

**LISS PARISH COUNCIL**  
**Minutes of the Planning Committee held on 9<sup>th</sup> May 2022**



**MEMBERS**

\*Cllr Baldwin   \*Cllr Budden✘   \*Cllr Deacon   Cllr Hargreaves   \*Cllr Jerrard  
\*Cllr Linsley   \*Cllr Tordoff   \*Cllr Williams   Cllr Wilson   \*Mrs Halstead

\*Present   ✘Chair

The meeting was clerked by Ms. Keeling, Assistant Parish Clerk ("APC").

*The meeting commenced at 19.00*

- P38/22     Apologies:** Chair noted that an apologies had been accepted from Cllr Hargreaves and Cllr Wilson.
- P39/22     Declarations of interests:** Councillors were reminded of their responsibility to declare any pecuniary interest which they may have in any item of business no later than when that item is reached. Cllr Budden noted a non-pecuniary interest in planning application SDNP/22/01653/HOUS - 2 Dennis Way, Liss, GU33 7HJ, as the applicant was a previous client of his.
- P40/22     Approval of previous meeting minutes:**  
**Resolved:** A resolution to approve the minutes of the meeting held on 11<sup>th</sup> April 2022 as the correct record was proposed by Cllr Jerrard seconded by Cllr Williams and unanimously agreed.
- P41/22     Matters arising from minutes of the previous meeting:** Mrs Halstead asked for updates on the following items and requested they remain in 'Matters Arising' until they've been adequately dealt with:
- P29/22 & P7/22. Complaints received about the design and appearance of Affordable Homes at the new Cala development in Andlers Wood**
- Cllr Budden noted that a senior EHDC Planning Officer had written to a Cala Director to demand a meeting as they were experiencing difficulty in contacting them to discuss concerns. He went on to say that we have received a holding response from the EA of SDNPA Director of Planning, Tim Slaney to the letter sent on 14<sup>th</sup> March 2022 - copying SDNPA Chair of Planning Committee, EHDC Director for Regeneration & Place and Doug Jones, SDNPA Hampshire Parishes Appointee - demanding a site visit with the Landscape Officer to show them cumulative impact of all the changes to the original concept granted planning permission.
- Cllr Tordoff reported that residents of Andlers Ash were still very opposed to the lack of a landscape led design in the development. Observing that the very immature tree planted along the frontage would take many years to create an effective barrier.
- P29/22 & P145.2/21. Illuminated shop signs in Liss.** Mrs Halstead again asked the Chair if there had been any update. Cllr Budden stated that he had yet to have a response from EHDC Planning Enforcement but pledged to chase them again.
- P37/22. The Whistle Stop Pub Planning Application.** Cllr Budden noted that EHDC reported they are still awaiting final reports before they can make a decision on planning application SDNP/20/04861/FUL - Detached dwelling and garage, following the partial demolition of pub outbuilding, including new access, reconfiguration of pub car park and associated landscaping.
- P42/22     Public deputations:** The chair noted that there was a member of the public in attendance who wished to speak on behalf of planning application SDNP/22/00768/HOUS - Heatherbrae, St Patrick's Lane, Liss, GU33 7HF – and suggested that application be discussed first. Members were in agreement.
- P43/22     Planning Application Received:**
- P43.1     Heatherbrae, St Patrick's Lane, Liss, GU33 7HF: New entrance hall to replace conservatory,**

**patio doors, enlarge utility room, extend ensuite (all internal) and new detached carport with home office and log store to side. New render on all elevations.**

*Chair adjourned the meeting to allow the member of the public to talk about the application and answer any questions committee members had then the Chair reconvened the meeting.*

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application, if the Planning Office is minded to grant permission we request it be conditioned to ensure a native species hedging is maintained at a height of 2 metres, to ensure the roofline of the new car port does not adversely impact the amenity of the neighbouring property.

**P43.2 SDNP/22/01012/HOUS - 110 Station Road, Liss, GU33 7AQ: Loft conversion and single storey rear extension.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application. If the Planning Officer is minded to grant permission we request it be conditioned to ensure the development complies with the SDNPA's Dark Skies policy set out in SD8.

**P43.3 SDNP/22/01234/FUL - 11-13 Rotherbank Residential Care Home, Rotherbank Farm Lane, Liss, GU33 7BJ: Conversion of garage and infill extension at first floor to facilitate new lift , replacement of Conservatory with extension.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application.

**P43.4 SDNP/21/03245/HOUS - 87 Forest Road, Liss, GU33 7BP: Increase in roof height, loft conversion and extension over existing single storey extension Amended description 3.5.22).**

Following discussion the committee were in unanimous agreement that Liss Parish Council very strongly object to the planning application for the following reasons:

- i. It is an overdevelopment of the site as the height and scale is out of keeping with the area and contravenes Liss Village Design Statement, which has been adopted as part of Liss Neighbourhood Development Plan. Paragraph 6.2. of the VDS states that buildings should normally be one or two stories. Rooms in roof only acceptable if overall appearance and scale remains that of a one or two storey building.
- ii. The extension seems larger than the 30% permitted by policy SD31 though no figures given
- iii. Parking arrangements are inadequate for a 6 bedroom house and Forest Road is at capacity for on-street parking. Note that we ask that the labelled "dressing room" be considered an additional bedroom to the 5 already listed.

If the planning authority is minded to grant permission we request it be conditioned to ensure:

- i. The development complies with Policy SD8 of the SDNPA Local Plan, which aims to conserve and enhance the intrinsic quality of dark night skies
- ii. The property remain a domestic residential property and not be granted permission to be licensed to become a House in Multiple Occupation

**P43.5 SDNP/22/01501/HOUS - Mill Road Terrace, Mill Road, Liss, GU33 7AX: Single storey rear extension, front porch, covered store and new offroad parking with dropped kerb following demolition of existing single storey rear extension.**

Following discussion the committee were in unanimous agreement that Liss Parish Council objects to this planning application due to the proposed addition of parking at the front of the property given there is already off-road parking at the rear, this is in contradiction with Policy SD5 which requires a landscape led approach to parking arrangements. Access to proposed parking has not been adequately described so we are led to believe a double width entrance would lead to the removal of the attractive stone wall, which lends to the character of this area. In addition it has to be assumed there would be insufficient space for cars to turn on site, forcing the need to reverse on to Mill Road.

Note: Liss Parish Council do not have any objections to the proposed extension.

**P43.6 SDNP/22/01703/HOUS - 53 Mint Road, Liss, GU33 7DQ: Single storey extension to rear.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application. We feel this property would greatly benefit from the increased floorspace, even though it equates to a 43.9%, as it is a small dwelling. If the Planning Officer is minded to grant permission we request it be conditioned so the roof height of the extension be no higher than the existing fence and the applicant is advised to ensure they fully comply with the Party Wall Act 1996.

**P43.7 SDNP/22/01653/HOUS - 2 Dennis Way, Liss, GU33 7HJ: New external ramp to front of property to allow wheelchair access into property and removal of living room window and creation of new front door. Works also include removal of a small part of the hedge to allow for a wider gate opening.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application.

**P44/22 Applications approved:** The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/21/04241/HOUS	Mells House , Farnham Road, Liss, GU33 6JQ	Detached garage with ancillary accommodation over.
SDNP/21/06086/FUL	Eastfield Nursing Home , Hill Brow Road, Liss, GU33 7PS	Single storey rear extension to four resident's bedrooms and patio area to rear (DESCRIPTION AMENDED 03/03/2022).
SDNP/21/03327/FUL	Long Acres , Pruetts Lane, Liss, GU33 7QT	Replacement dwelling and detached garage following demolition of existing dwelling.
SDNP/22/00329/HOUS	64 Dennis Way, Liss, GU33 7HL	Left side extension, single storey with mono pitched roof supported by the existing left side wall and falling to the extent of the new works. This will provide a WC and Utility area, as well as access through the building between front and rear gardens. Removal of side gate access to rear garden..
SDNP/21/05646/HOUS	58 Dennis Way, Liss, GU33 7HL	Vehicle hardstanding and dropped kerb to provide accessibility (as amended by drawings received 13.4.22).
SDNP/21/05942/HOUS	Brickfields, Hawkley Road, Liss, GU33 6JS	Detached garage/store building.
SDNP/21/06230/FUL	Whitegates View Cottage , Farnham Road, Liss, GU33 6JG	Formation of a new single storey extension to the rear of the cottage to form a new quiet room, office, WC, associated structural alterations and new gas fed heating system.
SDNP/22/00554/HOUS	37 Rushfield Road, Liss, Hampshire, GU33 7LP	New front dormer window to previously approved loft conversion (revision of SDNP/21/05660/HOUS).

**P45/22 Planning Appeals:**

Ref. Number	Address	Description
APP/Y9507/W/22/3290215	Telecommunications Mast, Station Road, Liss	SDNP/21/03859/PA16 - Installation of 1no 13m monopole with 1 no antenna, 2 no equipment cabinets and associated ancillary works

**P46/22 Planning Appeals Dismissed:** Cllr Budden noted that the decision made for appeal APP/Y9507/W/21/3280944 was a good one for Liss Parish.

Ref. Number	Address	Description
APP/Y9507/W/21/3280944	Land Adjacent Apple Acre, Plantation Road, Hill Brow, Liss GU33 7QB	SDNP/20/05646/FUL - 3 bay oak and cedar shingle gazebo style garage with storage above. An oak and cedar shingle Lynch gate.

Mrs Halstead recommended committee members read The Planning Inspectorate's report, that had been distributed, as it gives good insight into how planning decisions are made. With that in mind Cllr Budden requested that members let him know which subjects would be helpful for an EHDC Planning

Training course cover; Cllr Linsley asked training be broader in its scope and cover the rational behind decisions rather than do an in-depth training of just one or two areas of planning legislation.

**P47/22 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Applications.** The Chair noted that the following TPO's had been referred to Liss Tree Warden:

Ref. Number	Address	Description
SDNP/22/01294/TPO	14 Bishearne Gardens, Liss, Hampshire, GU33 7SB	London Plane - Crown Reduction, existing height 30 metres existing spread 20 metres. After pruning height of 15 metres spread of 10 metres (see photograph).

**P48/22 Activity on land adjacent to Hope Church (formerly United Reform), Liss Forest Road**

Cllr Budden updated the committee of recent developments at the site which are of particular concern to Liss Forest residents and have been reported to EHDC Planning Enforcement. There has been development on site including hard standing and now the arrival of a caravan which is alleged to being lived in. In addition there is anecdotal evidence of an unauthorised livestock auction held on the site.

Cllr Tordoff asked if RSPCA had been informed and Cllr Budden noted they hadn't but it would be a good idea if they were given they have different powers to Planning Enforcement.

*Clerk note: Please use these details if reporting any further activities on the site to EHDC. Case No. SDNP/22/00269/GENER. Case Officer: Mrs Ellen Owen. Email: [Ellen.owen@easthants.gov.uk](mailto:Ellen.owen@easthants.gov.uk). Tel. No: 01730 234189. Site Address: Land to The North of Liss Evangelical Church, Forest Road, Liss,*

**P49/22 Poor condition of old Post Sorting Office, 45 Station Road within Liss Conservation Area.**

Cllr Deacon reported that Section 215 of the Planning Acts gives Planning Authorities the power to issue maintenance notices on properties and land that are deemed to adversely impact the amenity of a conservation area. The scope of works that can be required in s215 notices is wide and includes planting, clearance, tidying, enclosure, demolition, re-building, external repairs and repainting. Cllr Budden agreed to pursue this avenue with EHDC Planning Enforcement. **Action Cllr Budden**

There being no other business, the chair closed the meeting at 18.03

*Next Meeting: Monday 6<sup>th</sup> June 2022*

.....  
Chair