

**LISS PARISH COUNCIL**  
**Minutes of the Planning Committee held on 11<sup>th</sup> April 2022**



**MEMBERS**

\*Cllr Baldwin   \*Cllr Budden ✕   \*Cllr Deacon   Cllr Hargreaves   \*Cllr Jerrard  
Cllr Linsley   \*Cllr Tordoff   \*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*

**P26/22   Apologies:** Chair noted that an apologies had been accepted from Cllr Linsley and Cllr Wilson.

**P27/22   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.

**P28/22   Approval of previous meeting minutes:**  
**Resolved:** A resolution to approve the minutes of the meeting held on 14<sup>th</sup> March 2022 as the correct record was proposed by Cllr Jerrard seconded by Cllr Baldwin and unanimously agreed.

**P29/22   Matters arising from minutes of the previous meeting:** Committee members asked for updates for the following items:

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

Cllr Budden noted that he was still awaiting a response to the letter sent to SDNPA Director of Planning, Tim Slaney on 14<sup>th</sup> March 2022 - copying SDNPA Chair of Planning Committee, EHDC Director for Regeneration & Place and Doug Jones, SDNPA Hampshire Parishes Appointee - demanding a site visit with the Landscape Officer to show them cumulative impact of all the changes to the original concept granted planning permission.

**P145.2/21. Illuminated shop signs in Liss.** Mrs Halstead again asked the Chair if there had been any update. Cllr Budden stated that he had yet to have a response from EHDC Planning Enforcement but pledged to chase them again.

**P30/22   Public deputations:** The chair noted that no deputations had been received from the public.

**P31/22   Planning Application Received:**

**P31.1 SDNP/21/06230/FUL - Whitegates View Cottage, Farnham Road, Liss, GU33 6JG: Formation of a new single storey extension to the rear of the cottage to form a new quiet room, office, WC, associated structural alterations and new gas fed heating system.**

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

**P31.2 SDNP/22/00329/HOUS - 64 Dennis Way, Liss, GU33 7HL: Left side extension, single storey with mono pitched roof supported by the existing left side wall and falling to the extent of the new works. This will provide a WC and Utility area, as well as access through the building between front and rear gardens. Removal of side gate access to rear garden.**

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

**P31.3 SDNP/22/00330/LDP - Lavender Cottage, 44 Andlers Ash Road, Liss, GU33 7LR: Lawful development certificate for proposed development - Outbuilding within rear garden for a purpose incidental to the enjoyment of the dwellinghouse. To include garden storage, sun room - gym and home office. Following demolition of existing double garage and brick garden store.**

Cllr Tordoff declared a non-pecuniary interest.

Following discussion the committee were in unanimous agreement that Liss Parish Council have reservations that this application meets the criteria for a Lawful Development Certificate. In addition we have serious concerns about the intended use of this extremely large outbuilding, if the Planning Officer is minded to grant permission we request it be conditioned so:

- i. the outbuilding is used solely for the stated purpose and remains ancillary to the use and occupation of the residential dwelling house;
- ii. no future residential use be permitted.

**P31.4 SDNP/22/00554/HOUS - 37 Rushfield Road, Liss, GU33 7LP: New front dormer window to previously approved loft conversion (revision of SDNP/21/05660/HOUS).**

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

**P31.5 SDNP/21/05706/HOUS - Harcourts, Hill Brow Road, Liss, GU33 7LH: Single storey side extension, door and window alterations, replacement roof (including roof lantern) on existing rear extension, swimming pool, detached annexe, detached pool house, pergola and terrace (AMENDED DESCRIPTION 28/01/2022 AND AMENDED PLANS RECEIVED 28/01/2022)**

Following discussion the committee were in unanimous agreement that Liss Parish Council objects to this planning application. The annexe could be considered a new dwellings being built outside the Settlement Policy Boundary in an area defined as countryside, contrary to Policy SD25 of the SDNP Local Plan and Policy Liss 1 of the Liss Neighbourhood Plan which seek to restrict residential development in the countryside. If the Planning Officer is minded to grant permission we request it be conditioned to ensure:

1. The use of the pool house and annexe be ancillary to the use and occupation of the residential dwelling house and that no future residential use be permitted
2. Current hedge screening is retained to limit the impact on the landscape.

In addition we would like the Planning Officer to ensure the proposed development does not increase the floor space of the existing dwelling by more than approximately 30%, in line with SDNPA Local Plan Policy SD31. We note the site has undergone extensive development since the 2002 baseline used for SD31.

**P31.6 SDNP/22/00872/HOUS - 47 Rushfield Road, Liss, GU33 7LP: Single storey side and rear "wrap around" extension following demolition of existing garage.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application. If the Planning Officer is minded to grant permission we request it be conditioned to ensure the development complies with the SDNPA's Dark Skies policy set out in SD8.

**P32/22 Applications approved:** The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/21/02541/FUL	Land East of The Grange, Farnham Road, Liss, Hampshire, GU33 6JE	Seven detached dwellings (use class C3) utilising the existing access to the Grange, with associated parking and landscaping (amended plans and further information received 13/08/21 and 4/10/21).
SDNP/21/04032/HOUS	Pond House, Warren Road, Liss, GU33 7DD	Detached outbuilding comprising garage and garden equipment store following demolition of existing outbuildings.
SDNP/21/06273/HOUS	Carmillie, Plantation Road, Hill	Detached garage (Further to planning approval

	Brow, Liss, GU33 7QB	SDNP/21/05019/HOUS).
SDNP/21/06082/HOUS	The Woolshers , Flexcombe Lane, Liss, GU33 6LH	Single storey rear kitchen/ dining room extension.
SDNP/21/06023/HOUS	126 Andlers Ash Road, Liss, Hampshire, GU33 7LS	Single storey extension to rear.
SDNP/21/04434/HOUS	31 Greenfields, Liss, GU33 7EH	Single storey front extension
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.
SDNP/21/06437/HOUS	16 Andlers Ash Road, Liss, GU33 7LL	Single storey rear extension.
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 (as amended by plan received 26/02/2022 and 28/02/2022).

**P33/22 Planning Applications Withdrawn:**

Ref. Number	Address	Description
SDNP/19/01483/HOUS	Old Berry Grove Farm , Farnham Road, Liss, GU33 6JZ	A 3 bay oak and cedar shingle gazebo style garage with storage above. An oak and cedar shingle Lynch gate.

**P34/22 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Applications.** The Chair noted that the following TPO's had been referred to Liss Tree Warden:

Ref. Number	Address	Description
SDNP/22/00332/TPO	Land at Garages, Temple Road, Liss	Oak T1 - Crown lift to 5m over the road and 2.4m over the pavement to raise canopy.
SDNP/22/01294/TPO	14 Bishearne Gardens, Liss, GU33 7SB	London Plane - Crown Reduction, existing height 30 metres existing spread 20 metres. After pruning height of 15 metres spread of 10 metres.

**P35/22 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Applications Approved:**

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.

**P36/22 Poor condition of old Post Sorting Office, 45 Station Road within Liss Conservation Area.**

Cllr Budden told the committee that he had asked EHDC Enforcement to look into the concerns about the condition of 45 Station Road. He noted that the officers who visited the property reported that as no action was required as there weren't structural issues.

Cllr Tordoff asked if anything more could be done to encourage the owner to proceed with the works granted permission in 2020. Cllr Budden agreed that although it is frustrating to have a building in such poor repair in the Liss Conservation Area there is no legislation in place that can induce property

owners to proceed with development.

Clerk note: Cllr Deacon investigated the matter after the meeting and reported that Section 215 of the Planning Acts gives the Planning Authorities the power to *require properties to be maintained and repaired. Another context in which s215 notices may be used successfully is in relation to listed buildings and their setting, and in the enhancement of conservation areas. The scope of works that can be required in s215 notices is wide and includes planting, clearance, tidying, enclosure, demolition, re-building, external repairs and repainting.*

**P37/22 Any Other Business.**

**P37.1 Whistlestop Planning Application.** Mrs Halstead enquired asked if there had been any updates on the planning application and the chair responded that there had not been.

There being no other business, the chair closed the meeting at 18.03

*Next Meeting: Monday 6<sup>th</sup> June 2022*

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Chair