Station Road – Retention & continued use of ground floor premises as A5 (hot food takeaway).

Decision: - No objection. LPC welcomes the improvements but in order to protect the amenities of nearby residents requests that a condition be applied that no business be conducted after 11pm on any day of the week. The proposed extraction scheme is much better than the existing scheme but LPC suggest that a condition be applied to ensure the ongoing maintenance of the ventilation system and area surrounding the building.

13/05878/FUL – Flexcombe Farm, Flexcombe Lane – Conversion of barn to dwelling – amendment to previous approved scheme – to include a detached garage.

Decision: No objection.

13/05940/FUL – Beech House, Stodham Lane – Conversion of barn to ancillary living accommodation, porch to main house & new greenhouse.

Decision: - No objection providing the limits on development are not exceeded.

P04/14 The following other matters were tabled

SDNP Applications Approved

13/04674	Eastfield House, Hill Brow Road	2m high boundary fence to front.
13/05026	Flexcombe Farm, Flexcombe Lane	Four additional roof lights - plot 1
13/05379	4 Hillside Cottages, Hill Brow Road	Clarification of ground levels & brickwork.
13/04154	2 Ivy Terrace, Rake Road	Kerb lowering for vehicle access.
13/04881	Kingsmead, Rake Road	Replacement outhouse.
13/04364	barn on land adjoining sewage works off Farnham Road.	New steel frame agricultural building & 11m covered horse walker.
13/05123	9 St Mary's Road	Single storey extension to eastern side.

SDNP Tree Applications - referred to tree warden

13/05709	Tanglin, Hill Brow Road	Remove lower branch of 1 oak.
13/05706	33 Rotherbank Farm Lane	Prune 2 hawthorn trees.

SDNP Tree Application decisions

13/04620	41 Pine Walk	Remove 2 limbs from scots pine - approved.
13/04661	2 Pine Walk	Crown lift 1 oak - withdrawn
13/04934	5 Pine Walk	Fell 1 silver birch - refused.

P05/14 – Joint Core Strategy – consultation on proposed modification

Members had considered the proposed modifications to the JCS & after discussion agreed the following consultation comments to be submitted:

CP1 – LPC object to this change that will remove the prioritising of development on brownfield land.

CP8 - LPC would object to the use of the word “minimum” for the proposed increase of 150 dwellings for Liss in the period 2011 – 2028. It is felt that there should be wording to impose an upper limit on development.

CP20 Internationally designated sites - – Cllr Mayo raised concerns over the implication of the revised wording & the possible loss of protection where proposed developments within 400m of the Wealden Heaths. Subsequent to the meeting the Chairman had investigated the proposed change further & proposed that rather than object to the amendment, LPC seek confirmation from the SDNP & EHDC that there was a typo in the document & rather than weaken the protection the amendment was aimed at strengthening protection.

P06/14 Other business

It was agreed that a response be sent to the applicant of 13/04881, Kingsmead, Rake road, to the email posted on the SDNP planning website. It was felt that his accusations were incorrect & unfounded & displayed a lack of knowledge of the LPC planning procedures.

The Chairman said that there had been an application received today for a replacement dwelling at Westwood, Farther Common. The consultation date was 24th January but the case officer had agreed to receive LPC’s comment after the next planning meeting on 3rd February.

The Chairman had received reports that Raymar, Hatch Lane, had been demolished; this was contrary to the planning approval for the front & side extensions. The Clerk would contact the case officer for clarification.

Meeting closed 20.50 hrs.

Next Meeting: Monday 3rd February, 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 3rd February 2014.

MEMBERS

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

*Present

In attendance: Six members of the public; one member of the press.

Clerk: R Bowery.

Apologies: Cllr Payne

The Chairman asked the public which applications they had an interest in & then proposed that applications 13/06113 & 14/0254 be taken before others & Members agreed.

P07/14 Declarations of interests

Cllr Budden declared a personal interest in application 14/00254 as he knew one of the applicants.

P08/14 Matters arising from the meeting of 6th January 2014 & other items

EHDC/SDNP Joint Core Strategy – A briefing note on the Inspector's Proposed Main Modifications and "What Next" had been received from EHDC. The parishes' elected representative to the SDNPA had also provided a summary of the proposed National Park response which was largely in line with the LPC consultation comments. These had been circulated to Members.

JCS Main Modifications Consultation – A letter had been received from EHDC acknowledging receipt of LPC's consultation comments.

SDNP Local Plan Newsletter – Issue 2 of the newsletter had been received; it was agreed that this should be circulated to Members.

SDNP Partnership Management Plan – One hard copy had been received; it was agreed to request further copies for all LPC Councillors.

24183/001 Raymar, Hatch Lane – A letter had been received from EHDC confirming that they were investigating the unauthorised demolition; it was understood that a new application would be required.

D Hinds MP – A letter had been received from the local MP thanking LPC for support on the matter of interim housing guidance & local plans.

HCC – A consultation on the draft statement of community involvement minerals & waste had been received. It was agreed that Cllr Hargreaves would review the document to see if an LPC response was necessary.

West Sussex CC – An update on their Minerals Local Plan had been received. It was agreed that Cllr Hargreaves would review the document.

P09/14 Planning Applications

13/06113/FUL – Land adjacent to 29 Mint Road – One detached dwelling & a pair of semi-detached dwellings with garage & parking spaces.

The Chairman introduced the application & said that LPC Members had carried out a site visit on 29th January.

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

Mrs Adams & Mr Hooyvelt read statements of objection that they had submitted to the SDNP.

The Chairman read the comments of objection received from the Liss Forest Residents Association.

Mrs Effenberg & Mr Croft made statements of objection on behalf of the Liss Village Design Group.

The meeting was then reconvened.

Decision: Strong objection. Liss Parish Council considers that the proposal is a gross overdevelopment of this plot. There is concern that because of the land levels in proximity to the stream it may be necessary to engineer the plot, possibly raising ground levels which would have an impact on ridge heights. In the submitted plans there is a lack of information on proposed ridge heights in relation to nearby properties which causes difficulty in assessing the impact on the street scene.

The proposed density of the site would make the on-site manoeuvring of vehicles difficult especially with the proposed tandem parking arrangement. This could lead to access & egress difficulties creating safety risks on Mint Road. The visibility splays shown in the plans are not practical & the plans submitted do not appear to meet the required parking provision standards.

Liss Parish Council requests that a professional biodiversity & wildlife impact study be carried out as there is evidence of protected species habitat (water vole) in this area.

Liss Parish Council also request that any work proposed to be carried out on or near the stream is adjudicated by independent professionals and professionally managed to ensure there is no adverse ecological or environmental impact on site or to the water course either above or below the site.

It is felt that this site is only suitable for two appropriately designed and laid out dwellings.

14/00254/FUL – 71a & b Station Road – Three storey block of three flats to north west & two storey block of three flats to rear with car parking & access following demolition of retail unit & out building.

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

Mrs Effenberg & Mr Croft made statements of objection on behalf of the Liss Village Design Group in particular highlighting the proposed work affecting the river bank.

The meeting was then reconvened.

Decision: Objection. Liss Parish Council considers that the proposal remains an overbearing development when viewed from the Liss Conservation Area.

It is considered that the proposed parking arrangements are impractical with the access to two parking spaces across land in separate ownership from 73 Station Road. There is no evidence of any long term right of access to these spaces being agreed. Such an agreement must be a pre-requisite to any permission being granted since there is the potential for access to these two spaces becoming restricted whenever an increase in parking and turning is required for the neighbouring properties.

LPC maintains its concerns over the safety implications of vehicles reversing on to the highway at this site adjacent to the rail crossing.

It is noted from the drawings that there is an intention of work being carried out on the bank of the River Rother. The indication is that it is intended to create a wall in the river which is designated as a SINC. Such work would appear to be in contravention of Environment Agency policy and must be agreed by them.

Of utmost importance, in view of recent events, is the provision of a revised flood risk assessment.

13/06057/FUL – Westwood, Farther Common – Replacement dwelling & garage.

Decision: - No objection provided that the proposal does not exceed the limits on development in Local Plan Policy H16 or those of the Planning Inspectorate's appeal decision.

13/06088/HOUS – Eastfield Cottage, Hill Brow Road – Single storey rear extension, first floor extension to side, dormer window to side.

Decision: No objection.

13/05849/FUL – Land adjacent to Tiercel, Brewells Lane – Detached dwelling – amendment to previously approved application ref 24469/001 (EHDC).

Decision: - No objection.

114/00018/HOUS – 2 Wyld Green Cottages, Wyld Green Lane – Single storey side extension.

Decision: - No objection; however, LPC regret that the opportunity to improve the proposed development through better design & a pitched roof has not been taken. LPC also comments that the submitted drawings are of a poor quality & difficult to interpret.

14/00292/HOUS – Kelswell, Warren Road – Single storey front extension incorporated within the roof structures, revised single storey side extension, new front porch, revised fenestration & detached garage/car port.

Decision: - No objection provided that the proposal does not exceed the limits on development in Local Plan Policy H16 & that there is adequate parking provision in the scheme.

P10/14 The following other matters were tabled

SDNP Applications Approved

13/05445	28 Greenfields	Single storey side extension.
13/04605	Mill Race, Mill Road	Outline - four dwellings & provision of replacement footbridge.
13/04608	119-121 Forest Road	Single storey side extension to permitted flats.
13/04696	Plestor House, Farnham Road	Display of free standing sign.
13/05260	40b St Mary's Road	Detached summer house.
13/05223	Land rear of Old Stocks Oak	Retention of detached shed.

SDNP Applications Refused

13/05252	land south of Forest Brow Residential Home, Forest Road	Detached dwelling & associated works.
----------	---	---------------------------------------

SDNP Applications Withdrawn

13/05416	138 Andlers Ash Road	Installation of 7 photovoltaic solar panels.
----------	----------------------	--

SDNP Tree Applications - referred to tree warden

14/00136/TCA	65 Station Road	Crown reduce one ash tree.
14/00172/TPO	Greywalls Lodge, London Road	Fell one sweet chestnut.
14/00242/TPO	Greywalls Lodge, London Road	Pollard both stems of one sweet chestnut.
14/00266	NCPF Playing Field	Crown lift 3 oaks & 1 holly.
14/00503/TPO	6 The Ridings	Fell 2 conifers & 1 sycamore

SDNP Tree Application decisions

13/05366	10 The Ridings	Fell one ash tree - approved.
13/05443	Inwood, Farther Common Lane	Crown lift one oak tree - approved.
13/05357	3 Briar Wood	Prune 1 oak - approved.

There were concerns over the outline permission for Mill Race development & its possible impact on LPC owned land at the allotments.

P11/14 Other business

Cllr Thomas raised concerns over the lack of action by the applicants for 57 Station Road to remove the restrictive parking signage to the rear as part of the application stated that this would be for customers. The Chairman had received a communication from a resident indicating that there had been some unauthorised development at Summerdale, Hatch lane. The Clerk was asked to pass these to EHDC enforcement.

Two consultation documents had been received. One from EHDC on Developers' Contributions & one from SDNP on Community Infrastructure Levy. The Clerk was asked to establish if LPC should respond to both or just the SDNP document.

The Chairman briefed the meeting on the outcome of the informal Councillor discussion regarding a possible Liss Neighbourhood Plan which had taken place after several councillors had attended a SDNPA Neighbourhood Planning Workshop. It was to be suggested to the SDNPA that rather than undertake a lengthy and potentially very expensive Neighbourhood Planning process that Liss PC might work closely with the authority to identify allocation preferences for housing development and to prepare development design briefs for the sites.

Cllr Hargreaves asked whether there was a need to plan for other projects in Liss apart from just housing development. The Chairman said that some were identified in the Village Plan.

Cllr Budden had undertaken to draft a proposal for a possible way forward which could be discussed with the SDNPA.

Meeting closed 20.50 hrs.

Next Meeting: Monday 3rd March, 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held on 3rd March 2014.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, Cllr P Payne, Cllr J Szpitalak, *Cllr Thomas, Cllr A Wright.

*Present

Clerk: R Bowery.

Apologies: Cllrs Payne, Szpitalak & Wright.

P12/14 Declarations of interests

There were no declarations.

P13/14 Matters arising from the meeting of 3rd February 2014 & other items

EHDC/SDNP Joint Core Strategy – The Chairman informed the meeting that the Planning Inspectorate's decision was now expected by the end of March.

SDNP – Consultations on the SDNP Local Plan & on the future CIL arrangements had been received; comments were required by 30th April. The Chairman proposed that no immediate responses be prepared as there were some meetings to be held that would impact on these matters.

HCC – Cllr Hargreaves had reviewed the consultation on the draft statement of community involvement minerals & waste; he recommended that no response was required.

West Sussex CC – Cllr Hargreaves had reviewed the update on their Minerals Local Plan; he said that there would be further publication in the autumn when a response might be necessary.

SDNP – Neighbourhood Planning workshop in Petworth on 18th March. Two places to be booked.

SDNP – Neighbourhood Plans & Adoption of Village Plan. The Chairman explained that there was a proposal to meet with SDNP officers to progress the adoption of the Liss Village Design Statement & alternatives to a full Neighbourhood Plan. It was agreed that the presence of an SDNP planning officer was essential when discussing the Neighbourhood Plan options.

P14/14 Planning Applications

13/06042/HOUS – Monks Orchard, Reeds Lane – Single storey extension (to link house & garage), loft conversion to rear & 2 veluxes to front, porch extension to front & 2 storey extension to side.

Decision: No objection; however Liss Parish Council requests that the limits on development in Local Plan Policy H16 are rigorously adhered to. It is also requested that a condition be applied that the workshop remains ancillary to the main dwelling & is not used for any commercial activity.

14/00501/HOUS – 2 The Green – Replacement of existing 3.65m x 2.44m garden shed with a 5.3m x 4.2m wooden cabin.

Decision: Liss Parish Council is concerned that the size of the replacement garden shed is about two & a half times the size of the existing shed. If the shed should be used for any sort of home commercial activity then this could generate additional traffic that would impinge on the neighbours.

14/00469/FUL – Raymar, Hatch Lane – Replacement dwelling with detached garage & ancillary games room to replace recently demolished dwelling & garage.

Decision: - No objection. Liss Parish Council request that a condition be applied ensuring that the garage remains ancillary to the main dwelling & is not used as a separate dwelling.

14/00539/HOUS – 142 Andlers Ash Road – Formation of dropped kerb to provide off road parking.

Decision: No objection.

14/00620/HOUS – 24 Dennis Way – Replacement garage, alterations to roof & retaining wall after demolition of existing garage.

Decision: - No objection in principle; however, Liss Parish Council feel that the plans submitted do not provide sufficient information on the proposed use of the extended rear section of the garage. The plans & elevations submitted are inconsistent with each other.

14/00598/FUL – West Acre Cottage, Hill Side Lane – Detached dwelling & detached garage following demolition of existing dwelling.

Decision: LPC regrets the circumstances which will result in Local Plan Policy H16 policy being breached. To avoid setting a precedent it is essential that any grant of permission explains clearly the unique circumstances. It will also be essential to ensure that the proposed floor area does not exceed the floor area of the dwelling that has the benefit of the CLU. Permitted development rights should be removed.

14/00698/HOUS – Cumbers Cottage, 33 Andlers Ash Road – Two storey side extension & single storey rear extension.

Decision: - No objection as the proposal is within the limits of development in Local Plan Policy H16.

P15/14 The following other matters were tabled

SDNP Applications Approved

13/04731/CND	Half Acre, Hawkley Road	Variation of conditions to retain site on a permanent basis for 2 additional families.
13/04733	Half Acre, Hawkley Road	Variation/removal of condition - to renew permission for a further temporary period or to make permanent.
13/05878	Flexcombe Farm, Flexcombe Lane.	Conversion of barn to dwelling & detached garage.
13/05849	Land adj, to Tiercel, Brewells Lane.	Detached dwelling - amendment to previous approval.
13/06088	Eastfield Cottage, Hill Brow Road.	Single storey rear extension, first floor extension.
13/05940	Beech House, Stodham Lane	dormer window to side. Conversion of barn to ancillary accommodation porch to main house & new greenhouse

SDNP Tree Preservation Order confirmed

EH925 135 Andlers Ash Road

SDNP Tree Applications - referred to tree warden

14/00804 2 Summersfield Terrace Crown reduce tulip tree.

SDNP Tree Application decisions

13/05706	33 Rotherbank Farm Lane	Prune 2 hawthorn - approved.
13/05709	Tanglin, Hill Brow Road	Reduce oak tree - approved.
14/00136	65 Station Road	Crown reduce 1 ash tree.
14/00172	Greywalls Lodge, London Rd.	Fell 1 chestnut - refused.
14/00242	Greywalls Lodge, London Rd.	Pollard 1 chestnut - approved.

P16/14 Other business

Cllr Budden had attended the Whitehill & Bordon Green Town event on 1st march & updated Members on the event. He shared concerns about the proposed number of permanent jobs to be created & on the proposed public transport scheme.

The Chairman reported that District Councillor Gray had been liaising with the SDNP case officer handling the application for 71a & b Station Road who was minded to approve the application as HCC Highways had withdrawn their objections. The Chairman had sent a message to Cllr Gray requesting that issues relating to flooding be referred to the Environment Agency before any decision is made & pointing out that Network Rail were uncomfortable with the parking arrangements so close to the railway crossing.

Meeting closed 20.40 hrs.

Next Meeting: Monday 31st March, 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 31st March 2014.

MEMBERS

*Cllr S Halstead (Chairman), Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, *Cllr P Payne, Cllr J Szpitalak, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: 13 members of the public.

Apologies: Cllrs Budden & Szpitalak.

P17/14 Declarations of interests

It was noted that Cllrs Halstead & Linsley, as LPC trustees on the Coryton Almshouses, had non-pecuniary interests in application 14/00597, Saddlers, Farnham Road.

The Chairman proposed, & Members agreed, a change in the order of the agenda so that planning applications be taken before other business with applications 14/00597 & 13/05701 taken first.

P18/14 Planning Applications

14/00597/FUL – Saddlers Farnham Road – Four dwellings, single garage, garden room outbuilding & car port.

The Chairman reviewed the application & said that some Members had attended a site meeting on 27th March.

Members then agreed a period of adjournment to take comments from the public. Mrs Brown spoke on behalf of the residents of the affected neighbourhood. Concerns included traffic access, parking provision, emergency & service vehicle access, drainage issues, overdevelopment, excessive height overbearing Church Street, detrimental effect on SDNP aim of attracting visitors, development in a Conservation Area, no provision for secure storage of bicycles, builders access during construction, loss of important hedge & views, possible loss of trees. Mr Pearcey added that the summerhouse proposed as an extension to Saddlers required a condition ensuring it was not used for business purposes. Mrs Russell reiterated the traffic concerns. Overflow parking at the junction of Church Street with Farnham Road is already dangerous on Sundays and for weddings. Mrs Effenberg, on behalf of the VDG, expressed objections to the height that was not in keeping with the VDS, brick colour was not appropriate in the setting & the development would be overbearing on Church Street. Views would be lost, there was no bin storage provision & the parking provision was unclear. It was thought that the application should be called in by the SDNP.

Mr Croft of the VDG added that this development was in a key character area which had valuable buildings that would be dominated by the proposed buildings. The SDNP visitor experience would be detrimentally affected.

The meeting was then reconvened.

Decision: Strong objection. Liss parish Council consider this to be a cramped overdevelopment in a treasured part of the West Liss Conservation Area & request that the application is called in by the South Downs national Park for determination. Detailed points of objection are as follows:

- It is felt that the design & height of the proposal is totally inappropriate for the Conservation Area. The colour of the brickwork is unsuitable. The combined mass elevation of cottages 1, 2 & 3 will have a detrimental impact on the views from St Peter's Church.
- The height of the proposal at 1m higher than the properties in Church Street will be overbearing & detrimental to the quality of life of the existing residents.
- There are concerns over the effect on the drainage in an area that already suffers from problems. The loss of permeable drainage surface area will exacerbate existing problems & the land height difference will direct excess water towards the Church Street properties.
- There are considerable highways issues in what is already a cramped area for parking & access. The on-site provision is unclear. It is felt that visitor parking will lead to excessive on-road parking on Farnham

Road creating obstruction to sight lines for properties on that road. Access for emergency & service vehicles will be difficult to achieve.

- There is inadequate bin storage provision, particularly with the recent increase of additional brown bins for dwellings. There is no secure storage for bicycles.
- The loss of the well established hedgerow & likely loss of trees due to lack of light to the proposed properties will have a very detrimental impact on the Conservation area and special character of Church Street leading up to St. Peter's Church.
- It is felt that the proposal is contrary to the aims of the South Downs National Park & will be detrimental to the visitor experience. The walkers' foot path currently provides excellent access for those who wish to walk in the Hangars & this proposal would have a detrimental effect on some of the views.

Should SDNP be minded to approve the scheme, then Liss Parish Council request that:

- A full archaeological survey is carried out prior to any work on the site.
- A separate access for construction workers is created & that no access via Church Street is permitted.
- A condition be applied that the use of the garden room outbuilding is restricted to residential use only & that no business use is allowed.

Nine members of the public left the meeting.

13/05701/FUL – Smith's Garage Site, Hill Brow Road – Nine dwellings.

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

Mrs Effenberg spoke on behalf of the VDG raising concerns over the proposed timber cladding. Mr Croft requested that the materials used in the railings be of a superior quality.

The meeting was then reconvened.

Decision: Liss Parish Council acknowledge the improved design but request that the applicant considers the following requests:

- Proposed timber cladding is replaced by render.
- That the materials used for the iron railing are of a sufficient quality to ensure a long life.
- That improvements to the landscaping proposal be made.

LPC also request that the SDNP applies a condition to any approval that ensures the contaminated land is thoroughly treated before any development is commenced.

One member of the public left the meeting

14/00586/HOUS – 4 Hillside Cottages, Hill Brow Road – Conservatory to side.

Decision: No objection as long as the cumulative approvals on this property do not exceed the limits on development of Local Plan Policy H16.

14/00756/HOUS – Farthings, Rake Road – Conversion of garage to annex & construction of single storey attached workshop.

Decision: - No objection as long as the proposal does not exceed the limits on development of Local Plan Policy H16. LPC also request that a condition is placed on the approval ensuring the workshop remains ancillary to the main dwelling & is not turned into a separate dwelling at any point in the future.

14/00823/HOUS – 12 Barnside Way – Conversion of loftspace to habitable accommodation with dormer windows to front & rear, porch to side.

Decision: No objection in principle; however, LPC has concern over the proposed design & suggests that a substantial lowering of the proposed dormer ridge height is enforced. Any permission must be carefully considered as it could set a precedent for the area; therefore a more sensitive design is appropriate.

14/00983/LDP – Glendale, Hatch Lane – Lawful Development Certificate of a proposed development – single storey extension to rear.

Decision: - No comment other than LPC regrets that this development has slipped through the system.

14/00873/HOUS – 140 Andlers Ash Road – Single storey rear extension.

Decision: No objection.

14/01020/HOUS – Eastfield Cottage, Hill Brow Road – Detached timber garage.

Decision: - Objection. LPC considers that this proposal introduces built development in the countryside contrary to Local Plan Policy H14. The distance of the proposed garage from the main dwelling raises concerns over the future potential usage; LPC object to the upper storey that would be an intrusion in the countryside & serves no purpose for a garage facility.

Should the SDNP be minded to approve this application then LPC requests that a condition be applied ensuring that the garage remains ancillary to the main dwelling & is not used as a separate dwelling at any point in the future.

P19/14 Matters arising from the meeting of 3rd March 2014 & other items

SDNP – Consultation on the future CIL arrangements.

Cllr Hargreaves had circulated a draft response to the consultation prior to the meeting & Members agreed that the document be submitted to the responsible SDNP officer as a draft response pending the scheduled meeting on 9th April with SDNP.

SDNP – Consultation on the Local Plan Options.

After lengthy debate it was agreed that a further meeting to consider & agree a consultation response be held at 7.30 on 16th April.

The Clerk would produce a list of points of concern raised & Members were asked to feed in any further comments they had. Cllr Hargreaves undertook to circulate a brief summary of issues.

West Sussex CC – it was noted that the West Sussex waste Local Plan had been found sound by the Planning Inspectorate.

P20/14 The following other matters were tabled

SDNP Applications Approved

13/06142	Forest Side, 109 Forest Road	Replace tile hanging from 1st floor with facing brick.
14/00667	3 The Arcade, Station Road	Replace patio doors & glass walls with aluminium bi-fold doors.
13/06057	Westwood, Farther Common	Replacement dwelling house & garage.
14/00018	2 Wyld Green Cottages, Green Lane	Single storey side extension.
14/00501	2 The Green	Replacement garden shed.

SDNP Tree Applications - referred to tree warden

14/01007	Hillside Cottage, Hill Brow Road	Crown reduce 1 oak tree.
----------	-------------------------------------	--------------------------

SDNP Tree Application decisions

14/00266	NCPF playing field	Crown lift 3 oaks & 1 holly - approved.
14/00503	6 The Ridings	Fell 2 conifers & 1 sycamore - approved.
14/00804	2 Summersfield Terrace	Crown reduce 1 tulip tree - approved.

P21/14 Other business

There was no other business.

The meeting was closed at 20.10 hrs

Next Meeting: Wednesday 16th April, 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Special Planning Committee meeting held at 19.30 hrs on 16th April 2014.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, Cllr P Payne, Cllr J Szpitalak, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

Apologies: Cllrs Hargreaves, Payne & Szpitalak.

P22/14 Declarations of interests

Cllr Kendall stated that as his residence was on the border of the H9 area of the Hill Brow settlement he had considered making a declaration of interest; however, on considering the basis of the SDNP Plan he had decided against this.

P23/14 Consideration of consultations received from the South Downs national Park

1) Local Plan Options Consultation

The Chairman thanked Cllrs Hargreaves & Kendall for their valuable input to the draft response document. The draft response, detailing recommended responses to the 55 Options, was then discussed in depth.

Having agreed responses it was agreed that the Chairman would finalise the wording & that the Clerk would submit the comments to the SDNP.

2) Community Infrastructure Levy

At this point, Members agreed an extension to the meeting of no more than thirty minutes.

Members agreed that the draft response agreed on 31st March & already submitted as a draft to the SDNP be amended to include further amendments received from Cllr Hargreaves & then submitted to the SDNP as a finalised response.

P24/14 Planning Application

SDNP/14/00597/FUL – Saddlers, Farnham Road – Four dwellings, single garage, garden room outbuilding & car port (amended drawings received 7/4/14 – parking, details of cottage 1, cycle stores, drainage)

Decision: The Strong objection agreed at Planning on 31st March would be maintained.

P25/14 Other business

NALC – A consultation on the operation of the National Planning Policy Framework, requiring response by 1st May, had been received. It was agreed that the Chairman would prepare a response for presentation at Planning on 28th April.

EHDC Affordable Housing Delivery Panel – It was agreed that the Chairman & Cllr Budden would attend the session on 29th April where the Inwood Road site proposals would be discussed.

HCC Minerals & Waste Olan – oil & gas – it was agreed that Cllrs Kendall & Hargreaves would attend the event on 5th June.

Smith's Garage site – An email had been received from District Councillor Gray informing that the applicant had taken note & agreed to address the comments that LPC had made on application 13/05701 with regard to render, railings & landscaping. LPC were asking if they now held no objections to the application.

It was agreed that LPC would hold no objections as long as the amendments were conditioned in the approval & that LPC had sight of the landscaping scheme prior to approval being given.

The meeting was closed at 21.50 hrs

Next Meeting: Monday 28th April, 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 28th April 2014.

MEMBERS

*Cllr S Halstead (Chairman), *Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, *Cllr P Payne, Cllr J Szpitalak, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: S. Smith.

In attendance: 2 members of the public.

Apologies: Cllr Szpitalak.

P22/14 Declarations of interests

Cllr Payne declared a personal interest in application 14/00871 as he knew the applicant.

The Chairman proposed, & Members agreed, a change in the order of the agenda so that application 14/01288/HOUS was taken first given the interest of the members of the public in attendance.

P23/14 Minutes of 31st March 2014, matters arising and other items

EHDC/SDNP – Joint Core Strategy.

The Inspector's report had been received and noted.

Tag Farnborough – Consultation on proposed change of airspace.

Agreed response: Liss Parish Council are concerned about the economic impact on residents of the parish from potential job losses at ATC Lasham, in addition to the potential impact on tranquility, the environment and recreation from any resulting low-flying aircraft. Furthermore Liss Parish Council considers it premature to consider the proposed change in airspace at this time given the ongoing consultation on London's airspace.

NALC – Consultation on operation of National Planning Policy Framework.

A draft response had been circulated at the meeting. This expressed some concern over the impact of the framework on planning for housing. Amendments to the draft made by Cllr Wright were discussed and accepted as the response to the consultation. Cllr Linsley requested that a copy of the final version be circulated to Members.

SDNP – Local Plan Options Consultation.

A suggested response by Liss Parish Council was circulated and accepted.

P24/14 Planning Applications

14/01288/HOUS – 23 Willow Road – Two storey extension to side with driveway entrance alteration.

Members agreed a period of adjournment to take comments from the public. The applicant confirmed that there had been no objections from the neighbours and that the materials sourced would be in keeping with the original.

The meeting was then reconvened.

Decision: No objection.

The two members of the public left the meeting.

14/00871/FUL – Summerdale Farm, Hatch Lane – New pitched roof over kitchen to replace defective flat roof and conversion of garage to provide annex for elderly relative.

Decision: Objection. Liss Parish Council considers this to be contrary to the previous conditions clearly laid down restricting the level of residential use of this complex. It is felt that the proposals would be tantamount

to creating a new residential unit outside the settlement policy boundary where such development would not normally be permitted.

14/0481/HOUS – Jem Lodge, London Road – Erection of shed/ cabin.

Decision: Objection. Liss Parish Council consider it necessary to know the purpose of the proposed development in order to consider whether it is in line with Policy H16 on maintaining a range of dwelling sizes outside settlement policy boundaries. Should the SDNP be minded to approve this application then LPC requests that a condition be applied ensuring that the development is not used for residential or commercial purposes at any point in the future.

14/01211/HOUS – 148 Andlers Ash Road – Single storey extensions to sides and detached double garage to front.

Decision: No objection to the side extension but strong objection to the garage to the front of the property. Liss Parish Council feel that if the hedge should ever be removed this large, forward structure would be unique in the surroundings and have an unacceptable adverse impact on the street scene. It was also felt that the garage would be too close to the windows of the bungalow.

14/01319/HOUS – Applestore, St. Patrick's Lane – Proposed orangery to rear.

Decision: Objection. Liss Parish Council considers the previous Inspector's report, which highlighted development issues that would be detrimental to the original simple form of the building and harmful to the character of the area, must be adhered to. It is felt that this proposed development should be considered in the same light and that Paragraph 16 of Appeal A in the 2005 appeal applied.

14/01160/LDP – 8 Rowan Tree Close – Lawful development certificate for a proposed development – Conversion of garage to habitable room.

Decision: No comments.

14/01168/HOUS – 8 Rowan Tree Close – Timber frame garage.

Decision: No objection providing that minimum parking standards are adhered to.

14/01144/HOUS – 21 Mill Road – Single storey extension to lounge and conversion of outhouses to utility room.

Decision: No objection providing that building materials are to match.

14/01413/HOUS – 34 Patrick's Copse Road – Single storey extension to side and rear following demolition of garage.

Decision: No objection providing that minimum parking standards are maintained.

14/01537/HOUS – Forge Cottage, Mill Road – Detached garage to side.

Decision: No objection providing that building materials are to match.

14/01618/HOUS – The Shaw, Pruetts Lane – Two storey extension to side and glazed atrium to rear.

Decision: No objection providing the cumulative extension of that allowed in 2011 in addition to this proposed development does not exceed 50% of the total area around the house. Should the SDNP be minded to approve this application then LPC requests that a condition be applied ensuring that the annex remains ancillary to the main dwelling and is not used as a separate dwelling at any point in the future.

14/01538/HOUS – Bantams, Hatch Lane – 2.1m front extension to enlarge hall.

Decision: No objection.

SDNP Applications Approved

14/00469	Raymar, Hatch Lane	Replacement dwelling with detached garage & ancillary games room to replace demolished dwelling & garage.
14/00698	Cumbers Cottage, Andlers Ash Road	Two storey side extension & single storey rear extension.
14/00620	24 Dennis Way	Replacement garage, alterations to roof & retaining wall.
14/00586	4 Hillside Cottages, Hill Brow Road	conservatory to side.
14/00873	140 Andlers Ash Road	Single storey rear extension.

SDNP Application

Withdrawn

14/00539	142 Andlers Ash Road	Formation of dropped kerb.
----------	----------------------	----------------------------

SDNP Tree Applications - referred to tree warden

14/01818	30/4	Thorn Cottage, Rake Road	Pollard 2 planes, fell 1 cypress & prune 1 beech.
14/01152	6/5	Drovers Lodge, London Road	Fell 1 pine, crown reduce 1 beech.

P25/14 Other business

Cllr Linsley advised that he had been experiencing problems accessing plans on the SDNP website, such as poor presentation (text too small, plans the wrong way up), issues moving between applications and timing out. Other Members had also experienced some of these problems. It was noted, however, that indexing had improved. Cllr Budden agreed to take this up with Tim Slaney at SDNP.

The meeting was closed at 21.05 hrs

Next Meeting: Tuesday 27th May April, 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 27th May 2014.

MEMBERS

Cllr S Halstead, *Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, Cllr B Mayo, *Cllr P Payne, Cllr J Szpitalak, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

P25/14 Election of Chairman

Cllr Budden was elected as Chairman for the meeting.

P26/14 Apologies: Cllrs Halstead, Mayo & Szpitalak.

P27/14 Declarations of interests

There were no declarations.

P28/14 Minutes of 28th April 2014, matters arising and other items

EHDC/SDNP JCS – A letter had been received from EHDC notifying that the East Hants District Local Plan – Joint Core Strategy had been adopted by EHDC on 8th May.

West Sussex County Council – A letter had been received notifying that the Planning Inspectorate had found their West Sussex Local Waste plan sound & it had now been adopted.

Tag/Farnborough Airspace Consultation – A copy of the consultation response from EHDC had been received. The Clerk added that the local MP was now raising issues over the actual consultation process.

57 Station Road – A letter had been received from EHDC notifying that the planning application had been granted & that prosecution proceedings were now dropped. The approval was subject to the replacement of the external extraction system with an appropriate integral system.

D Hinds MP – A letter had been received alerting LPC to the DEFRA consultation on domestic sewage discharges. A response was required by 10th June. It was agreed that Cllr Hargreaves would prepare an appropriate response.

EHDC consultation on contributions for Alton Sports Centre – A further consultation document had been received. After discussion it was agreed that LPC would not support either option but would respond to the consultation expressing our deep concern on the precedent either option would set in the funding for centralised community facilities provided by EHDC. Concerns were also raised on how this would affect the viability of development established in the SHMA to support the JCS.

P29/14 Planning Applications

14/02042/HOUS – 230 Syers Road – Single storey extension to front forming porch/bay to lounge & garage extension.

Decision: No objection.

14/02152/REM – Mill race, Mill Road – Approval of reserved matters. The appearance of the development (condition 2 of the outline approval).

Decision: Liss Parish Council maintains its concerns over the site levels & what impact they will have on the roof levels & their impact on the street scene. LPC also seeks clarification on what measures are to be taken to prevent a recurrence of the recent flood issues.

14/01115/HOUS – Barnwell Cottage, Duckmead Lane – Two dormer windows to front of property.

Decision: No objection.

14/02114/ADV – Sue Ryder Foundation, 48 Station Road – Replacement of non-illuminated fascia sign.

Decision: No objection.

14/02098/HOUS – 2 Meadow Walk – Single storey extension to front & conversion of garage to habitable accommodation.

Decision: No objection provided that the parking provision meets the current standard requirement.

14/01921/HOUS – 10 The Ridings – Timber framed garage with log store.

Decision: No objection.

14/02171/HOUS – Rake Hill, Primrose Lane – Detached garage/carport with ancillary accommodation above.

Decision: No objection; however, LPC request that a strong condition be applied ensuring that the development remains ancillary to the main dwelling in perpetuity. LPC also seek assurance that the Local Plan Policy 16 limits on development are not exceeded.

14/02255/HOUS – Westwood House, London road – Retention of storage barn.

Decision: Objection. LPC consider the development is not a “barn” as stated in the application documents; it is more likely to be habitable development. The quality of plans submitted is inadequate to give a true representation of the development.

If SDNP are minded to approve the application then LPC request that a strong condition is applied ensuring that the development remains ancillary to the main dwelling & is restricted to storage use only.

14/02294/FUL & 14/02295/LIS – St Peter’s Church, Church Lane – Construction of new disabled WC.

Decision: No objection.

P30/14 The following other matters were tabled

SDNP Applications Approved

14/00598	West Acre Cottage, Hill Side Lane	Detached dwelling & detached garage following demolition of existing dwelling.
14/00983	Glendale, Hatch Lane	LDC - single storey extension to rear.
14/01020	Eastfield Cottage, Hill Brow Road	Detached timber garage & demolition of existing outbuilding & garage.
14/00756	Farthings, Rake Road	Conversion of garage to annex & construction of single storey attached workshop.
14/00823	12 Barnside Way	Conversion of loft space to habitable accommodation with dormer windows.
14/01211	148 Andlers Ash road	Single storey extensions to sides & detached double garage to front.
14/00254	71a & b Station road	Three storey block of three flats & two storey block of three flats.
13/05582	57 Station Road	Retention & continued use of ground floor premises as A5 (hot food takeaway).
14/01288	23 Willow Road	Two storey side extension with driveway entrance alteration.
14/01413	34 Patricks Copse Road	Single storey extensions to side & rear following demolition of garage.

SDNP Tree Applications - referred to tree warden

14/01253/TCA 1 Summerfield Terrace Crown lift 1 catalpaa & 1 sweet gum.

SDNP Tree Application Decisions

14/01007 Hillside cottage,
 Hill Brow Road Crown reduce one oak tree - approved.

P31/14 Other business

There was no other business.

The meeting was closed at 20.29 hrs

Next Meeting: Monday 23rd June 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 23rd June 2014.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, *Cllr R Hargreaves, Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, Cllr P Payne, Cllr J Szpitalak, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: Four members of the public.

P32/14 Apologies: Cllrs Kendall, Payne & Szpitalak.

P33/14 Election of Chairman

Cllr Halstead, proposed by Cllr Linsley & seconded by Cllr Hargreaves, was elected as Chairman of the Committee for the ensuing Council year.

P34/14 Declarations of interests

There were no declarations.

P35/14 – Change to order of business

The Chairman proposed that planning applications 14/02101 & 14/02517 be taken before other applications as the public attending wished to speak on those items. Members agreed the proposal.

P36/14 Minutes of 19th May 2014, matters arising and other items

The minutes of the meeting of 19th May, proposed by Cllr Wright & seconded by Cllr Thomas, were unanimously approved as a correct record.

Cllr Hargreaves had prepared the response that had been submitted on the DEFRA consultation on domestic sewage discharges as agreed on 19th May. The response stated that LPC supported the proposals in the consultation & also consider that better information should be provided to householders on the need for permits where these would apply.

Cllr Budden had responded to the EHDC consultation on developers' contributions for the Alton Sports Centre objecting to the proposals.

Chichester District Council had notified that their Local Plan key policies had now been submitted to the Secretary of State for independent examination.

SDNP liaison meeting – It was agreed to respond to the SDNP agreeing to a date of 19th August, 2-4pm, for the liaison meeting.

Neighbourhood Plan – A letter had been sent to the SDNP formally requesting that the whole area of Liss Parish be designated as a Neighbourhood Plan Area. It was noted that Cllr Budden's signature was clearly readable on the SDNP website & it was agreed to request it to be blanked out.

My Community Rights – A publication containing guidance notes for applications in Neighbourhood Planning had been received & circulated by email by the Clerk.

SDNP Link Officer for planning – David Townsend had been appointed as the new link officer for Liss planning applications. Agreed to provide him with copies of LPC strong objections.

EHDC CIL draft charging schedule consultation – It was agreed that LPC, even though this was for areas outside of the national Park, LPC would respond informing EHDC that objections to the anomalous Liss CIL levy of £100 had already been made to the SDNP. Agreed to alert SDNPA to apparent lack of synergy with proposed EHDC schedule.

Rural Housing Questionnaire – It was agreed that the Chairman, together with the Clerk, would construct a response to the consultation.

P38/14 Planning Applications

14/02101/HOUS – 49 Newfield Road – Two storey rear extension with room in attic including part conversion of existing roofspace & formation of parking area to front.

14/02517/HOUS – 51 Newfield Road - Two storey extension to rear & conversion of loft to habitable accommodation.

The Chairman introduced the applications & read emails & letters of objection received from residents & LFRA.

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

The meeting was then reconvened.

After looking at plans & elevations Members agreed a site visit was necessary to better understand the impact of the proposals. It was agreed to visit at 7.30pm on 25th June.

Following the site visit Members agreed the following consultation responses:

49 Newfield Road

Decision: Objection. The plans as submitted showing both 49 & 51 Newfield Road are confusing and appear to lack accuracy. LPC believes that both applications should be withdrawn and re-submitted.

The scale of the extension appears excessive. LPC considers that a more subservient extension, with a lower roofline and a reduced width would deliver a better outcome. Width reduction would reduce the loss of light to No. 47's main entrance which is at the side of the house.

Upper windows on the flank wall should be frosted glass and should be unable to open except for a small top opening for ventilation. The proposed velux windows must be located sufficiently high and fixed to limit overlooking.

There is doubt about the adequacy of the proposed off-street parking in this already very congested road.

51 Newfield Road

Decision: Objection. The plans as submitted, showing both 49 & 51 Newfield Road, are confusing and appear to lack accuracy. LPC believes that both applications should be withdrawn and re-submitted.

The scale of the extension appears excessive. LPC considers that a more subservient extension, with a lower roofline and a reduced width could overcome many of the concerns.

The large conservatory at the neighbouring property (not shown the block plan) will suffer loss of light.

Upper windows on the flank wall should be frosted glass and should be unable to open except for a small top opening for ventilation. The proposed velux windows must be located sufficiently high and fixed to limit overlooking.

It is understood that there is an important surface water drainage pipe, serving a significant section of Liss Forest, which runs inside the fence along the whole of the northern boundary of the site taking water into the ditch and stream beyond.

It is critical that this drainage system is protected through development.

A major objection concerns the adequacy of parking in this already very congested road. A dwelling of this proposed size should include 3 parking spaces. It is difficult to see how even two parking spaces could be created within the limited space in front of the property.

14/02392/LDP – Springs, Reeds Lane – Lawful Development Certificate for a proposed use of development – siting of one additional caravan.

Decision: Objection – The onus to prove justification for this application rests with the applicant & LPC feel that this has not been provided. LPC would suggest that a full planning application is required in this case.

14/02260/FUL – The Caravan, Reeds Lane – Replacement dwelling.

Decision: Strong objection. This proposal strongly contravenes Planning policy on development in the countryside where it would not normally be permitted. & there is no justification for the proposal.

LPC is surprised that the SDNP has registered this application.

14/02691/APNR – Land South of Upper Adhurst Industrial Park, London Road – Agricultural prior notification – New section of access track to serve woodland at Adhurst farm.

Decision: No objection.

14/01624/FUL – 14 Station Road – Replacement of wooden external doors & windows with PVC double glazed units.

Decision: Objection. LPC are concerned that this proposal, for one of the finest buildings in the Liss Conservation Area, is not in keeping with the aims of the Village Design Statement or EHDC's policy on shop fronts. The proposal would adversely affect the character & appearance of the Conservation Area & LPC particularly value the appearance, colour & style of the existing wooden doors.

P39/14 The following other matters were tabled

SDNP Applications Approved

14/01160	8 Rowan Tree Close	LDC - conversion of garage into habitable room.
14/01168	8 Rowan Tree Close	Timber frame garage.
14/01618	The Shaw, Pruetts lane	Two storey extension to side & glazed atrium.
14/00292	Kelswell, Warren Road	Single storey front extension within roof structures single storey side extension, new porch & fenestrations.
14/01537	Forge Cottage, Mill Road	Detached garage to side.
14/01538	Bantams, Hatch Lane	2.1m front extension to enlarge hall.

SDNP Tree Applications - referred to tree warden

14/02000	Kingswood House, Malvern Road	Lop chestnut, fir & birch.
----------	-------------------------------	----------------------------

SDNP Tree Application Decisions

14/01818	Thorn Cottage, Rake Road	Pollard 2 planes, fell 1 cypress - approved.
14/01152	Drovers Lodge, London Road	Crown reduce 1 beech - refused.

P40/14 Other business

There was no other business.

The meeting was closed at 20.44 hrs

Next Meeting: Monday 28th July 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 28th July 2014.

MEMBERS

*Cllr S Halstead, Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, Cllr H Linsley, Cllr B Mayo, Cllr P Payne, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: Four members of the public.

P41/14 Apologies: Cllrs Budden, Linsley, Mayo & Payne.

P42/14 Declarations of interests

The Chairman declared an interest in the appeal notices, 13/05252 & 14/03069, arising from friendships with the applicants.

P43/14 Minutes of 23rd June 2014, matters arising and other items

The minutes of the meeting of 23rd June, proposed by Cllr Wright & seconded by Cllr Hargreaves, were unanimously approved as a correct record.

P44/14 Matters Arising & other items

Neighbourhood Plan exhibition – The Chairman thanked all who had helped with the exhibition on 25th & 26th July that had proved very successful. It was agreed to email all Members with details of the attendance & numbers of residents showing an interest in participating in the process.

The Chairman took no part in the discussion & decision on the following item:

13/05252 Land South of Forest Brow Residential Home – a notice of appeal had been received requiring written comments by 8th August:

Decision: LPC to write supporting the SDNP's reasons for refusal & emphasise the importance of the comments of HCC's Ecology Team.

14/00597 Saddlers, Farnham Road – a notice of appeal had been received requiring written comments by 18th August:

Decision: LPC to write supporting the SDNP's reasons for refusal & also emphasise the importance of the comments from English Heritage & HCC Highways. LPC to highlight the recent adoption by SDNP of the Village Design Statement as a Supplementary Planning Document.

SDNP – There was to be a liaison meeting with SDNP on 18th September; matters to be covered included the Local Plan, SHLAA & Settlement Hierarchy. It was agreed that attendance would be open to all Councillors.

14/02101 & 02517 – 49 & 51 Newfield Road. Copies of residents' letters of objection had been received & were noted.

EHDC – Notification of the adoption of the Local Plan: Joint Core Strategy by both EHDC & SDNP had been received. It was agreed to request hard copies for LPC.

EHDC – It was noted that the Chairman had responded to EHDC's Rural Housing Questionnaire as agreed in minute P36/14. The questionnaire was aimed at rural villages with a population of less than 3000 so was not strictly appropriate to Liss. LPC had commented that the exception site policies did not apply to Liss.

EHDC – A call for suggestions for suitable Gypsy, Traveller & Travelling Showpeople sites in the area had been received. It was agreed that Liss had no sites to offer and that LPC would not respond.

P45/14 Planning Applications

14/02910/HOUS – 21 Willow Road – Two storey side extension & conversion of garage into habitable accommodation.

Decision: No objection.

14/02598/HOUS – The Ridge, London Road – Install 2 no. Velux windows, adapt existing lean to porch, add new stair well structure to access previously approved basement.

Decision: No objection as long as the cumulative extensions on the property does not exceed the limits of Local Plan Policy H16.

14/02704/HOUS - 86 Inwood Road – Two storey extension to side & single storey extensions in front & rear.

Decision: Objection. LPC is aware that a severe problem of parking congestion already exists at this location & feels that because the proposed additional parking space appears awkward to access, the space will not be used and the issue will be exacerbated.

14/03065/HOUS – 43 Mint Road – Single storey rear extension following demolition of sun room & conversion of loft to habitable accommodation with dormer to rear.

It was agreed that a site visit be arranged for 31st July. Subsequent to the meeting it was established that the applicants were away & that EHDC required consultation comments immediately. Following email exchanges the following comments were agreed.

Decision: LPC were hoping to carry out a site visit but this has not been possible as the applicants are on holiday. However, LPC comments that it is concerned that the proposal might create a large overdevelopment that would have an adverse effect on neighbouring properties & the street scene.

14/03134/HOUS – Glendale, Hatch Lane – First floor extension.

Decision: No objection as long as the limits of Local Plan Policy H16 are not exceeded.

14/03079/LDP – 26 Upper Mount – lawful development certificate for a proposed development – demolition of existing conservatory & construction of a new rear extension.

Decision: No objection.

14/02999/LDE – The Annex, Greywalls, London Road – Lawful development certificate for an existing use – use of the annex as a separate independent dwellinghouse (class C3) conditions 6 & 7 of planning permission F24737/001.

Decision: Strong objection. It was conditioned in EHDC approval F24737/001 that the annex remain as part of the main dwelling & must not be leased out. There is inadequate evidence supplied to meet the balance of probability required for such an application. LPC feel that the affidavits supplied by the applicant & the tenant are insufficient & that further, wider ranging affidavits are required as well as proof of payment of utilities and Council Tax.

14/03187/HOUS – 3 Burgates Farm Cottages, Farnham Road – Single storey extension to rear & side & conversion of loft space to habitable accommodation.

It was agreed that a site visit be carried out on 31st July.

Following the site visit the following consultation comments were agreed:

Decision: No objection.

14/03271/HOUS – 23 Forest Rise – Replacement of first floor rooflights with dormers to front & rear. New stairwell rooflights & bonnet to front porch.

Decision: No objection.

14/03441/REM – Field View, Farnham Road – Reserved matters – pursuant to permission 13/02466/TIME – replacement 60 bed care home, 10-15 associated less dependent units & conversion of bungalow to two associated flats.

Decision: No objection. LPC ask that the following matters are dealt with:

- Ensuring the indicated screening from Farnham Road is planted especially to the South of the development in order to protect the winter views.
- SDNP to ensure that there is suitable replacement for any removal of trees subject to Tree Preservation Orders.

Additionally LPC has concerns over the following matters:

- The proposed bungalow development is not in keeping with the arts & crafts proposed for the main development. LPC request a higher design standard for the bungalows.
- LPC feels that the proposed car parking requirements have been underestimated & is not sufficient to adequately meet the demands of staff, deliveries, visitors etc. given the lack of local transport facilities. The car parking facilities in the village centre do not have sufficient capacity to meet any additional requirements which would result from the proposal to run a shuttle bus from the centre.

14/03438/CND – Field View, Farnham Road – Variation of conditions 4 & 8 of 13/02466 to amend wording of conditions (see covering letter).

Decision: No objection.

14/03069/HOUS – 6 Riverside Close – Rear dormer, loft conversion & new pitched roof over existing garage.

The Chairman left the chamber at this point & took no part in the discussion or decision.

Decision: Objection. There is insufficient on-site parking provision demonstrated to meet the requirements of a 4 bedroom dwelling. LPC is aware that there are already parking difficulties in this narrow road & feel that no approval should be granted until HCC Highways are satisfied that adequate parking & manoeuvring arrangements can be achieved.

The Chairman then returned to the Chamber.

P46/14 The following other matters were tabled

SDNP Applications Approved

13/05701	Smith's Garage, Hill Brow Road	Nine dwellings. It was agreed to ask SDNP how it will ensure the conditions on contamination will be met.
14/01921	10 The Ridings	Timber framed garage with log store.
14/02042	30 Syers Road	Single storey extension to front forming porch/bay to lounge & garage.
14/02098	2 Meadow Walk	Single storey extension to front & conversion of garage to habitable accommodation.
14/02255	Westwood House, London Road	Retention of storage barn.
14/01115	Barnwell Cottage, Duckmead Lane	Two dormer windows to front.
14/02114	Sue Ryder Shop, Station Road	Replacement of non-illuminated fascia.
14/02152	Mill Race, Mill Road	Approval of reserved matters - appearance of development.

14/02294	St Peter's Church	Construction of new disabled wc.
14/02295	St Peter's Church	LBC-Construction of new disabled wc.
14/03088	Land adj, to Tiercel, Brewells Lane	Variations - fire escape & internal.

SDNP Applications Refused

14/02171	Rake Hall, Primrose Lane	Detached garage/car port with ancillary accommodation above.
14/02260	The Caravan, Reeds Lane	Replacement dwelling.

SDNP Application withdrawn

14/02691	Land south of Upper Adhurst Industrial Park	APN - new section of access track.
----------	---	------------------------------------

SDNP Tree Applications - referred to tree warden

14/03061	1 Coryton Almshouses, Farnham Road	Prune 1 yew tree
14/02758	Land to west of Newfield Road	Prune 1 silver birch tree.

SDNP Tree Application Decisions

14/01253	1 Summerfield Terrace	Crown lift 1 catalpa & 1 sweet gum.
----------	-----------------------	-------------------------------------

P47/14 Other business

Cllr Kendall asked what the next step on the Neighbourhood Plan programme was. It was agreed that there needed to be at least one meeting before the open meeting on 6th September; this would be on 20th August. It was agreed that an email be sent to the 54 volunteers who had put their names forward at the exhibition; they would be thanked for volunteering & invited to attend on 6th September.

After discussion it was agreed that Cllr Kendall would attend the NP group meetings in future.

Cllr Wright informed the meeting that an auction to sell land in Rake Road had taken place today.

The Chairman said that there was a need to spend accumulated Developers' Contributions Funds before the end of the financial year following advice from SDNP.

The Chairman said that EHDC would be carrying out a consultation on draft CIL charges in September for areas outside of the National Park.

The Chairman had received concerns from residents in Highfields Gardens over possible future development that might further increase parking problems caused by redevelopment off Hatch Lane which now accesses via the Highfield Gardens turning head. An area TPO covers the land developed in Highfield Gardens in the 1970s but does not include the land which previously fronted Hatch Lane. It was agreed to request EHDC to carry out an TPO assessment for the land at Lynton between Highfield Gardens and Hatch Lane.

It was noted that OS mapping could be carried out by LPC although it would be necessary to have training at EHDC.

The meeting was closed at 21.15 hrs

Next Meeting: TUESDAY 26th August 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 26th August 2014.

MEMBERS

*Cllr S Halstead, Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, Cllr H Linsley, *Cllr B Mayo, *Cllr P Payne, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance:

P48/14 Apologies: Cllrs Budden & Linsley.

P49/14 Declarations of interests

Cllrs Kendall & Hargreaves declared personal interests in application 14/03524 arising from the possible impact on their own residencies.

Cllr Thomas declared a personal interest in application 14/03534 arising from a long working relationship with the applicant.

Cllr Halstead declared a personal interest in application 14/03880 arising from her membership of the same club as the applicant.

Cllr Halstead declared a personal interest in application 14/03949 arising from her membership of the Newman Collard Tennis Club.

Cllr Wright declared a personal interest in application 14/03721 arising from a friendship with the applicant.

P50/14 Minutes of 28th July 2014

The minutes of the meeting of 28th July, proposed by Cllr Kendall & seconded by Cllr Thomas, were unanimously approved as a correct record.

P51/14 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves gave an update on the NP Exhibition that had been held on 26th July. It had been very well attended & 54 people had expressed a willingness to be actively involved in the process of producing a Plan. A follow up meeting was to be held on 6th September with the aim of forming a steering committee & Council approval for the terms of reference & direction of the project would be sought in September.

West Sussex CC – Local Plan, minerals sites study. It was agreed that no formal response was necessary but LPC should ask to be kept informed.

Liss PCC – It was noted that a meeting with representatives of St Mary's Church had been arranged for 19th September at 10am to discuss their intentions for an additional church hall. Cllrs Halstead, Kendall, Thomas & Payne would attend on behalf of LPC.

P52/14 Planning Applications

14/03585/HOUS – 32 Vinson Road – Single storey rear extension following demolition of an outbuilding.

Decision: No objection.

14/03549/HOUS – White Lodge, Hill Brow Road – Garage loft space conversion into home office including access stairs, dormer windows to front & rear.

Decision: No objection; however, LPC request that a condition be applied ensuring that the is not used as accommodation & cannot be sold separately & remains tied to the main dwelling

14/03494/LIS - Pruetts Farm, Stodham Lane – Replace 3 single glaze windows with double glaze windows.

Decision: No objection.

14/03534/HOUS – Tumble Acre, Hill Brow – Replacement pool/plant room, extension to porch & balcony & minor alterations to doors & windows.

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

Decision: No objection as long as the proposal does not exceed the limits of Local Plan Policy H16.

Cllr Thomas rejoined the meeting.

14/02651/LDP – Triggs, Hill Brow – Lawful development certificate for a proposed development – single storey extension to sides, two storey extension to rear.

Decision: Objection. LPC feel that the plans submitted do not provide sufficient information to enable a considered decision & requests clarification on the exact proposals & intended use.

14/03524/FUL – Chatterwood Nursing Home, Huntsbottom Lane – Ground & first floor extensions to existing building, re-grading of embankment & formation of new car park with associated external works. Cllrs Kendall & Hargreaves left the room & took no part in the discussion or decision.

Decision: Objection. LPC consider the proposal to be an overdevelopment of a site that has possibly already exceeded the limits of Local Plan Policy H16. There are also serious concerns over the site access from Huntsbottom Lane, a narrow country lane that has no passing points. Should the SDNPA be minded to approve the application, LPC request that no lighting be permitted in the car park area & that suitable conditions be applied to ensure the preservation of the screening. There is also a need for a tight, legal condition to be applied in order that the site cannot be used as a precedent for other applications that would exceed LPP H16 limits. LPC also request that the SDNPA arboricultural officer survey the site & arranges TPOs where appropriate.

Cllrs Kendall & Hargreaves rejoined the meeting.

14/03721/HOUS – The Old Pump House, Warren Road – Extend existing garage, rebuild & extend garage block incorporating a sun room extension.

Cllr Wright took no part in the discussion or decision.

Decision: No objection as long as the limitations of Local Plan Policy H16 are not exceeded.

14/03880/FUL – 22 & 24 St Mary's Road – Combining of 22 & 24 St Mary's Road (2 semi-detached cottages) into a single dwelling & addition of a single storey rear extension following demolition of 2 conservatories.

Cllr Halstead left the room & took no part in the discussion or decision. Members agreed that the Chair be taken by Cllr Payne.

Decision: No objection as long as the application is not in breach of any policy regarding reduction of housing stock & that appropriate parking & manoeuvring arrangements are in place.

The decision was passed on a vote of four in favour with two against.

Cllr Halstead rejoined the meeting & resumed the Chair.

14/03940/HOUS – Toops barn, Wyld Green Lane – Single storey rear extension.

Decision: No objection

14/03722/HOUS – 3 Forest Villas, Warren Road – Infill single storey rear extension.

Decision: No objection.

14/04075/HOUS – 23 Pine Walk – Single storey side extension & partial conversion of garage into utility area.

Decision: No objection

14/04162/HOUS – Rake Hill, Primrose Lane - Detached garage/car port.

Decision: No objection.

14/003475 & 6/LIS – Ciddy Hall, Rake Road – Internal alterations, general repairs, dormer window to north elevation & replacing one window with fold-out doors.

Decision: No objection.

14/04188/HOUS – Ciddy Hall Gate Cottage, Rake Road – Listed building consent – infill of 3 steel windows to east elevation & replacement of 2 steel windows to north elevation & 1 in west elevation with timber windows & slim double glazing.

Decision: No objection provided that the Conservation Officer approves the materials to be used.

P53/14 The following other matters were tabled

SDNP Applications Approved

14/02910	21 Willow Road	Two storey extension & conversion of garage into habitable accommodation.
14/03065	43 Mint Road	Single storey rear extension following demolition of sun room & conversion of loft to habitable accommodation.
14/02704	86 Inwood Road	Two storey extension to side & single storey extension to front & rear.
14/03069	6 Riverside Close	Rear dormer, loft conversion & new pitched roof over garage.

SDNP Applications Refused

14/01624	14 Station Road	Replacement of wooden external doors & windows with PVC double glazed units.
14/02392	Springs, Reeds Lane	LDC for a proposed use - siting of one additional residential caravan.

SDNP Applications withdrawn

14/02101	49 Newfield Road	Two storey rear extension with room in attic & formation of parking area.
14/02517	51 Newfield Road	Two storey rear extension & conversion of loft to habitable accommodation.

SDNP Tree Applications - referred to tree warden

14/03917/TPO	7 St Mary's Road	Crown lift 1 hornbeam. No objection.
14/04117/TPO	7 Bishearne Gardens	Fell 1 horse chestnut. Objection.
14/03840/TCA	2 Summerfield Terrace	Crown lift 1 Swedish birch.
14/04123/TPO	7 Bishearne Gardens	Prune horse chestnut & crown lift.

SDNP Tree Application Decisions

14/03061/TCA	1 Coryton Almshouses	Prune 1 yew tree. Approved.
--------------	----------------------	-----------------------------

Farnham Road
14/02000/TPO Kingswood House, Malvern Road Reduce 1 chestnut, 1 cypress
& 1 birch - approved.

P54/14 Other business

Cllr Payne informed the meeting that he had received approaches from Hawkley Parish Councillors asking what LPC's position on sites for Travellers & had LPC any intention of working with EHDC to identify sites. It was noted that at the last Planning Committee meeting it had been decided not to respond to the EHDC's request for suggested sites as Liss had no sites to offer.

P55/14 Planning Application

14/03949/CND – NCPF, Hill Brow Road – Variation of condition 3 of 12/03113 to allow use of floodlights all year round any day up to 10pm.

Cllr Halstead left the meeting & took no part in the discussion or decision. Members agreed that Cllr Payne take the Chair.

Decision: No objection, but LPC request that a condition be applied that the lights should be switched off when there are no users on the courts.

The meeting was closed at 20.59 hrs

Next Meeting: Monday 22nd September 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 22nd September 2014.

MEMBERS

*Cllr S Halstead, Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, Cllr H Linsley, *Cllr B Mayo, Cllr P Payne, Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance:

P56/14 Apologies: Cllrs Budden, Payne, Thomas & Linsley.

P57/14 Declarations of interests

Cllr Kendall declared an interest on application 14/04404, Grafton, Huntsbottom Lane arising from the proximity of his own residence.

P58/14 Minutes of 26th August 2014

The minutes of the meeting of 26th August, proposed by Cllr Kendall & seconded by Cllr Mayo, were unanimously approved as a correct record.

P59/14 Matters Arising & other items

Neighbourhood Plan –The Chairman & Cllr Hargreaves updated members on the outcome of the liaison meeting with the SDNP on 18th September. Timing issues were very important to ensure compatibility with the emerging SDNPA Local Plan. Responses to SHLAA & Hierarchy issues needed by 10th October & the end of October respectively. Clarification on Community Assets & CIL were awaited.

It was agreed that the Chairman would circulate comments made previously by LPC on SHLAA sites with the SDNPA assessment criteria & that a special meeting of the Planning Committee was required to agree the formal response.

Developers' Contributions Funds – It was noted that details of the funds available from SDNP were still awaited from the responsible officer.

EHDC – Five year land supply – A schedule of five year land housing supply had been received; it showed a 4.7 year supply creating a housing shortfall of 150 homes.

Chichester DC – Consultation on draft planning obligations & affordable housing. The consultation document was noted.

Meeting with LPCC – The Chairman with Cllrs Kendall & Mayo had met with the Rev. Williams on 19th September to discuss, informally, the proposals for a new Church hall.

P60/14 Planning Applications

14/04305/HOUS – Ciddy Hall, Rake Road – Single storey barn/5 bay garage, to provide infrastructure & enclosures for a biomass boiler plant & photovoltaic system to serve Ciddy Hall, Stables Cottage & gate Cottage.

In discussion there were concerns raised over the size of the proposed development & it's distance from the main dwelling, the retention of screening outside of the application area, the width of access especially for delivery lorries & the need for a condition on any approval that the development remain ancillary to the main dwelling.

It was agreed that a site visit be arranged for Wednesday 24th. Following the site visit the following consultation response was agreed:

Decision: Objection. The proposed ancillary building is a considerable distance from the main dwelling, located within an open field in the National Park countryside where new development would not normally be permitted. LPC believes that there is sufficient alternative south facing land, closer to Ciddy Hall where it would be more appropriate to site this ancillary building, the purpose of which is to service the main dwelling.

The size of the proposed development appears excessive - and would appear to have the potential for future conversion to residential use. If granted, it is imperative that there must be a condition on any approval that the development remains ancillary to the main dwelling.

To accommodate large biomass delivery lorries the proposed access is likely to require significant widening with consequent loss of field boundary trees and hedging. It is a concern that the application as submitted does not appear to include this boundary planting. LPC believes that the retention of the boundary screening is critical and must be included within the application area so that if the LPA is minded to allow the application a strong condition can be applied and enforced to safeguard existing planting and screening.

14/04294/HOUS – 3 Longacre Close – Conversion of conservatory from glass to fully insulated & ventilated tiled roof.

Decision: Objection. LPC feel that insufficient information had been supplied in the application.

Subsequent to the meeting the case officer informed that he had requested the SDNP technical team to invalidate the application for the same reason.

14/004627/SCREE - Hawkley Road – Request for screening option – 1212 metre replacement water main along Hawkley Road.

Decision: No objection.

14/04378/LDP – Rake Hill, Primrose Lane – Provision of mobile home.

Decision: Objection. LPC consider this proposal to be a creation of a new dwelling in the countryside outside of the settlement policy boundary. The creation of a separate access shows that the proposal is not in the spirit of creating an ancillary building to the main dwelling. There is also insufficient information on the proposed design & materials to be used.

If the SDNP is minded to approve this application then LPC feel that there must be a condition applied that the mobile home is removed once the proposed use is no longer needed.

14/04277/LDP – Triggs, Hill Brow – Certificate of lawful development for a proposed development – single storey front & single storey rear extension.

Decision: Objection. LPC maintain that the revised drawings still do not supply sufficient detail to make a reasoned judgement as they do not explain the actual intention of the applicant.

It was agreed that LPC contact the SDNP liaison officer David Townsend to express its frustration at the spate of poor quality applications that have been validated by the planning authority.

P53/14 The following other matters were tabled

SDNP Applications Approved

14/02598	The Ridge, London Road	Install 2 velux windows, adapt existing lean to porch roof, add new stairwell.
14/03291	Farthings, Rake Road	Removal of conditions 4 & 5 of 14/00756
14/03134	Glendale, Hatch Lane	First floor extension.
14/03534	Tumble Acre, Hill Brow	Replacement pool/plant room, extension to porch & balcony.
14/03549	White Lodge, Hill Brow Road	Garage loft space conversion into home office including access stairs, dormer

14/03585 32 Vinson Road windows to front & rear.
Single storey rear extension following
demolition of an outbuilding.

SDNP Applications Refused

14/03079 26 Upper Mount LDC for a proposed development - demolition
of existing conservatory & construct new
rear extension.

14/03494/LIS Pruetts Farm, Stodham lane Replace 3 single glaze windows with double
glaze windows.

SDNP Applications withdrawn

14/02651/LDP Triggs, Hill Brow Lawful development certificate for a proposed
development - single storey extension
to sides, two storey extension to rear.

SDNP Tree Applications

14/04404 Grafton, Huntsbottom Lane Prune one oak tree.

14/04237 The Croft, Limes Close Prune one leylandii.

14/04477 Woodley House, Farther Common Crown reduce one sweet chestnut.

14/04535 Fellside, Hill Brow Road Remove fallen chestnut, prune 1
chestnut, fell 1 cypress & remove
fallen scots pine & coppice hazel.

SDNP Tree Application Decisions

14/02758 Land to west of Newfield Road Prune 1 silver birch - approved.

P54/14 Other business

Members agreed that the commencement of work on the Smith's Garage site was a welcome development.

The meeting was closed at 20.45 hrs

Next Meeting: Monday 13th October 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Special Planning Committee meeting held at 18.00 hrs on 6th October 2014.

MEMBERS

*Cllr S Halstead, Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, *Cllr P Payne, Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: Cllr A Smith

P63/14 Apologies: Cllrs Budden & Thomas.

P64/14 Declarations of interests

There were no declarations of interests.

P65/14 Exclusion of the press & public

Resolved: That the press & public be excluded due to the confidential nature of the remaining business to be transacted.

P66/14 Exempt Item – Consideration of a response to the SDNPA on their proposed SHLAA site allocations.

P67/14 Exempt Item – Consideration of a response to the SDNPA on their Liss Hierarchy designation. Planning Applications

The meeting was closed at 19.28 hrs

Next Meeting: Monday 13th October 2014, 7.30pm

Exempt Items

P66/14 Consideration of a response to the SDNPA on their proposed SHLAA site allocations.

The SDNP proposal, copies of informal comments submitted to the SDNPA in August 2013, & proposed consultation comment prepared by Cllr Hargreaves had been circulated prior to the meeting. Cllr Payne tabled comments that he had prepared.

The Chairman explained that the SDNPA were seeking an initial response from LPC on certain sites in Liss but were not looking for detailed comments at this stage. Also, they were not seeking suggestions for further sites than they had indicated so far.

Members reviewed the eleven sites that had been put forward by the SDNPA & amendments to the draft response suggested.

Resolved: Cllr Hargreaves would revise his draft response & circulate the final document for agreement in order that a consultation response could be submitted by the 10th October deadline.

P67/14 Consideration of a response to the SDNPA on their Liss Hierarchy designation. Planning Applications

The SDNPA map & document detailing the Liss amenities had been circulated. It was agreed that there were errors that needed to be pointed out to the SDNPA.

Resolved: The Chairman would correct the errors in the SDNPA hierarchy designation & prepare a suitable response which would include the comparison of Liss with Midhurst included in the circulated background paper. This illustrated that elements not included in the measured data also need to be taken into account.

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 13th October 2014.

MEMBERS

*Cllr S Halstead, Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, Cllr B Mayo, *Cllr P Payne, Cllr Thomas, *Cllr A Wright.

*Present

Clerk: S Smith.

In attendance: 2 members of the public

P68/14 Apologies: Cllrs Budden, Mayo & Thomas.

P69/14 Declarations of interests There were no declarations.

P70/14 Change of order of business

Members agreed to move the consider of application 14/04742 to accommodate the members of the public who had attended for this item.

14/04742/HOUS – 170 Forest Road – Two storey rear extension.

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

Decision: Objection. The proposed extension would give rise to a loss of light and loss of privacy to neighbouring properties. Parking provision is already inadequate in the area and this development would compound that. Such an extension would also have an adverse impact on the characteristics of the terrace.

P71/14 Minutes of 22nd September & 6th October 2014

The minutes of the meeting of 22nd September & the Special meeting of 6th October, proposed by Cllr Wright & seconded by Cllr Kendall, were unanimously approved as a correct record.

P72/14 Matters Arising & other items

Neighbourhood Plan –The Chairman advised that the forming of the steering group was underway. Responses to SHLAA & Settlement Hierarchy issues were needed by the end of October. The response to the SHLAA was discussed and an amended version agreed for submission to SDNP. Discussion on the Settlement Hierarchy suggested changes to strengthen the response. The Chairman would circulate a revised version.

Cllr Payne left the meeting at 20.23.

Developers' Contributions Funds – The responsible officer at EHDC had informed that SDNP funds held for Liss were about £6600 with other un-started approved applications to be added. The Chair reminded members that something would need to be agreed by Spring prior to the introduction of CIL.

Newnan Collard Trust – Copies of letters relating to the application to extend floodlight operation hours had been received. The Chair noted that this would allow temporary permission to use the floodlights up to 10pm (not on Sundays or Bank Holidays). The permission would expire on 28 March 2015 and then be reviewed by the planners.

SDNP Liaison Officer – The response of Mr Townsend to LPC's concerns was tabled and noted by Members.

P73/14 Planning Applications

14/04653/HOUS – 49 Newfield Road – Two storey rear extension & new parking area to front.

Decision: Objection. Liss Parish Council doubts the adequacy of the proposed off-street parking in this already very congested road.

14/04650/HOUS – 51 Newfield Road – Two storey rear extension with internal alterations.

Decision: Objection on the following grounds: Liss Parish Council has a major objection regarding the adequacy of parking in this already very congested road. A dwelling of this proposed size should include 3 parking spaces. It is difficult to see how even two parking spaces could be created within the limited space in front of the property. It is also understood that there is an insufficient surface water drainage pipe, serving a significant section of Liss Forest, which runs inside the fence along the whole of the northern boundary of the site taking water into the ditch and stream beyond. It is critical that this drainage system is protected through development.

14/04512/HOUS - 5 Inwood Road – Two storey rear extension.
Some Members had carried out a site visit on 11th October.

Decision: No objection.

14/04459/HOUS – East Acre, Hatch Lane - Single storey rear extension to form an orangery.

Decision: No objection.

14/04651/HOUS – Little Coppins, Rake Road – Single storey side extension.
Some Members had carried out a site visit on 11th October.

Decision: Objection. The parking provision appears difficult to achieve. The existing garage is very small and does not appear to be used for parking. Creating an access to the proposed additional parking at this awkward road junction looks dangerous and if a level parking area should be provided there is a strong likelihood of turning vehicles using it as highway. Requires very careful Highways assessment.

14/04294/HOUS – 3 Longacre Close – Conversion of conservatory from glass to fully insulated tiled roof (revised plans).

Decision: No objection.

P74/14 The following other matters were tabled

SDNP Applications Approved

14/03271	23 Forest Rise	Replacement of 1st floor rooflights with dormers to front & rear. New stairwell footlights & bonnet roof to porch.
14/03721	The Old Pump House	Extend existing garage, rebuild & extend garage block incorporating a sun room extension.
14/02999	The Annex, Greywalls House London Road	LDC - use of annex as a separate dwelling.
14/03880	22 & 24 St Mary's Road	Combining of 22 & 24 into a single

14/03949 NCPF dwelling & addition of rear extension.
Variation of conditions on Tennis
Club floodlights.

14/03904 Toops Barn, Wyld Green Lane Single storey extension to rear.

14/04627 Hawkley Road Request for screening.

SDNP Applications withdrawn

14/06042 Monks Orchard, Reeds Lane Single storey extension to link house
to garage, loft conversion with dormers
to rear & two veluxes to front. Porch
extension to front & 2 storey extension
to side.

SDNP Tree Applications - referred to tree warden

14/04586 31 Pine Walk Fell 1 silver birch & 1 scots pine.

14/05031 14 Bishearne Gardens Crown reduce 1 London Plane.

SDNP Tree Application Decisions

14/03917 7 St Mary's Road Crown lift 1 hornbeam - approved.

14/03840 2 Summerfield Terrace Crown reduce 1 birch - approved.

P75/14 Other business

Newly created access onto Hatch Lane. In response to questions from Cllrs and members of the public the Chairman provided information regarding the permission which had been granted for this new access in January 2013.

Cllr Kendall raised the issue of resilience and the importance of a flood plan. It was agreed that would require engagement by District Councillors and should be tabled for consideration by Council.

The meeting was closed at 20.55 hrs

Next Meeting: Monday 10th November 2014, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 8th December 2014.

MEMBERS

*Cllr S Halstead, Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, Cllr B Mayo, Cllr P Payne, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: S. Smith.

In attendance: 2 members of the public

P83/14 Apologies: Cllrs Budden, Mayo & Payne.

P84/14 Declarations of interests There were no declarations.

P85/14 Minutes of 10th November 2014

The minutes of the meeting of 10th October, proposed by Cllr Hargreaves & seconded by Cllr Wright, were unanimously approved as a correct record.

P86/14 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves advised that the Steering Group would meet the following day and take forward work in the new year. It is hoped that the plan can be produced within 12 months for submission to the SDNPA. The group would carry out the day to day running of the Neighbourhood Plan but LPC would retain responsibility for the budget and terms of reference. He noted some concerns regarding insufficient funds and it was agreed that this should be flagged at Council as contingency funds may have to be called upon.

Developers' Contributions Funds – Rolling item to ensure that funds were used before Spring 2015.

Dept. for Communities & Local Govt. – The consultation response submitted on the planning & travellers document was confirmed.

Dept. for Communities & Local Govt. – The letter of support for The National Parks objection to proposed changes to regulations on affordable housing was noted.

SDNP – CIL consultation. The Chair gave an update advising that following consideration of consultation responses, DCLG planned to implement a 5-unit threshold within designated rural areas (including National Parks) meaning payment of an affordable housing levy would be required on developments of between 6 and 10 houses. However the funds could be used elsewhere in the area towards affordable housing rather than being required to build this on the same site.

Chichester DC – CIL consultation. Comments were requested by 1st January 2015. Agreed Chairman would check that there are no implications for Liss and recommend appropriate response.

13/05252 land South of Forest Brow Residential Home – The Planning Inspectorate's decision to dismiss the appeal was noted. This was in line with the LPC position.

HCC – A newsletter on their Planning for Minerals & Waste had been received.

P87/14 Planning Applications

14/05375/HOUS – 39 Rotherbank Farm Lane – Single storey rear extension following demolition of existing conservatory.

The Chair noted the interest of the Clerk, Dick Bowery (not present).

The meeting was adjourned to receive comments of objection from the members of Liss Residents Association.

The meeting was then reconvened.

Decision: Objection. Liss Parish Council feel that the excessive scale and bulk would adversely impact on the neighbouring property which is lower. It is considered that the design is inappropriate and could be improved to reduce this. Liss Parish Council would like the impact of the ridge roof to be minimised and a reduction in depth given the loss of light to the neighbouring property.

14/05837/CND – Clarke House, Farnham Road – variation of condition 2 of 13/02403 to allow extension of trading hours.

The Chair read out the two letters of objection received from neighbouring properties.

Decision: Objection. Although Liss Parish Council has no objection to the extension of lunchtime operating hours providing that adequate parking arrangements are in place, Liss parish Council objects to the extended opening hours on a Wednesday evening in view of noise issues reported by residents and the proximity of residences.

14/005990/HOUS - 4 Western Road – Single storey rear extension.

Decision: No objection.

14/06058/HOUS – 6 Greenfields – Single storey side & rear extension.

Decision: No objection.

14/04904/HOUS – 11 Riverside Walk – retention of single storage area to side.

Decision: No objection.

14/05636/HOUS – 23 Mint Road – Replacement garage.

Decision: Objection on the basis of the scale and height. Liss Parish Council request that should permission be granted a condition be applied ensuring that the garage is not used for business or residential purposes.

P88/14 The following other matters were tabled

SDNP Applications Approved

14/04294	3 Longacre Close	Conversion of conservatory from glass to fully insulated & tiled.
14/04512	5 Inwood Road	Two storey rear extension.
14/05056	76 Newfield Road	barn/outbuilding to rear as use for ancillary accommodation.

SDNP Tree Applications - referred to tree warden

14/06091/TPO	Malvern Lodge, Malvern Road	Remove branch from scots pine.
14/06166/TPO	Public open space, Upper Mount	Fell 1 goat willow, 1 field maple & 2 birch trees.

SDNP Tree Application Decisions

14/04586	31 Pine Walk	Fell 1 silver birch & 1 scots pine - approved.
14/05031	14 Bishearne Gardens	Crown reduce 1 london plane - approved.

P89/14 Other business

HCC – The Committee agreed to investigate funding options for an additional conservation street light on the Hill Brow Road/Lower Mead junction replacing the existing regular light.

CPRE – A request had been received seeking identification of brownfield sites in Liss. It was agreed that the response should note that Liss Parish Council is embarking on a Neighbourhood Plan and so such issues would be considered within this context.

The meeting was closed at 21.00 hrs.

Next Meeting: Monday 12th January 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 22nd December 2014.

MEMBERS

*Cllr S Halstead, Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, Cllr B Mayo, *Cllr P Payne, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery

In attendance: 3 members of the public

P90/14 Apologies: Cllrs Budden &, Mayo.

P91/14 Declarations of interests There were no declarations.

P92/14 Planning Applications

14/06097/FUL – 3Blue Bell Inn, Farnham Road, – Three detached two storey dwellings with attached garages following demolition of public house.

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

Mrs Effenberg & Mr Croft of the Village Design Group & Mr Harris made representations objecting to the application.

The meeting was then reconvened.

Decision: Objection.

Liss Parish Council object to this proposal that represents an overdevelopment of what is an important site in the village. The proposal is for a cramped solution that is insensitive to the context of its setting in West Liss, which is the most historic part of Liss.

The design in this location is not appropriate, particularly the fenestration proposals and the setting of the garages in front of the properties (& the parking arrangements). Very importantly, insufficient gap has been left between these proposed properties & the existing adjacent properties of character. It is felt, in particular, that the applicant has overlooked comment 5.i of the Village Design Statement, that has been adopted by the SDNP as supplementary planning guidance, that states "Any development on the edge of settlements should be built of such materials and be of a density, bulk and design that do not detract from the rural setting."

Liss Parish Council feel strongly that the prominence of this site deserves a better, more appropriately designed, high quality development which reflects the character of the area such as that achieved by sensitive redevelopment of other local public house sites (The Crossing Gate in Liss, The White Hart in Petersfield & The Sun Inn, Rake).

Liss Parish Council would also direct attention to the fact that the Blue Bell Inn is itemised in the HCC publication "Hampshire Treasures" which has a foreword that in thanking the compilers, quotes "their work will ensure that these treasures are neither forgotten nor, we trust, damaged, and will open the eyes of many to the beauty and history around them."

P93/14 Other business

There was no other business.

The meeting was closed at 20.20 hrs.

Next Meeting: Monday 12th January 2015, 7.30pm