

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 10th February 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 19.34

P018/21 Apologies: The APC informed the chair that apologies were received from Cllr Hargreaves.

P19/21 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.

Cllr Budden declared a non-pecuniary interest in planning application SDNP/20/05778/HOUS - 25 Inwood Road as he lives opposite.

P20/21 Approval of previous meeting minutes: A resolution to approve the minutes of the meeting held on 13th January as the correct record was proposed by Cllr Wilson, seconded by Cllr Williams and unanimously agreed.

P21/21 Matters Arising from Minutes of Meeting on 13th January 2021:

P21.1 P15. Windfall Survey. Cllr Wilson requested the minutes record Mrs Halstead’s conclusions:

- i. 2004-2020: 219 additional dwellings have been built on windfall sites inside the Liss Settlement Policy Boundary.
- ii. Liss Neighbourhood Development Plan 2011- 2028 states “136 homes expected to be provided through existing planning permissions and windfalls on small brownfield sites within the built up area of liss”.
- iii. 2011-2020: 110 dwellings units granted permission on windfall sites, averaging 11 per annum.
- iv. If current rate is maintained the anticipated 2028 target of 136 looks likely to be met.

P21.2 P16. Cala SANG. Mrs Halstead asked if there had been any update with the Management Plan for the SANG, members noted that it appeared as though the first couple of houses may be occupied at the new Andlers Wood development, which was the agreed point at which a SANG Management Plan should be available. Cllr Wilson noted public interest in the SANG was increasing and it would be good to be able to publicise the plans on LPC social media. The chair and APC agreed to contact Cala and circulate their findings to the committee and on Social Media.

P21.3 P06.4. SDNP/20/05428/CND - Forest House, Warren Road, Liss, GU33 7DD. Cllr Wilson noted that an email was sent by the applicant after the last Planning Committee notifying that the committees concern that the garage would remain habitable and in use as a residential dwelling after the main house is completed was without merit. The chair notified the applicant that the comments made at the Planning Committee would be submitted as agreed at the meeting but to write to the Planning Officer with their comments.

P21.4 P17.2. SDNP/19/05462/FUL - Land adjacent to Mells House, Farnham Road, Liss, GU33 6JQ. Mrs Halstead enquired about any update to the planning application and requested 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. APC to keep the item on the agenda for the next Planning Committee.

Cllr Jerrard joined the virtual meeting commenced at 19.43, confirmed his presence and had an opportunity to declare any interests in the applications being considered, using the nationally agreed legal wording for virtual meetings.

P22/21 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/21/0004/HOUS & SDNP/21/00005/LIS: Knights Cottage, Rake Road, Liss, GU33 7HB: Retrospective application for a wooden garden shed (as amended by plans received 28.01.21) and Listed Building Consent – wooden garden shed, respectively.

P23/21 Planning Applications Received for Consultation:

P23.1 SDNP/20/03800/FUL - 18 Riverside Close, Liss, GU33 7AE: Demolition of existing residential dwelling and redevelopment of the site to a single detached accessible dwelling with 3 bedrooms and home working space.

The chair noted that Liss Parish Council had dealt with the previous application in October 2020 and this had a few modifications in that the applicant now claimed that the lower ground floor would only be used for storage and there were attempts included to mitigate flooding which the Flooding Officer reported could be up to 88cm deep on this level.

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL STRONGLY OBJECTS to the planning application for the following reasons:

- i. The proposed application is much larger than the original and is deemed an over-development of the site
- ii. The flood mitigation scheme offered is deemed to be insufficient for an area at such high risk of flooding.
- iii. We feel the applicant is being disingenuous as to the intended use of the lower ground floor, as a storage area would have no need for two sets of bi-fold doors as per the previous application.

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

- i. The dwelling remains for domestic purposes only.
- ii. Parking provision indicated on the proposed plans is achieved.
- iii. The window of the extension on the side elevation is glazed with obscure glass in order to maintain the neighbour's privacy.
- iv. The filtration tank proposed to release sewage water would need to be deemed adequate by the appropriate authority.
- v. The build complies with policy SD8 to protect dark night skies.

P23.2 SDNP/20/05646/FUL: Apple Acre, Plantation Road, Hill Brow Road, Liss, GU33 7QB – Proposal for the erection of a single storey dwelling bungalow and carport with associated access and landscaping.

Following discussion the committee were in unanimous agreement that Liss Parish Council STRONGLY OBJECTS to the planning application because the proposed development extends beyond the settlement policy boundary ("SPB") for Liss contrary to Policies Liss 1 and Liss 4 and Policy Map 1 of the Liss Neighbourhood Development Plan and strategic policy SD25: Development Strategy of the SDNPO Local Plan. No suitable justification has been given for the need to build outside the SPB and any permitted breach would harm the

landscape and set a disastrous precedent.

In addition, the application does not contain accurate information with regards to disposal of sewage as their intention to connect to mains sewerage would not work as there is no mains sewerage available in that road.

- P23.3 SDNP/20/05666/HOUS - 12 Coach Road Cottages, Hawkley Road, Liss, GU33 6JN: Single storey side and rear extension.

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application provided the Planning Officer is content that the proposed development does not increase the footprint of the existing dwelling by more than approximately 30% (using a 2002 base), in line with SDNPA Local Plan Policy SD31. If the planning officer is minded to grant permission for the application, LPC requests it be conditioned to ensure that the development complies with Policy SD8 of the SDNPA Local Plan which aims to conserve and enhance the intrinsic quality of dark night skies.

- P23.4 SDNP/20/05667/HOUS - 72 Andlers Ash Road, Liss, GU33 7LR: Conservatory to rear.

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application. If the planning authority is minded to grant permission, we request that the permission is conditioned to ensure that the development complies with Policy SD8 of the SDNPA Local Plan which aims to conserve and enhance the intrinsic quality of dark night skies.

- P23.5 SDNP/20/05241/CND - Liss Delivery Office, The Flat, 45 Station Road, Liss, GU33 7DP: Variation of Condition 2 of permission SDNP/19/03948/FUL to allow substitution of plans to facilitate alterations to the fenestration on the front elevation including the widening of the door for wheelchair accessibility, two old window opening (blocked up) will be opened up again to reinstate the old windows to the front elevation.

Following discussion, the committee were in unanimous agreement that Liss Parish Council welcomes the proposed planning application which will be a great improvement to the central village street scene. LPC DOES NOT OBJECT to the planning application, though request the Planning Officer condition any permission on the use of either conservation grade or wooden sash windows on the front façade and for the accessible width front door to open inwards to prevent blocking of the busy narrow pavement.

- P23.6 SDNP/20/05778/HOUS - 25 Inwood Road, Liss, GU33 7LZ: Attached garage to side following demolition of existing sheds.

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application provided the Planning Officer ensures there is sufficient room between the proposed garage and boundary fence for bins to remain being stored at the rear of the property.

- P23.7 SDNP/21/00167/OHL: The Oaks, 35 St. Marys Road, Liss, GU33 7AH - Installation of approx. 8.5m wooden pole and associated span of overhead conductor to replace the previous connection to network.

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

P23.8 SDNP/21/0004/HOUS & SDNP/21/00005/LIS: Knights Cottage, Rake Road, Liss, GU33 7HB: Retrospective application for a wooden garden shed (as amended by plans received 28.01.21) and Listed Building Consent – wooden garden shed, respectively.

The chair noted that an email regarding this application had been received from a parishioner distributed to the members prior to the meeting, they had also submitted their comments to the planning authority.

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application, but we request the Planning Officer condition any permission on the proposed beech hedging on the boundary being carried out, which will help shield views of the shed on Wyld Green Lane.

P23.9 SDNP/20/05173/HOUS - Wheatham Farm House, Wheatham Lane, Liss, GU33 6LN: Garden shed for storage.

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

P23.10 SDNP/21/00184/HOUS – 40b St Mary’s Road, Liss, GU33 7AH: Extension to garage and formation of gym within the roof space over.

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application. If the Planning Officer is minded to grant permission we request that it is conditioned to ensure the:

- i. Use of the detached garage with gym above should be ancillary to the use and occupation of the residential dwelling house and that no future residential use be permitted.
- ii. Development complies with Policy SD8 of the SDNPA Local Plan, which aims to conserve and enhance the intrinsic quality of dark night skies.
- iii. Build include a staircase, not a ladder, to access the first floor for safety purposes.

P23.11 SDNP/20/05846/HOUS – 16a Riverside Close, Liss, GU33 7AE: Proposed single storey front and rear extensions, replace existing windows and doors following demolition of existing conservatory.

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application provided the Planning Officer is content that the risk of flooding is not high.

P24/21 Applications Approved: The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/20/02566/HOUS	Cumbers Studio, 31 Andlers Ash Road, Liss, GU33 7LL	Increase to part of roof height, single storey extension to side/rear, front entrance porch and dormer windows and roof lights. Change of use of part of site from public amenity land to private garden. (revised application form, description and documents received 04.11.20) (amended planting plan received 10.12.20)
SDNP/20/04686/LIS	Wheatfield Farm House, Wheatham Lane, Liss, GU33 6LN	Listed Building Consent – External and internal alterations, including installation of windows and door of existing attached garage in connection with proposed use as residential annexe.

Ref. Number	Address	Description
SDNP/20/05094/FUL	Ryecroft, The Annexe, 76 Forest Road, Liss, GU33 7BL	Three dwellings following demolition of annexe.
SDNP/20/05244/LDP	82 Newfield Road, Liss, GU33 7BW	Lawful Development Certificate for Proposed Development – Single storey rear extension (as amended by plans received 14.01.21).
SDNP/0/04522/HOUS	Lynton, Hatch Lane, Liss, GU33 7NH	Glasshouse, shed and summerhouse to include landscaping of garden (tree protection plan received 13.01.21).
SDNP/20/04430/HOUS	15 Old School Road, Liss, GU33 7RX	Single storey rear extension following removal of existing conservatory (as amended by plans received 06.01.21).
SDNP/20/04017/HOUS	Ivy Dene, Hill Brow Road, Liss, GU33 7DY	Replacement garage following removal of wooden garage and lean-to/shed.
SDNP/20/04400/HOUS	30 Newfield Road, Liss, GU33 7BW	Conversion of roof space to habitable accommodation with roof lights to the front and dormer to rear.
SDNP/20/05040/HOUS	Byways, Farther Common Lane, Hill Brow, Liss, GU33 7QH	Construct a new barn-style ancillary building to accommodate two new lockable garages, a workshop, storage and a home office.

P25/21 SDNPA Applications Refused: The chair noted that no applications had been refused.

P26/21 SDNPA Applications Appeals: The chair noted that no applications had been appealed.

P27/21 SDNPA Applications Appeal Decisions: The chair noted that no application appeals had been decided.

P28/21 SDNPA Applications Withdrawn: The chair noted that no application had been withdrawn.

P29/21 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/21/00088/TPO	TPO number (ch487)0 Land adjacent to Hollow House, Hill Brow Road, Liss	T1 Beech T2 Beech T3 Beech
SDNP/21/00054/TPO	Grafton, Huntsbottom Lane, Liss, GU33 7PA	Oak tree within TPO W1
SDNP/20/03983/TPO	2 Chase Road, Liss, GU33 7NA	Beech Tree

P30/21 Tree Preservation Order Applications Approved: The Chair noted that no TPO applications had been approved.

P31/21 Tree Preservation Orders Made: The chair noted that no TPOs had been made.

P32/21 Liss Neighbourhood Development Plan Monitoring: The chair informed the committee that he had held a meeting with Chris Paterson, SDNP Communities Lead, Mrs Halstead and APC which had been very useful. Mrs Halstead briefed the committee on what was discussed namely that the Liss Neighbourhood Development Plan (“NDP”) is due for review every 5 years, so we will look to be reviewing it in 2022. NDP review consists of ensuring that it’s

objectives are still appropriate and effective. The SDNPA is required to perform an annual Authority Monitoring Reports (AMR) which contain a lot of information that could be useful when LPC review their Neighbourhood Development Plan. It was proposed that LPC request a mini-APM which would include just information on Liss Parish that could be manipulated our end to allow us to effectively review our NDP without duplicating the work already done by the SDNPA.

P33/21 Update on Cala Development on Andlers Ash Road: The chair noted that this item had already been covered (see item P21/21).

P34/21 Camping and Glamping Technical Advice Note (TAN) Consultation: The chair asked committee members to send their thoughts on the TAN to APC who would collate responses and formulate a draft response for members to sign-off.

P35/21 Amended draft Planning Supplementary Parking Document (SPD) Consultation: The chair noted that the revised SPD had taken a lot of LPC's previous comments into consideration but there remained an issue with the parking calculator and risk that public behaviours would not match to expectations (i.e. just because public transport was available did not mean people would use it rather than having one or two cars per dwelling). It was agreed to send an additional comment on the plans laying out LPC concerns.

P34/21 Any Other Business: The chair asked members in turn if there were any AOB items they wished to discuss but there were none.

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

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Chair

Next Meeting: Wednesday 10th February 2021 at 7.30pm