

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 31st 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 19.32

P54/21 Apologies: The APC informed the chair that apologies were received from Cllr Hargreaves and Cllr Linsley.

P55/21 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.

P56/21 Approval of previous meeting minutes: A resolution to approve the minutes of the meeting held on 10th March as the correct record was proposed by Cllr Williams, seconded by Cllr Wilson and unanimously agreed.

P57/21 Matters Arising from Minutes of Meeting on 10th March 2021:

P51/21. Cllr Wilson noted that at the recent Liss Forest Residents Association meeting there was a general enthusiasm for the new SANG associated with the Andlers Wood development but felt there was a lack of information about where it had come from and that it lacked a clear identity. There was a discussion about running a competition to name it. **Action: APC**

P58/21 Public deputations: The chair noted that no deputations had been received for items to be discussed at the committee.

P59/21 Planning Applications Received for Consultation:

P59.1 SDNP/20/04953/FUL - Seton, Hill Brow Road, Liss, GU33 7LE: Two dwellings with associated landscaping and carports following demolition of existing dwelling (as amended by plans received 10.03.2021 - additional study and window in northern elevation of plot 1).

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

P59.2 SDNP/21/00706/HOUS - 23 Greenfields Liss GU33 7EH: Replace flat roof to the front of the house, with a mono pitched roof. Add 1 new skylight and 1 new lantern to the existing garage . Replace 1 existing skylight with new unit.

The chair noted that the drawings provided for the planning application were almost too faint to read, making it impossible to comment on the planning application. Though it was noted that the plans seems to have roof lights and, if the Planning Officer is minded to grant permission, we request it be 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.

P59.3 SDNP/21/01147/FUL - 71 and 71A Station Road, Liss, GU33 7AD: Addition of Ground Floor Rear Extension to provide increased Floorspace to Existing Uses.

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

P59.4 SDNP/21/00874/FUL - Omega, Durford Wood, London Road, Sheet, GU31 5AS: Change of use of an existing parcel of agricultural land to garden land associated with Omega

Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT to the planning application but request that the Planning Officer investigate the trees contained within the parcel of land and request that any with a significant impact on the local landscape are protected using a tree preservation order. If the Planning Officer is minded to grant permission we request that it be conditioned to prevent the land being used for any purposes other than as a garden and no building be permitted on it.

P59.5 SDNP/20/05467/HOUS - 109 Station Road Liss GU33 7AQ: Proposed oak Building.

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

- i) The development will not have an adverse impact on the neighbouring property.
- ii) Trees will not be damaged by the development, we request an Arboriculturist inspect the site.
- iii) The site has adequate drainage.

P59.6 SDNP/21/00810/FUL - Land West of The Flying Bull, London Road, GU33 7JB: Erection of 7 no. dwellings (including 2 no. affordable units).

Following discussion the committee were in unanimous agreement that Liss Parish Council STRONGLY OBJECTS to the planning application for the following reasons:

- i) Any of the dwellings that fall within the Liss Parish boundary would be outside the Liss Settlement Boundary and would contravene Policy SD25 of the SDNP Local Plan and Policy Liss 1 of the Liss Neighbourhood Plan.
- ii) Seven dwellings is an overdevelopment of the site given the Rogate and Rake Neighbourhood development Plan, that will shortly be adopted, has identified the site as being suitable for 4 dwellings plus one affordable dwelling.
- iii) Design of the dwellings is poor and not sympathetic to the local vernacular contravening Policies CP29 and CP30 of the Joint Core Strategy; Policy Liss 9 of the Liss Village Design Statement; and Policies Liss 9 and Liss 10 of the Liss Village Neighbourhood Development Plan.
- iv) The access provision is not considered suitable for the proposed development given it is on a very busy road that has a 40mph speed limit though cars are often seen going much faster. Liss Parish Council request that the access is properly assessed by Hampshire County Council Highways.
- v) Liss Parish Council are not convinced by the supposed benefits of the development given by the developers in their planning application and found most of the details given on public transport availability to be false.

P59.7 SDNP/19/06166/FUL - 92 Andlers Ash Road Liss GU33 7LR: Adjustment to the rear roof slope of the proposed detached unit.

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

P59.8SDNP/20/039507/74B - Land North East of Andlers Ash Nursery Andlers Ash Road: Extended operational hours.

The chair noted that the documents submitted the planning portal for the planning application were not for the Land North East of Andlers Ash Nursery Andlers Ash Road but for The Causeway in Petersfield. Following discussion the committee were in unanimous agreement that Liss Parish Council DOES NOT OBJECT but request an 8am start time as opposed to 7am.

P60/21 Applications Approved: The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/20/05666/HOUS	12 Coach Road Cottages , Hawkley Road, Liss, GU33 6JN	Single storey rear 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/20/05667/HOUS	72 Andlers Ash Road, Liss, GU33 7LR	Conservatory to rear
SDNP/20/03479/FUL	Gorselands, Willow Close, Hill Brow, Liss, GU33 7QE	Retrospective application for the retention of tree house
SDNP/20/03989/FUL	168 Andlers Ash Road, Liss, GU33 7LS	Alteration/rebuilding of boundary wall at the South West end of the garden at 168 Andlers Ash Road
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. (AS AMENDED BY PLANS RECEIVED 17/12/2020)
SDNP/21/00004/HOUS	Knights Cottage , Rake Road, Liss, GU33 7HB	Retrospective application for a wooden garden shed (as amended by plan received 28/01/21)
SDNP/21/00004/HOUS	Knights Cottage , Rake Road, Liss, GU33 7HB	Listed Building consent - wooden garden shed (as amended by plan received 28/01/21)
SDNP/21/00184/HOUS	40B St Mary's Road, Liss, GU33 7AH	Extension to garage and formation of gym within the roof space over.
SDNP/20/05010/LDE	Brickfields , Hawkley Road, Liss, GU33 6JS	Lawful development certificate for an existing use - Use of land as residential garden incidental to the enjoyment of the dwelling known as Brickfields (DESCRIPTION AMENDED 15/03/2021)

P61/21 SDNPA Applications Refused: The chair noted that the following planning application had been refused:

Ref. Number	Address	Description
SDNP/18/06111/FUL	Liss Forest Nursery , Petersfield Road, Greatham, Liss, GU33 6HA	Development of 37 dwellings (including affordable homes), alterations to existing access onto Petersfield Road, hard and soft

		landscaping, drainage and all other associated development works.
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P62/21 SDNPA Applications Appeals: The chair noted that there were no planning appeals.

P63/21 SDNPA Applications Appeal Decisions: The chair noted that no planning appeals had been decided.

P64/21 SDNPA Applications Withdrawn: The chair noted that the following planning application had been withdrawn:

Ref. Number	Address	Description
SDNP/21/01031/LDP	36 Rushfield Road, Liss, Hampshire, GU33 7LP	Lawful development certificate proposed - single storey extension to side

P65/21 Tree Preservation Order – Referred to the Tree Warden: The chair noted that no TPO's had been referred to the Tree Warden:

P66/21 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

P67/21 Tree Preservation Orders Made: The chair noted that no TPOs had been made.

Cllr Wilson noted that during the recent Liss Forest residents Association meeting there was discussion about the large pine trees on Pine Walk in Liss Forest that have TPO's on, Cllr Wilson asked what the process of having a TPO removed. Cllr Budden noted Liss Forest Residents should speak with the Liss Tree Warden Mark Whelby to find out more information. Mrs Halstead noted that often a tree may be permitted to be removed and replaced with another tree.

P68/21 Liss Neighbourhood Development Plan Monitoring: The Chair noted there hadn't been any updates over the last month.

P69/21 Update on Cala Development on Andlers Ash Road: The Chair noted there hadn't been any updates over the last month.

P70/21 Any Other Business:

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*

There being no other business, the chair closed the meeting at 20.12

Chair

Next Meeting: Wednesday 28th April 2021 at 7.30pm