

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 4th July 2022



MEMBERS

*Cllr Baldwin *Cllr Budden✕ *Cllr Deacon *Cllr Hargreaves *Cllr Jerrard
*Cllr Linsley *Cllr Tordoff Cllr Wilson *Mrs Halstead

*Present ✕Chair

The meeting was clerked by Ms Lizzy Keeling (Assistant Parish Clerk).

The meeting commenced at 19.03 hrs

P60/22 Apologies: Chair noted that an apology had been accepted from Cllr Wilson.

P61/22 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.

P62/22 Approval of previous meeting minutes: Committee members noted a few discrepancies and the Chair agreed to adjourn this item till the next meeting once the Clerk was back from Annual Leave.

P63/22 Matters arising from minutes of the previous meeting:

P63.1 P29/22, P145.2/21, P41/22 & P54/22. Illuminated shop signs in Liss. Mrs Halstead again asked the Chair if there had been any update. Cllr Budden advised there was no update since the last meeting.

P63.2 P37/22, P41/22 & P63.2. The Whistle Stop Pub Planning Application SDNP/20/04861/FUL - Detached dwelling and garage, following the partial demolition of pub outbuilding, including new access, reconfiguration of pub car park and associated landscaping). Cllr Budden advised that he had requested the recommendation for approval be heard by the EHDC full Planning Committee but this had yet to take place and no date had been set.

P64/22 Public deputations: No members of the public were present.

P65/22 Planning Application Received:

P65.1 SDNP/22/01577/HOUS: 37 Greenfields, Liss, GU33 7EJ - Retrospective application for fencing to the side providing security and balustrading to the upper footpath.

Following discussion the committee were in unanimous agreement that Liss Parish Council strongly objects to this application due to the proposed height of the fence which exceeds permitted heights. We request the Planning Office agree to a hedging planting scheme with applicant as opposed to fencing.

P65.2 SDNP/22/01306/HOUS: Boundaries, Warren Road, Liss, GU33 7BZ - Replacing old brick garden wall, alongside Warren Road, with close board wooden fence.

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application, we would however would like it noted there would be a preference for the use of brick piers used in the construction of the fence rather than wooden posts.

P65.3 SDNP/22/02146/HOUS: Minver Lodge, Primrose Lane, Liss, GU33 7PJ - Side and rear extension at ground and first floor level and a detached garage to front.

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

P65.4 SDNP/22/01501/HOUS: 5 Mill Road Terrace, Mill Road, Liss, GU33 7AX - Single storey rear extension, front porch, covered store and new offroad parking with dropped kerb following

demolition of existing single storey rear extension (additional information received 16/06/22).

Following discussion the committee were in unanimous agreement that Liss Parish Council maintain its objection to the planning application and wish to add to comments submitted on 10th May 2022 that:

1. Parking arrangements are inadequate with insufficient room to turn on site
2. Proximity to the properties boundary is too close

Comments submitted on 10th May 2022: Liss Parish Council objects to this planning application due to the proposed addition of parking at the front of the property given there is already off-road parking at the rear and therefore against Policy SD5 which requires a landscape led approach to parking arrangements. Access to proposed parking has not been adequately described so we are led to believe a double width entrance would lead to the removal of the attractive stone wall, which lends to the character of this area. In addition it has to be assumed there would be insufficient space for cars to turn on site, forcing the need to reverse on to Mill Road. Note: Liss Parish Council do not have any objections to the proposed extension

P65.5 SDNP/22/01558/HOUS: 93 Forest Road Liss Hampshire GU33 7BP - Single storey side extension.

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

P65.6 SDNP/22/01459/HOUS: Seton House, Hill Brow Road, Liss, GU33 7LE - Convert carport to 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 the garage be conditioned for use as storage or for the car and that it remain ancillary to the use and occupation of the residential dwelling house.

P65.7 SDNP/22/02468/FUL: Wenham Holt Nursing Home, London Road, Hill Brow, Liss, GU33 7PD - Internal and external alterations to Wenham Holt Nursing Home to include removal and replacement of windows, doors and walls.

Following discussion the committee were in unanimous agreement that Liss Parish Council has no objection to the principle of the extension but objects to the design on the basis of the materials used. Liss Parish Council would prefer the use of materials more appropriate to the character of the building which is a pair of Edwardian villas. 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.

P65.8 SDNP/22/02047/HOUS: 23 Western Road, Liss, GU33 7AG - Single storey rear extension.

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.

P66/22 Applications approved: The chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/22/00768/HOUS	Heatherbrae , St Patrick's Lane, Liss, GU33 7HF	New entrance hall to replace conservatory, patio doors, enlarge utility room, extend en-suite (all internal) and new detached carport with home office and log store to side. New render on all elevations (as amended by plan received 25/05/2022)

P67/22 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Applications. The Chair noted that the following TPO had been referred to Liss Tree Consultant:

Ref. Number	Address	Description
SDNP/22/01294/TPO	7 Shotterfield Terrace, Liss, GU33 7DY	Lime Green Conifer - Reduce crown
SDNP/22/02528/TCA	6 Dalley Way, Liss, GU33 7HD	Hawthorn - Remove
SDNP/22/02752/TPO	Redwoods, 3 East Hill Drive, Liss, GU33 7RR	Beech (T1) - Crown reduction
SDNP/22/02852/TPO	14 Bishearne Gardens, Liss, GU33 7SB	T1 London Plane - Specific crown reduction

P68/22 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Applications Approved:

Ref. Number	Address	Description
SDNP/22/01735/TPO	Lisswood Green, Plantation Road, Hill Brow, Liss, GU33 7QB	T4 Hornbeam – Existing height of approx. 16 metres existing spread approx. 16 metres. Crown reduction leaving a finished height of approx. 11m. and finished spread of approx. 8m. (for cutting points see photograph).

P69/22 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Applications Withdrawn:

Ref. Number	Address	Description
SDNP/22/01507/TCA	14 Bishearne gardens, Liss, GU33 7SB	London Plane - Crown Reduction

P70/22 SDNPA Land Availability Assessment (“LAA”) draft methodology – opportunity to comment

Chair requested that committee members send their comments to APC for collation and submission for closing date of Thursday 21st July 2022.

Cllr Deacon questioned what status the Neighbourhood Plan and Village Design Statement would hold in comparison with other sources and considerations to be looked at by SDNPA

The Chair noted there was pressure on National Parks to increase their development allocations, it was therefore likely the SDNPA would likely be calling for further development sites end 2022 / early 2023. The SDNPA has confirmed the larger settlements under consideration for development include: Liss, Liphook, Petersfield, Lewes, Petworth and Midhurst though the SDNPA hope to mitigate some of their required development against the Shoreham Cement Works Area Action Plan where they aim to provide 84-400 new homes. In addition he noted there is concern Liss would be required to provide further development sites because only one of the sites allocated in the Liss NDP had been developed to date leaving us vulnerable.

P71/22 Andlers Wood site visit: How should LPC respond to SDNPA about Cala development

The Chair informed the committee of the site visit he had undertaken with Cllr Tordoff and two members of the public, showing the committee a couple of pictures of the site they had taken. Members agreed that we need to send another letter to SDNPA (Tim Slaney, Ian Philips & Landscape Architect) & Cala requesting a site visit, reiterating all points of the last letter and bringing up the following additional items of concern:

1. On site drainage concerns as the pond dug to collect water has been dry since it was built despite a wet autumn and winter when it should have filled up.
2. Drainage swales not functioning as intended and residents report contractors regularly on site to clear them of slurry.
3. Dangerous footpath from Andlers Wood to Andlers Ash Road (see photo 1 on page 5). It slopes towards the main road and, as there is no adjoining footpath on that side of Andlers Ash Road, it goes straight into the road with no barrier. Residents have complained of seeing young children riding scooters down the footpath and narrowly travelling into the road which could end in a serious accident. In a one hour period on Andlers Ash Road Liss SpeedWatch volunteers captured twelve motorists travelling above the 30mph road speed, with one travelling above 46mph.

4. Landscaping (see photo 2 on page 5). Landscaping is poor compared to what had been promised with some areas seemingly being left to nettles and thistles. Three out of six of the boundary trees recently planted are now dead or dying. A site visit is required specifically
5. Wall by parking area off Francis Rose Way (1st right) is unacceptably high at least 10ft. Not only does it create a poor visual aspects there are concerns that it has been built to standards required given it is a retaining wall because land behind is higher and that no weep holes seem to be present so drainage will likely be an issue.
6. Plot 59-66 - block of flats have been built with dark grey/black cladding rather than the light grey cladding shown in Proposed Street Scene 4 submitted on 11th June 2019. We do not view this to be a non-material amendment and look to petitioning this to be

Action: Chair & APC

Chair noted the pedestrian link footpath, installed in fulfilment of Condition 14 of Planning Consent SDNP/19/00669/FUL linking Andlers Wood with the school, has steps not a slope making it inaccessible for those with physical mobility problems and incredibly difficult for parents with buggy's and small children. SDNPA have confirmed there is access issues with the site and are looking into how to rectify them.

P68/22 Any Other Business:

P68.1 SDNP/20/00010/REF - Ponticum Farther Common Lane Hill Brow Liss GU33 7QQ - replacement of a single dwellinghouse with a new-build single dwellinghouse, landscaping and associated works.

The Chair informed members that EHDC Planning Enforcement visited the site after complaints were raised that development was outside of that permitted but they reported that until the development is completed there is little they can enforce. Members agreed that if soil is being removed from outside of the red development lines this qualifies as a breach. A formal complaint should be lodged with EHDC Planning Enforcement referencing the need for them to ensure the planning condition for site levels is being met.

Action: Chair

P68.2 SDNP/20/05040/HOUS - Byways Farther Common Lane Hill Brow Liss GU33 7QH - Construct a new barn-style ancillary building to accommodate two new lockable garages a workshop, storage and a home office.

The Chair noted he is arranging an on site visit with a concerned member of the public to assess potential breaches in planning and would let committee members know when a date was set and invited along any who wanted to join.

P68.3 Old Post Sorting Office at 45 Station Road.

Cllr Deacon notified members that he had petitioned to Cllr Oppenheimer (County Councillor for Petersfield Hangers and Executive Member for Recreation, Heritage and Rural Affairs) about the poor state of the Old Post Sorting Office at 45 Station Road. Cllr Oppenheimer agreed make representations to EHDC Planning Enforcement to request they write to the homeowner and, potentially, use its powers under Section 215 of the Planning Acts if improvements are not made.

There being no other business, the chair closed the meeting at 20.05 hrs.

Next Meeting: Monday 8th August 2022

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Chair

Photograph 1. Dangerous footpath from Andlers Wood to Andlers Ash Road.



Photograph 2. Landscaping at Andlers Wood.

