

**LISS PARISH COUNCIL**  
**Minutes of the Planning Committee held on 10th March 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*

**P35/21 Apologies:** The APC informed the chair that apologies were received from Cllr Hargreaves and Cllr Jerrard.

**P36/21 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 Linsley declared a non-pecuniary interest in planning application SDNP/21/00291/HOUS – 9A Vinson Road and Mrs Halstead declared a non-pecuniary interest in planning application SDNP/21/00730/FUL: The Oaks, 35 St Marys Road.

**P37/21 Approval of previous meeting minutes:** A resolution to approve the minutes of the meeting held on 10<sup>th</sup> February as the correct record was proposed by Cllr Linsley, seconded by Cllr Williams and unanimously agreed.

**P38/21 Matters Arising from Minutes of Meeting on 10<sup>th</sup> February 2021:** Each member confirmed there were no matters arising from previous minutes to discuss.

**P39/21 Public deputations:** The chair noted that quite a few deputations had been received, and distributed to committee members prior to the meeting, for planning applications SDNP/21/00306/FUL: Madhuban Tandoori Restaurant, 94 Station Road, Liss, GU33 7AQ and SDNP/21/00730/FUL: The Oaks, 35 St Marys Road, Liss, GU33 7AH and proposed that as members of the public may be watching the livestream of the meeting on YouTube that these applications should be dealt with first, members gave their unanimous consent. The chair also noted that deputations had been received for appeal SDNP/20/03062/PA16: Telecommunications Mast, Station Road, Liss, Hampshire.

**P40/21 Planning Applications Received for Consultation:**

P40.1 SDNP/21/00306/FUL - Madhuban Tandoori Restaurant, 94 Station Road, Liss, GU33 7AQ: Construction of nos.2 dwellings and associated hard and soft landscaping.

The chair noted that Liss Parish Council had received a number of deputations from the public on this application.

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 deemed an over-development of the site
- ii. The proposed under-croft parking is completely impractical for three reasons:
  - Firstly the configuration of the parking is such that even with extremely good relations between the occupants of the two houses, there is still considerable likelihood of parking disputes due to the ill thought out configuration of the parking area.
  - Secondly, to access the parking, vehicles would either have to stop on Western Road and

then reverse into the parking area, or drive forwards into the parking area and then reverse back into Western Road in close proximity to the busy junction between Western Road and Station Road.

Thirdly, even if these first two could be resolved, we do not believe there to be sufficient room in the undercroft for four modern vehicles.

- iii. We are concerned on the effect on traffic on Station Road from the loss of the parking spaces currently in situ. These are used either for parking for customers of the Madubhan restaurant, parking for staff members of Madubhan restaurant or parking for vehicles delivering to/ collecting from Madubhan restaurant. The applicants statement that this parking area is currently unused and redundant is disingenuous as witnessed by photographs uploaded to the planning website by nearby residents. Without these spaces, this traffic will either park on Station Road and/or on Western Road and St Mary's Road, all of which are roads where existing parking spaces are already at a premium.
- iv. The area to the side of the current building was previously conditioned for parking when permission was granted for an extension to the rear of the restaurant and storage. This was well before the 2010 Planning Application referred to in the applications D&S Statement and requires further investigation.

If the planning officer is minded to permit the proposal, we would ask that a condition be added that the lintels above both the windows and front doors are modified to match those on the Madubhan restaurant itself so that the impact on the street scene is reduced.

P40.2 SDNP/21/00730/FUL - The Oaks, 35 St Marys Road, Liss, GU33 7AH: Proposed Change of use of the existing building from C2 use (Residential Institution) to Class C3 single dwelling.

The chair noted that Liss Parish Council had dealt with the previous application and had received a deputation from the applicant who had sought to clarify a question raised during a previous planning application about what would happen to a bungalow that lies within the curtilage of the main dwelling.

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 it is conditioned to ensure the use of the bungalow remain ancillary to the use and occupation of the residential dwelling house and that no future residential use be permitted.

P40.3 SDNP/21/00219/HOUS - 37 Rushfield Road, Liss, GU33 7LP: Single storey rear extension and loft conversion including front and rear dormer windows and removal of existing chimney.

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.

P40.4 SDNP/21/00073/LDE - Wheatham Farm , Wheatham Lane, Liss, GU33 6LN: Lawful Development Certificate for Existing Use or Operation - Change of use of farm buildings to equestrian use namely: Bull pens - 2 stables for DIY liveries, 1 tack room Loose calf boxes - 8 stables for DIY liveries, 1 tack room, 1 hay store; Main stable block - 9 stables for DIY liveries, 3 tack rooms; Wooden stables - 5 stables for DIY liveries; Riding school - 20m x 40m indoor arena, sand and rubber based surface, fully lit and enclosed by straw bale and boarding walls.

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 it is conditioned to ensure the development complies with Policy SD8 of the SDNPA Local Plan, which aims to conserve and enhance the intrinsic quality of dark night skies.

P40.5 SDNP/21/00291/HOUS - 9A Vinson Road, Liss, GU33 7NE: Garden Studio.

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 use of the Garden Studio should be ancillary to the use and occupation of the residential dwelling house and that no future residential use be permitted.

P40.6 SDNP/21/00193/HOUS - 13 Berrylands, Liss, GU33 7DB: Two storey extension to side and covered porch following demolition of single storey side utility room.

Following, discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application provided the Planning Officer is satisfied there is sufficient parking provision available within the curtilage of the dwelling house.

P40.7 SDNP/21/00449/LDP: Crouch Readons, Rake Road, Liss, GU33 7HE - Lawful development certificate proposed - swimming pool to rear.

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

P40.8 SDNP/21/00435/CND: Heatherbrae, St Patrick's Lane, Liss, GU33 7HF - Variation of conditions 3 and 5 of SDNP/18/05421/HOUS to allow the replacement of block paving for entrance with granite set row for initial grip next to road and then permeable tarmac in place of block paving. Plus in place of natural stone retaining wall, oak sleepers.

Following, discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application subject to the Planning Officer ensuring any water draining from the driveway does not flow onto the highway.

P40.9 SDNP/21/00702/FUL: 71B Station Road, Liss, GU33 7AD - Change of Use of Part of Ground floor from General Storage to Retail Shop with Associated Storage, New Shop Window and Fascia Signs.

Liss Parish Council wish to note their dissatisfaction at the Traffic Officers report which displays a complete lack of understanding of this area, it was clear to every Councillor that this Planning Application would cause major road disruption within the centre of Liss, therefore Liss Parish Council **STONGLY OBJECTS** to the planning application for the following reasons:

- i. Access to the site is very limited and, in most cases, unavailable as it is used by the businesses already on site. Most days a sign displaying "DO NOT PARK OR TURN HERE" can be seen.
- ii. Delivery vans would be forced to park on the road to make deliveries to the retail unit as there are no on site spaces available. Any vans parked in this area would lead to major disruption on the main road through Liss. There is a high likelihood it could lead to a gridlock on that road and even end up with cars trapped on the level crossing, which sits just metres away.

- iii. Not satisfied there is a demand for more retail units Liss, this lack of demand is illustrated by at least 4 empty retail units within the small village centre.
- iv. Site is at serious risk of flooding

P40.10 SDNP/21/00560/HOUS: 11 Hawks Mead, Liss, GU33 7SN - Single storey rear extension.

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 it is conditioned to ensure the development complies with Policy SD8 of the SDNPA Local Plan, which aims to conserve and enhance the intrinsic quality of dark night skies.

P40.11 SDNP/21/01031/LDP: 36 Rushfield Road, Liss, GU33 7LP - Lawful development certificate proposed - single storey extension to side.

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

**P41/21 Applications Approved:** The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/20/05569/HOUS	Eastfield Cottage, Hill Brow Road, Liss, GU33 7PS	Infilling 3 sides of an area with brickwork dwarf walls and glazing below first floor extension
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, and carport to side (as amended by plans received 15/01/2021 and 25/01/2021).
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 the main house is being constructed.
SDNP/20/05490/HOUS	2 Wyld Green Cottages, Wyld Green Lane, Liss, GU33 7BG	Convert existing garage to habitable accommodation and porch to front.
SDNP/20/05505/FUL	96 Station Road, Liss, GU33 7AQ	Change of use from A2 offices to single dwelling.
SDNP/21/00167/OHL	The Oaks, 35 St Marys Road, Liss, Hampshire, GU33 7AH	Installation of approx. 8.5m wooden pole and associated span of overhead conductor to replace the previous connection to network

**P42/21 SDNPA Applications Refused:** The chair noted that no applications had been refused.

**P43/21 SDNPA Applications Appeals:** The chair noted that the following applications had been appealed:

Ref. Number	Address	Description
SDNP/20/03062/PA16	Telecommunications Mast, Station Road, Liss, Hampshire,	Prior Approval - Installation of 1no 17.5 metre monopole with 2no 300mm dishes, 2no equipment cabinets and associated ancillary

Ref. Number	Address	Description
		works thereto.
SDNP/19/06085/FUL	Westwood House, London Road, Sheet, Petersfield, Hampshire, GU31 5AJ	Single residential unit on land adjacent to the property addressed 'Westwood House' (further policy information was submitted on 30/3/20 and further ecological information was submitted on 29/9/20)

The committee noted the level of parishioners emailing to note their objection to the proposed Telecommunications Mast on Station Road and requested the APC write to the appeals body in support of the Planning Officers original decision. *Action: APC*

In addition the Chair noted the length of time for Planning Application SDNP/16/06034/LDE and its associated appeal SDNP/19/00113/REFCLU (The Cabin Hawkley Road Liss Hampshire: Lawful Development Certificate Existing - Continue Use of the above premises for residential purposes in line with its existing use over at least 4 years), with the appeal decided on 1<sup>st</sup> March 2021, over 5 years after the original Planning Application. Chair to investigate the reason for the lengthy planning process with this application. *Action: Chair*

**P44/21 SDNPA Applications Appeal Decisions:** The chair noted that no application appeals had been decided.

**P45/21 SDNPA Applications Withdrawn:** The chair noted that no application had been withdrawn.

**P46/21 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/21/00535/TPO	Prierton Malvern Road Liss Hampshire GU33 7PY	T1 - Yew - Crown lift to 3.5m, reduce width by 1.5m to leave 7.5m and height by 1m to leave 6m. - For clearance of vehicles, space and light.
SDNP/21/00467/TPO	Wood Close, Hill Brow Road, Liss, Hampshire, GU33 7QD	Oak T2. Crown reduction as shown on photos supplied with the application due to blocking a lot of light into both properties and overhanging the property of Westering and the Oak would benefit of a tidy up and crown reduction.
SDNP/21/00305/TCA	1 Summerfield Terrace, Liss, GU33 7LF	A - Liquidamber - Crown height reduction to 7 metres, crown radius to 0.5 metres (left hand lowest branch) and remove secondary growth from 4th lowest branch (on far side) - overhanging into neighbours garden. Higher branches reduce to radius of 1.5 - 2 metres B - Catulpa - Crown reduction height to 6 metres (both main stems) remove 7 lateral branches on right had side that overhang neighbours garden. Crown radius reduce to 1.5 metres (lowest secondary branches) to give approx. 1 metre clearance over garage and higher branches to 2 metres radius C - Cotoneaster - Crown reduction -reduce height to 5 metres and crown radius to 2 - 2.5 metres - obstructs garage

Ref. Number	Address	Description
		D - Prunus 1 - one of two main stems to be removed as deceased/dead - leaving 1 stem unpruned 4 metres by 1 metre radius E - Prunus 2 - Crown reduction height to be reduced to 4 meters and radius to 1 - 1.5 metres to avoid damage to overhead phone lines

**P47/21 Tree Preservation Order Applications Approved:** The Chair noted that the following TPO application had been approved:

Ref. Number	Address	Description
SDNP/20/05649/TPO	Beauworth House, London Road, Hill Brow, Liss, Hampshire, 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

**P48/21 Tree Preservation Orders Made:** The chair noted that no TPOs had been made.

**P49/21 Liss Neighbourhood Development Plan Monitoring:** The Chair noted there hadn't been any updates over the last month.

**P50/21 Update on Cala Development on Andlers Ash Road:** The chair noted the development was partially completed at the end furthest from Liss centre and the associated SANG Management Plan had been formally approved by EHDC enabling homes to be sold and occupied.

Cllr Wilson requested that Cala be invited to update the LPC on the latest for the Andlers Wood development and associated SANG and perform a public consultation so parishioners are able to have any questions answered. *Action: Chair*

**P51/21 Rogate and Rake Neighbourhood Development Plan update:** The Committee noted that the Examining Officer requested the removal of potential development areas that fall within the Liss Parish. The NDP is now at the stage of going to a referendum before adoption by the SDNPA. They requested the APC write to the Clerk of Rogate and Rake Parish Council expressing LPC congratulations on getting to this stage. *Action: APC*

**P53/21 Any Other Business:** The chair

P53.1 Camping and Glamping Technical Advice Note (TAN) Consultation: The chair noted the closing date for the consultation had ended and requested the APC circulate the letter sent to the SDNP. *Action: APC*

P53.2 Tree Planting: Cllr Wilson remarked on the number of parishioners on social media had expressed an interest in creating a group that concerns itself with planting trees in Liss as part of the EHDC Tree Planting Initiative and pledge to plant 120,000 trees in the district.

There being no other business, the chair closed the meeting at 20.51

---

Chair

*Next Meeting: Wednesday 31<sup>st</sup> March 2021 at 7.30pm*