

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 14th February 2022



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 19.00

P1/22 Apologies: No apologies were accepted as all committee members present.

P2/22 Declarations of interests: Councillors were reminded of their responsibility to declare any pecuniary interest which they may have in any item of business no later than when that item is reached.

Cllr Budden declared a non-pecuniary interest in application SDNP/21/06315/FUL - 1A Chase Road, Liss, GU33 7NA as he is a friend of the applicant and is a member of Abri (formally Radian Group and Yarlinton Housing Group), the housing association that owns the freehold.

P3/22 Approval of previous meeting minutes:
Resolved: A resolution to approve the minutes of the meeting held on 22nd November 2021 as the correct record was proposed by Cllr Wilson seconded by Cllr Williams and unanimously agreed.

P4/22 Matters arising from minutes of the previous meeting: Committee members asked for updates for the following items:

P145.1. Longmoor Byelaw Review. The Chair told members that MP Damien Hinds has requested Cllr Budden raise a query with MOD/DIO at their next meeting to discuss Longmoor Byelaw Review [Clerk Note: this meeting is pencilled in for about 6 months after the last meeting held in November 2021. This will likely fall in May 2022].

P145.2. Illuminated shop signs in Liss. Cllr Budden to chase EHDC Planning Enforcement again as there had been no change in numbers of shops with illuminated signs despite these being banned by SDNPA.

P5/22 Public deputations: The chair noted there were members of the public in attendance for planning application SDNP/21/06284/FUL - Wylds Farm and for agenda item 12 and sought and gained agreement from committee members to bring these items forward on the agenda.

Chair explained to members of the public that 15 minutes public deputation time has been allotted for each item which would then allow the committee time to discuss other items on the extensive agenda within the 2 hours meeting.

P6/22 Planning application Received: SDNP/21/06284/FUL - Wylds Farm, Warren Road, Liss, GU33 7DF: Change of use of existing agricultural buildings, including minor alterations to elevations, to hold 30 events a year, along with the provision of car parking.

Chair opened the floor for members of the public in attendance for this item to comment and we heard from several members of the public who were concerned about the impact of:

- Increased traffic along connecting roads which include ancient sunken lanes
- Disconnect between number and size of events the applicant has said will be held and what has been requested in the planning application and concern about future due to the planning application being applied to venue not applicant.
- Loss of tranquillity and noise pollution during events.

Applicant in attendance commented that the changes requested would permit them to diversify away from their current single income stream of Christmas trees, which left them in a vulnerable position during the pandemic. They intend to hold small events throughout the year including 10 rustic weddings of 150 guests, workshops / retreats of 20-30 attendees and small cultural events like the Shakespeare festival held in 2021. Their main request is to insulate and sound proof their existing barn to help minimise the noise pollution.

Chair thanked the members of the public for their comments and closed the meeting to the public. Following discussion the committee were in unanimous agreement that Liss Parish Council object to the planning application. If the Planning Authority were minded to grant permission we request it be granted on a temporary 36 month trial with the following conditions in place in-perpetuity:

- Large events (60+ people) must have a Traffic Management Plan in place that is agreed with Hampshire Highways.
- A maximum of 20 large events (60 + people) to be held annually.
- Liss Parish Council must be notified 28 days prior to large events (60 + people) being held.
- Maximum of 150 attendees for any event held on site.
- Time limit on events, this is to match licensing agreement.
- Any requests to vary conditions would require further planning permission.

P7/22 Agenda item 12. Complaints received about the design and appearance of Affordable Homes at the new Cala development in Andlers Wood

Chair opened the floor for the members of the public in attendance for this item to comment and we heard about their concerns and correspondence with EHDC, agreeing to share this correspondence with the Assistant Clerk after the meeting.

Following discussion the committee agreed that we should contact SDNPA and EHDC demanding a site visit with the Landscape Officer to show them cumulative impact of all the changes to the original concept granted planning permission. *Action: APC*

P8/22 Planning Application Received:

P8.1 SDNP/21/04092/OUT - Petersfield Golf Club, Tankerdale Lane, Liss, GU33 7QY: Use of land as lodge park for tourism use, including landscaping, access road, onsite roads, footpaths, recreational space and management office/reception

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

- Location outside the settlement policy boundary would contravene policy SD25 of the SDNP Local Plan
- Lodges are to be sold on the open market and could therefore be taken up as principle residence or second homes so would constitute a new housing development, as such the plans make no provision for affordable homes contravening policy SD28 of the SDNP Local Plan
- Site access via the A3 is not safe or adequate given the lack of slip-road and the increased

- requirements that a housing development, with traffic coming and going day and night, would require – it would be incredibly dangerous to try and join this section of A3 at night
- We fully support the Environmental Officers report that any development in what is open countryside would spoil the relative tranquillity and have an adverse negative ecological impact contravening policies SD7 and SD9 of the SDNP Local Plan

P8.2 SDNP/21/06236/HOUS - 126 Andlers Ash Road, Liss, GU33 7LS: Single storey extension to rear.

Following discussion the committee were in unanimous agreement that Liss Parish Council do not object to the planning application.

P8.3 SDNP/21/06236/HOUS - 13 Syers Road, Liss, GU33 7DH: Single storey rear infill extension.

Following discussion the committee were in unanimous agreement that Liss Parish Council object to the planning application due to concerns about the proximity of the extension to the boundary. If the Planning Office is minded to grant permission we request they satisfy themselves the extension would not lead to an unacceptable loss of light to the neighbouring property.

P8.4 SDNP/21/06273/HOUS - Carmillie Plantation Road, Hill Brow, Liss, GU33 7QB: Further to planning approval SDNP/21/05019/HOUS, Detached garage.

Following discussion the committee were in unanimous agreement that Liss Parish Council do not object to the planning application but request that any permission be conditioned to ensure the flint wall to the frontage is conserved as it enhances the local appearance and character. In addition we require the detached garage to be ancillary to the use and occupation of the residential dwelling house and no future residential use be permitted.

P8.5 SDNP/21/06224/HOUS - 30 Willow Road, Liss, GU33 7EE: Single storey extensions and installation of solar panels on roof following demolition of existing detached garage.

Following discussion the committee were in unanimous agreement that Liss Parish Council do not object to the planning application. If the planning authority is minded to grant permission, we request the planning authority ensure the proposed application complies with the SDNPA's Dark Skies policy set out in SD8.

P8.6 SDNP/21/06308/LDP - 9 Patricks Copse Road, Liss, GU33 7EN: Certificate of Lawful Development for Proposed Use or Development - Single storey rear extension to original dwelling house in accordance with class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Following discussion the committee were in unanimous agreement that Liss Parish Council have noted the application but the Planning Committee did question whether a full planning application may be required rather than a certificate of lawful development?

P8.7 SDNP/21/06437/HOUS - 16 Andlers Ash Road, Liss, GU33 7LL: Single storey rear extension.

Following discussion the committee were in unanimous agreement that Liss Parish Council do not object to the planning application.

P8.8 SDNP/21/06315/FUL - 1A Chase Road, Liss, GU33 7NA: Proposed new semi detached

dwelling with associated parking together with new off street parking to existing flat.

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

- Two dwellings would constitute an overdevelopment of the site given its location in an area of Liss which is characterised by reasonably low density housing .
- Access to parking off Chase Close would be on the turning head and there are highway safety concerns given it's proximity to Rake Road.
- Design of the houses is not sympathetic to the local vernacular and conflicts 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.

If the Planning Officer is minded to grant permission we request it be conditioned to ensure the laurel hedgerow and trees, that make up the frontage to Rake Road, are retained as they are critical to the character and appearance of the area.

P9/22 Planning Applications to note:

Ref. Number	Address	Description
SDNP/22/00197/BBPN	Land Opposite Highfield Farm, Hatch Lane, Liss, Hampshire	Notice under Regulation 5 - Installation of 1 9m wooden pole (7.2m above ground).

P10/22 Applications approved: The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/21/05326/PA3T	Rakeland's Nursing Home, London Road, Hill Brow, Liss, Hampshire, GU33 7PH	Prior Approval for Change of use of former care home (use class C2) to Children's Day Nursery (use class E) under class T of Part 3 of Schedule 2 of the General Permitted Development Order. (2015) As amended
SDNP/21/01913/HOUS	4 Nursery Field, Liss, GU33 7RF	First floor extension to form new bedroom and conversion of existing bedroom into study (PARKING PLAN RECEIVED 22.11.2021)
SDNP/21/05178/HOUS	8 The Ridings, Liss, GU33 7RP	Single storey rear extension to replace conservatory, front facade alterations to provide enlarge hallway and garage conversion, internal alterations.
SDNP/21/04310/HOUS	Pophole Farm, Walnut Cottage , Hill Brow Road, Liss, GU33 7LQ	Porch extension and single storey front extension.
SDNP/21/05973/HOUS	Ivy Dene , Hill Brow Road, Liss, GU33 7PS	Detached garage.

P11/22 Planning Applications Refused:

Ref. Number	Address	Description
SDNP/21/05660/HOUS	37 Rushfield Road, Liss, GU33 7LP	New front dormer window to previously approved loft conversion

P12/22 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Applications.
The Chair noted that the following TPO application had been referred to Liss Tree Warden.

Ref. Number	Address	Description
SDNP/22/00207/TPO	Tinkers Wood Plantation Road Hill Brow Liss GU33 7QB	No 1 Oak tree on right hand side of entrance - reduce crown height by approximately 3-4m, leaving a crown height of approx. 9m. Reduce crown width by approx 2-3m, leaving a crown width of approx 4-5m. No 2 Maple - carry out crown lift to approx 5.2m above highway and carry out crown maintenance, removing all major dead wood. No 3 Oak tree - carry out crown lift to approx 5.2m above highway and carry out crown maintenance, removing all major dead wood. To allow more light into property and driveway and to remove branches away from damage from vehicles.
SDNP/22/00205/TPO	The Hiding Place Hill Brow Road Liss GU33 7PX	Oak tree beside garage - reduce 3 lower branches by approximately 3-4m in length. Leaving branch lengths of approx. 2-3 metres. Oak tree to left of above Oak tree, beside garage - reduce 3 lower branches by approximately 3-4m in length. Leaving branch lengths of approx. 2-3 metres. To allow more light into garage and stop branches falling onto roof.

P13/22 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) approved.

The Chair noted that the following TPO applications had been approved:

Ref. Number	Address	Description
SDNP/21/05750/TPO	30 Pine Walk, Liss, GU33 7AT	Scots Pine (T1) - no action Scots Pine (T2) - Remove lowest limb at 6m high back to main stem. Limb at 9m high to reduce from 7m to 5m retaining good growth points in order to remove overhang from building. Limb at 11m high to reduce from 9m to 7 m in line with remaining crown. Scots Pine (T3) - Lowest limb at 6m to reduce from 7 to 5 metres to remove overhang from building. Scots Pine (T4) - no action
SDNP/21/05936/TPO	10 Highfield Gardens, Liss, GU33 7NQ	Ash (T1) - fell. This is a semi-mature Ash with moderate indication of Ash dieback (ADB) evident from some tip dieback and proliferation of epicormic growth on scaffold branches. The stem bifurcates at roughly 7 metres high, although the heavy Ivy growth prevents detailed inspection of this union. The tree leans heavily to the north east and directly over Hatch Lane. There is no sign of secondary fungal invasion and therefore total tree failure is unlikely, however the ADB is likely to lead to large limb failure and the target area of Hatch Lane is a well-used cut through with a consistent volume of traffic.

- P14/22 SDNPA Self-Build and Custom Housebuilding Register Consultation.** Chair noted a local connection test consultation is being run by SDNPA and directed members to their website for further information. [Consultation ends 8th March 2022]
- P15/22 DEFRA response to Glover Review of Protected Landscapes: [Government response to the Landscapes Review - Defra - Citizen Space](#).** Chair noted that the DEFRA Response to the Glover Review was favourable to National Parks and let committee members know that the government has asked public for their views on the response as implementation will require legislative change [Online Survey closes 9th April 2022]
- P16/22 Any Other Business:** None

There being no other business, the chair closed the meeting at 20.58

Next Meeting: Monday 14th March 2022

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Chair