

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 11th August 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 meeting commenced at 19.32

P88/21 Election of Chair:

Resolved: Cllr Budden, proposed by Cllr Williams and seconded by Cllr Wilson, was unanimously elected as Planning Committee Chair for 2021.

P89/21 Apologies: Apologies received from Cllrs Baldwin, Hargreaves and Jerrard as well as Mrs Halstead.

P90/21 Declarations of interests: Cllr Budden declared a non-pecuniary interest in Planning Application SDNP/21/03859/PA16 - Telecommunications Mast, Station Road, Liss, Hampshire as he is on the board of the Community Rail Partnership.

P91/21 Approval of previous meeting minutes:

Resolved: A resolution to approve the minutes of the meeting held on 28th April 2021 as the correct record was proposed by Cllr Williams, seconded by Cllr Wilson and unanimously agreed.

P92/21 Matters Arising from Minutes of Meeting on 31st March 2021: Cllr Budden updated the committee on P87.1 and noted no response had been received from his email to Rake Parish Council about the metal barriers erected as fencing in place of the hedging that used to be on a property between Huntsbottom Lane on Hatch Lane on Old London Road.

P93/21 Public deputations: The chair noted that no deputations had been received for items to be discussed at the committee.

P94/21 Planning Applications Received for Consultation:

P94.1 SDNP/21/02737/HOUS - Westering, Willow Close, Hill Brow, Liss, GU33 7QE: Single storey side extensions, widening of access and re-roof existing garage.

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 the proposed development does not increase the floor space of the existing dwelling by more than approximately 30% (using a 2002 base), in line with SDNPA Local Plan Policy SD31. If the planning authority is minded to grant permission we request 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.

P94.2 SDNP/21/03859/PA16 - Telecommunications Mast, Station Road, Liss, Hampshire: Installation of 1no 13m monopole with 1 no antenna, 2 no equipment cabinets and associated ancillary works.

Following, discussion the committee were in unanimous agreement that Liss Parish Council

STRONGLY OBJECTS to the planning application for the following reasons:

- i. A mast in this central village location on the edge of the Liss Conservation Zone would negatively impact the amenity of the locality and be an incongruous eyesore.
- ii. The applicant has failed to demonstrate the need for placing the mast in such a location, given it is intended to provide connectivity to a small number of train passengers passing quickly through Liss and not for the residents themselves.
- iii. The applicant has failed to demonstrate the need for an additional mast in this location given there is a mast located at the Liss Business Park. We understand a license for use could be negotiated, negating the need for an additional mast.
- iv. Liss Parish Council is currently working with the South Downs National Park and Hampshire County Council to redesign the Village Centre creating a centre worthy of a gateway village to the South Downs National Park. The proposed mast will have a hugely detrimental impact on plans to create a more aesthetically pleasing village centre.
- v. The proposed mast carries unknown health issues from non-ionising radiation that it admits that public exposure may exceed guidelines and we feel there have been insufficient measures taken to mitigate any potential harm
- vi. The plans are in direct contravention of policy 4 of the Liss Village Neighbourhood Development Plan which seeks to safeguard Liss landscape and views
- vii. The plans are in direct contravention of SDNPA Local Plan policies:
 - a. SD4, that requires development proposals to conserve and enhance the landscape character;
 - b. SD7, that protects relative tranquillity by limiting proposals that are likely to cause changes in the visual environment in the immediate vicinity.
 - c. SD44, that helps provide appropriate new telecommunications and utilities infrastructure without harm to the special qualities of the SDNPA

P94.3 SDNP/21/03128/HOUS - St Helens, Huntsbottom Lane, Liss, GU33 7EY: Replacement annexe following demolition of existing annexe. Boundary wall repairs.

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 the proposed development does not increase the floor space of the existing dwelling by more than approximately 30% (using a 2002 base), in line with SDNPA Local Plan Policy SD31. If the planning authority is minded to grant permission we request it be conditioned to ensure that it remains ancillary to the use and occupation of the residential dwelling house and no future residential use be permitted.

P94.4 SDNP/21/03624/CND - 92 Andlers Ash Road, Liss, GU33 7LR: Variation of condition 4 of SDNP/19/06166/FUL to change materials from brick to render and variation of condition 19 to allow substitution of plans.

Following discussion the committee felt the variation, from the original application, was so extensive that submitting a new application would have been more appropriate but, in principal, Liss Parish Council DOES NOT OBJECT to the planning application. If the planning authority is minded to grant permission we request it be conditioned to retain the back hedgerow with a Tree Protection Order.

P94.5 SDNP/20/04861/FUL - The Whistle Stop, Hill Brow Road, Liss, GU33 7DS: Detached dwelling and garage, following the partial demolition of pub outbuilding, including new access, reconfiguration of pub car park and associated landscaping (amended plans received on 23/12/2020, additional information received on 05/01/2021, 08/01/2021 and 08/07/2021).

Following discussion the committee were in unanimous agreement that Liss Parish Council

MAINTAINS A STRONG OBJECTION to the planning application. We fully support the objections made by the Liss Historical Society, Heritage Officer and Traffic Officer and maintain all of our previous objections.

Note to the Planning Officer: Liss Parish Council are working with the South Downs National Park and Hampshire County Council to redesign and improve Liss Village Centre. It would be hugely damaging and incongruous for this site to be developed before plans have been finalised and, potentially for Liss Parish Council be able to utilise the space as a Community Asset.

P95/21 Applications Approved: The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/20/03352/FUL	Forest Brow Residential Home, 63 Forest Road, Liss, GU33 7BL	Two storey building to provide an increase of 24 bedrooms, with related servicing, parking and landscaping following demolition of an existing outbuilding store and minor amendments to the existing home (additional information received 20/08/20, 15/12/20, and 21/12/20).
SDNP/21/01733/HOUS	26 Forest Road, Liss, GU33 7BH	Ground floor side and rear extension (as amended by Preliminary Roost Assessment Survey received 15/6/2021)
SDNP/21/01739/HOUS	6 Vinson Road, Liss, Hampshire, GU33 7NE	Garden room and cycle store to rear garden following removal of shed
SDNP/21/02304/CND	Ponticum , Farther Common Lane, Hill Brow, Liss, GU33 7QQ	Variation of condition 2 of SDNP/19/03541/FUL to allow substitution of approved plans and tree report
SDNP/21/02625/HOUS	92 Forest Road, Liss, GU33 7BP	Two storey rear extension following demolition of existing single storey rear porch.
SDNP/21/02506/HOUS	The Old Pump House , Warren Road, Liss, GU33 7DG	Detached outbuilding following demolition of garage, car port and shed
SDNP/20/05467/HOUS	109 Station Road, Liss, GU33 7AQ	Proposed oak Building (Arboricultural information received 9/6/21)

P96/21 SDNPA Applications Refused: The chair noted that there were no applications refused.

P97/21 SDNPA Applications Appeals: The chair noted that there were no planning appeals.

P98/21 SDNPA Applications Appeal Decisions: The chair noted that no planning appeals had been decided.

P99/21 SDNPA Applications Withdrawn: The chair noted that no planning application had been withdrawn

P100/21 Tree Preservation Order – Referred to the Tree Warden: The chair noted that the following TPO had been referred to the Tree Warden:

Ref. Number	Address	Description
SDNP/21/03503/TCA	The Old Rectory, Farnham Road, Liss, GU33 6JU	Oak (T1) - Reduction in height by 2 metres from 19 metres to 17 metres. Reduce crown spread on north, east and south aspect from 9

Ref. Number	Address	Description
		metres to 7 metres and the south-east and west aspect (over tennis court) from 8 metres to 5 metres. Crown raise all aspects to 8.5 metres. Holly (G1) - cluster of 6 small and medium size Holly to fell.
SDNP/21/03267/TPO	Reeds Cottage, Reeds Lane, Liss, GU33 7HU	Corsican Pine - Reduce lateral leaders to cutting points shown in photograph.

P101/21 Tree Preservation Order Applications Approved: The Chair noted that the following TPO application had been approved:

Ref. Number	Address	Description
SDNP/21/02311/TPO	14 Pine Walk, Liss, GU33 7AT	T01 - Tulip Tree - Reduce height by 9 metres to no less than 23 metres and spread by 3 metres to no less than 7 metres. Remove poorly detached deadwood. Reason: to contain size and dominance in small garden.
SDNP/21/02316/TPO	Little Hunts, Huntsbottom Lane, Liss, GU33 7EU	7 Sycamore and 1 Field Maple - Fell. Replacement trees (see email).
SDNP/21/02634/TPO	Woodridge, Farther Common Lane, Hill Brow, Liss, GU33 7QF	Prune the lower canopies of three Sweet Chestnut trees which extend over the adjoining property 'Woodridge' Farther Common Lane, Hill Brow Liss. The Branches to be pruned are identified in photographs submitted on the 12th July 2021 where cutting points are identified. The purpose of the works is to alleviate stress on over extended branches and mitigate against encroachment over the neighbouring boundary.
SDNP/21/02743/TPO	14 East Hill Drive, Liss, GU33 7RR	T2, T3, T10 - Sycamore Trees x 3 - Crown Lift 5 metres above ground level

P102/21 Tree Preservation Orders Made: The chair noted that no TPOs had been made.

P103/21 Liss Neighbourhood Development Update: The Chair noted there hadn't been any updates since the last meeting

P104/21 Any Other Business:

P104.1 South Downs National Park Authority are running a consultation on their new Design Supplementary Planning Document and needs comments submitted by Monday 6th September. The chair asked committee members to submit their comments to the Assistant Clerk by Friday 3rd September. **Action: APC**

P104.2 Committee members noted that although illuminated shop signs are discouraged by the Liss Neighbourhood Plan, South Downs Local Plan and East Hampshire Shopfront and Signs Design Guide there are a few businesses that have them. Assistant Clerk offered to visit the shops to remind them of this and request they are replaced. **Action: APC**

There being no other business, the chair closed the meeting at 20.55

Next Meeting: Wednesday 8th September 2021

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Chair

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