

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 13th January 2021



MEMBERS

*Cllr Baldwin *Cllr Budden※ Cllr Hargreaves Cllr Jerrard
*Cllr Linsley *Cllr Williams *Cllr Wilson *Mrs Halstead

*Present ※Chair

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

The virtual meeting commenced at 19.31

P402/21 Apologies: The APC informed the chair that apologies were received from Cllr Hargreaves.

P403/21 Declarations of interests and confirmation of attendance: Each member confirmed their presence and had the opportunity to declare any interests in the applications being considered, using the nationally agreed legal wording for virtual meetings.

Mrs Halstead declared a non-pecuniary interest in planning application SDNP/20/05424/LDP - The Oaks as she is a neighbour of the applicants' parents.

P404/21 Approval of Minutes of Meeting on 7th December 2020: A resolution to approve the minutes of the meeting on 7th December 2020 as the correct record was proposed by Cllr Williams, seconded by Cllr Wilson and unanimously agreed.

P405/21 Matters Arising from Minutes of Meeting on 7th December 2020: Mrs Halstead enquired to any update from SDNPA regarding a change in the approach of enforcing SDNPA Local Plan Policies SD30/31, as recently a few planning applications have been approved that were in contravention of these policies. Cllr Budden responded that he will follow this up with the EHDC Planning Officers and report back. **Action: Cllr Budden**

P406/21 Public deputations: The chair noted that a deputation had been received that had been distributed to committee members prior to the meeting for planning application SDNP/20/05424/LDP - The Oaks.

P407/21 Planning Applications Received for Consultation:

P407.1 SDNP/20/04017/HOUS - Ivy Dene, Hill Brow Road, Liss, GU33 7PS: Replacement garage following removal of wooden garage and lean-so-shed.

The chair noted this application's comment closing date fell before the Planning Committee and the Planning Officer was unable to grant an extension therefore it had been discussed via email before the meeting and the following comment had already been submitted:

The Liss Parish Council DOES NOT OBJECT to the planning application.

P407.2 SDNP/20/05244/LDP - 82 Newfield Road, Liss, GU33 7BW: Lawful development Certificate for Proposed Development – single storey rear extension and porch to front elevation.

Following discussion, the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application.

P407.3 SDNP/20/05242/HOUS - 30 Greenfields, Liss, GU33 7EH: Single storey front, rear and side extensions, including demolition of existing small garage. Construction of new double garage.

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application subject to the Planning Officer being satisfied that the impact on neighbouring properties, at both sides and the back of the dwelling, is assessed thoroughly given the differing height of land it sits on. We suggest an impact may be minimised with appropriate boundary treatment and/or misted windows and be conditioned in any permission granted. Liss Parish Council also request that the Planning Officer is mindful of the impact relocating the garage closer to the road may have on the visual aesthetic of the road and any precedent this may set.

- P407.4 SDNP/20/05428/CND - Forest House, Warren Road, Liss, GU33 7DD: Variation of conditions 2 and 10 of SDNP/19/05068/FUL to allow these conditions to be temporarily varied to allow for the proposed garage building to be used as habitable accommodation for a period of 18 months whilst main house is being constructed.

Following discussion, the committee were in unanimous agreement that Liss Parish Council OBJECTS to the planning application as it appears to be an overdevelopment of a garage/temporary dwelling, there is concern that it will remain habitable and in use as a residential dwelling after the main house is completed. While we recognise that the rooms at first floor level were indicated on the original plans, it was clear they were to be of use ancillary to the main property, and the ground floor was solely for garage use. We have real concerns that once converted into bedrooms, this space will not revert to its original use. If the Planning Officer is minded to grant permission we request it is conditioned so the garage must be returned to its original state after 21 months and remain ancillary to the residential dwelling, in addition we request that it be inspected to ensure this happens.

- P407.5 SDNP/20/05424/LDP - The Oaks, 35 St. Mary's Road, Liss, GU33 7AH: Lawful development Certificate for Proposed Use – change of use of the existing building from C2 use Residential Institution to Class C3 single residential dwelling.

Following discussion, the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application though we request that the Planning Officer investigate what the plans are for the care-home managers cottage, situated to the rear of the property.

- P407.6 SDNP/20/05505/FUL - 96 Station Road, Liss, GU33 7AQ: Change of use from form A2 to single dwelling.

Following discussion, the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application.

- P407.7 SDNP/20/05490/HOUS: 2 Wyld Green Cottages, Wyld Green Lane, Liss, GU33 7BG - Convert existing garage to habitable accommodation and porch to front.

Following discussion the committee were in unanimous agreement that Liss Parish Council note with disappointment at the need to maintain tandem parking provision, which is deemed unsatisfactory, but DOES NOT OBJECT to the planning application provided the Planning Officer is content the proposed works do not increase the floorspace of the existing dwelling by more than approximately 30% (using a 2002 base), in line with SDNPA Local Plan Policy SD31.

- P407.8 SDNP/21/04861/FUL - The Whistle Stop, Hill Brow Road, Liss, GU33 7DS: Detached dwelling and garage, following partial demolition of pub outbuilding, including new access, reconfiguration of pub car park and associated landscaping (amended plans received on 23/12/20).

The chair noted that an email regarding this application had been received from the developers consultants and distributed to the members prior to the meeting. It was also noted that the developers had quickly responded to a request by the Liss Parish Council to incorporate a fire exit route from the Liss Village Hall into the design.

Following discussion the committee were in unanimous agreement that Liss Parish Council welcome the changes made to the design and position of the proposed dwelling. However, LP has noted and expresses support for the Conservation Officer's comments made on the earlier application, most of which we consider remain relevant, and therefore we still OBJECT to the planning application for the following reasons:

- i. The proposed Village Hall Fire Exit runs under the Village Hall kitchen and boiler room windows, which we deem to be an unacceptable risk if there were a fire in either of those locations and people were required to use it. A safer route would be along the back fence leading to the pub garden. If the Planning Officer is minded to grant permission we request that any Fire Exit be assessed and approved by a Fire Safety Officer.
- ii. The ten parking spaces allocated for the pub carpark are inadequate, especially as two of these would be used by the publican. The pub is a favourite for local workmen with large vans which are wider than a regular parking space. The applicant's transport /parking survey noted that any overspill could park on local streets or the, privately owned, Tesco car park, demonstrating they acknowledge there would be insufficient capacity on site. It should be noted that many of the streets identified in blue in the survey are narrow and barely provide sufficient parking for residents living in terrace houses who require on-street parking. In addition the car park behind Tesco is a private car park, owned and managed for the 45 flats and 6 shops in that block and could therefore be closed at any time. For these reasons the Liss Neighbourhood Development Plan (Policy 15) makes the case for additional car parking to serve the village centre and we suggest that the pub would need to sacrifice more land, currently provided for a beer garden, to ensure there is sufficient on-site parking provided.
- iii. The junction on which the new pub car park is proposed to come out on is incredibly busy and there have been several accidents and near-misses in recent years, it is likely the proposed car park will increase the risk.
- iv. The Liss Village Design Statement and SDNPA's car parking strategy requires new builds to have access to parking at the rear of the property or hidden from the street scene. Not only is the parking provided at the front of this build but parking provision is deemed inadequate. Garages attached to smaller dwellings are more likely to be used for storage not parking cars, this will most likely lead to tandem parking and cars being required to reverse into Hill Brow Road across the bus stop, where parking is not permitted. If the Planning Officer is minded to grant permission we would like to see a tracking diagram showing how vehicles can exit the property without the need to reverse in or out.
- v. The noise impact survey is misleading as it was carried out in October 2020 when pub restrictions were in place and is therefore not a true reflection of noise levels neighbouring properties to the Whistlestop Pub endure. The likelihood of future friction from having a residential garden next to a beer garden is high.
- vi. While we appreciate the inclusion of the parking/traffic survey, we are disappointed that the consultants conducting the report appear to a) have ignored our observation that the car park to the rear of Tesco is not a public car park but is parking allocated for the occupants of/visitors to the apartments above the parade of shops, and b) have indicated that the parking of vehicles on residential roads up to 10 minutes' walk from the public house is a suitable alternative to on-site parking. We reject this principle as it would set an unwelcome precedent if adopted.

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application provided the Planning Officer can ascertain the added floorspace of the infill extension and previous development does not increase the gross internal area of the dwelling by more than approximately 30% (using a 2002 base), in line with SDNPA Local Plan Policy SD31.

The chair requested that the following planning applications be discussed as the closing date for comments falls before the next planning committee and the Planning Officers were unable to grant an extension, committee members agreed to discuss the, in turn rather than under AOB.

- P407.10 SDNP/20/04430/HOUS – 15 Old School Road, Liss, GU33 7RX: Single storey rear extension following removal of existing conservatory (as amended by plan received 06/01/21).

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application.

- P407.11 SDNP/21/04953/FUL – Seton, Hill Brow Road, Liss, GU33 7LE: Plan Two dwellings with associated landscaping and carports following demolition of existing dwelling conservatory (as amended by plan received 07/01/21).

Following discussion the committee were in unanimous agreement that Liss Parish Council welcomes the lowering and addition of living grass to the proposed carport roofs and DOES NOT OBJECT to the planning application.

P408/21 Applications Approved: The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/20/02645/FUL	Newman Collard Maintenance Building, Hill Brow Road, Liss, GU33 7LE	Refurbishment of the existing maintenance building and construction of an additional garage within the existing yard.
SDNP/20/03229/HOUS	16 Birch Close, Liss, GU33 7HS	Single storey front extension and porch following demolition of existing porch. Conversion of integral garage to form additional domestic living accommodation.
SDNP/20/04582/HOUS	7 Silver Birch Close, Liss, GU33 7HP	Extension to side and store, alterations to rear including terracing, new windows and doors following demolition of part of existing garage and porch (as amended by plans received 16/11/2020).
SDNP/20/03855/HOUS	1 Rushfield Road, Liss, GU33 7LW	Single storey extension to side (as amended by plans received 26/11/2020).

P409/21 SDNPA Applications Refused: The chair noted that no applications had been refused.

P410/21 SDNPA Applications Appeals: The chair noted that no applications had been appealed.

P411/21 SDNPA Applications Appeal Decisions: The chair noted that no application appeals had been decided.

P412/21 SDNPA Applications Withdrawn: The chair noted that the following application had been withdrawn:

Ref. Number	Address	Description
SDNP/20/01656/HOUS	8 Pine Walk, Liss, GU33 7AT	Loft conversion, rear single storey extension and front porch

P413/21 Tree Preservation Order – Referred to the Tree Warden: The chair noted the following TPO had been referred to the Tree Warden:

Ref. Number	Address	Description
SDNP/20/05649/TPO	Beauworth House, London Road, Hill Brow Road, Liss, GU33 7QJ	T1 Beech – crown reduce in height by 3 metres and reduce extending laterals on lower canopy in all compass points by 2-3 metres and higher canopy by 1 metre max – leaving a finished height of 17 metres and spread of 10 metres.

P414/21 Tree Preservation Order Applications Approved: The Chair noted that the following TPO applications had been approved:

Ref. Number	Address	Description
SDNP/20/03749/TCA	Burgates Farm House, Farnham Road, Liss, GU33 6JZ	T2 Birch – Fell
SDNP/20/04268/TPO	Camrose, The Mead, Liss, GU33 7DU	Horse Chestnut (T1) – Fell Ash (T2) – Fell Ash Group (G1) – Fell 3 stems of <i>Ailanthus altissima</i> (Tree of Heaven) in accordance with The Invasive Species (Enforcement and Permitting) Order 2019. The misclassification of these stems as Ash was confirmed by Adele Poulton – Arboricultural Officer, EHDC on 1 st October 2020.
SDNP/20/04073/TPO	10 Highfield Gardens, Liss, GU33 7NQ	Red Oak (T1) – prune <i>Ailanthus altissima</i> (T2) - prune Holly (T3) - prune
SDNPA/20/04151/TPO	Little Conifers, 22 Pine Walk, Liss, GU33 7AT	Conifer – crown reduction
SDNPA/20/04367/TPO	84 Newfield Road, Liss, GU33 7BW	Oak (T1) – crown reduction
SDNPA/20/04366/TPO	Pine trees, Malvern Road, Liss, GU33 7PY	Scots Pine (T1) – Fell and replace with Scots Pine.

P415/21 Tree Preservation Orders Made: The chair noted that no TPOs had been made.

P416/21 Liss Neighbourhood Development Plan Monitoring: The chair noted he is aiming to meet with Chris Paterson, SDNP Communities Lead, in the next few weeks **Action Cllr Budden**

Mrs Halstead notified the committee she had completed the annual survey of LPC Windfall Sites for 2020 (defined in the National Planning Policy Framework as “sites not specifically identified in the development plan”) by cross checking permissions granted for new infill housing within Settlement Policy Boundaries (SPB) against houses built. The chair expressed the Planning Committee’s thanks for her hard work.

P417/21 Update on Cala Development on Andlers Ash Road: Mrs Halstead enquired after the status of the SANG management plan that was required before any of the Cala homes could be sold.

Action Cllr Budden

P418/21 Any Other Business:

P418.1 In light of the possible precedent set by the Ponticum decision in which the Inspector's appeal decision relied heavily on the revised TAN Mrs Halstead requested that Liss Parish Council write to the SDNPA Director of Planning, Tim Slaney, copying Cllr Doug Smith (elected parish SDNPA member) to:

- i. Enquire over the change in the approach to interpreting SDNPA Local Plan Policies SD30: Replacement dwellings and SD31: Extensions to existing dwellings and provision of annexes and outbuildings,
- ii. Ask the SDNPA to assess the possible landscape impact of the Ponticum decision on areas of scattered development in the countryside across the national park.
- iii. Ask whether they consider the revised TAN undermines the current objectives of SDNP Local Plan Policies SD30 and SD31?
- iv. Ask them to circulate to parishes their Technical Advisory Note (TAN), published in May 2019 together with the 13th July 2020 revision.
- v. Ask for parish council stakeholders to be consulted prior on any future proposed TAN changes.

Action: APC & Cllr Budden

P418.2 Mrs Halstead enquired about any update to planning application SDNP/19/05462/FUL - Land adjacent to Mells House, Farnham Road, Liss, GU33 6JQ. She asked the chair to investigate if LPC can view plans for parking, materials used and plans for screening the site given the reduction on the boundary wall which they consider to be critical to the street scene of West Liss.

Action: Cllr Budden

There being no other business, the chair closed the meeting at 20.50

Chair

Next Meeting: Wednesday 10th February 2021 at 7.30pm