

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 8th August 2022 at 7pm



MEMBERS

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

*Present ✕Chair
Clerk: Sarah Smith

P69/22 Apologies: Apologies were accepted from Cllr Baldwin.

P70/22 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.

- Cllrs Deacon, Linsley and Wilson noted a personal interest in application 02951 – The Newman Collard Playing Fields as Trustees of the Newman Collard Playing Fields Trust.
- Cllr Wilson noted a personal interest in application 06284 – Wylds Farm as both the applicant and the objector were known to him so would not take part in the discussion.

P71/22 Approval of previous meeting minutes:
It was resolved that the minutes of the Planning Committee of 4th July be accepted as an accurate record (proposed by Cllr Linsley and seconded by Cllr Jerrard with all in favour).

P72/22 Matters arising from minutes of the previous meeting:

P72.1 P29/22, P145.2/21, P41/22, P54/22 & P63.1. Illuminated shop signs in Liss.
Cllr Budden advised there was no update since the last meeting.

P72.2 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 the planning application had been approved. Members expressed their disappointment at the decision and that the Interim Head of Planning had reversed the position of the former Head of Planning, having taken the executive decision to approve the application rather than allowing it to be considered by the full Planning Committee.
Resolved: That LPC write a strong letter of objection from Cllr Budden as Chair of LPC Planning Committee to the Chair of EHDC setting out what had happened (proposed by Cllr Linsley and seconded by Cllr Hargreaves and with all in favour).

Action: Assistant Clerk

Members also discussed the issues arising from an inability to communicate effectively with planning officers at EHDC, in part arising from some officers still working at home with insufficient means of contact. It was felt that EHDC was not performing sufficiently well in its role as the delegated Planning Authority.

Resolved: That LPC write a letter from Cllr Budden as Chair of LPC Planning Committee to the Chair of EHDC stating its concerns (proposed by Cllr Linsley and seconded by Cllr Hargreaves and with all in favour).

Action: Assistant Clerk

P72.3 P62/22. Minutes of the Planning Committee of 6th June 2022.
Members noted that the discrepancies highlighted in the minutes of the June meeting need to be resolved with a view to the minutes being put for approval by the September meeting of the Planning Committee.

P72.4 P49/22 & P68.3. Old Sorting Office.
Cllr Budden advised that EHDC has now written to the property owner, but no response had yet been received.

- P72.5 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.**
Cllr Budden advised that a formal letter of complaint had been sent to EHDC Enforcement re the encroachment of building spoil outside of the red lined area on the development plan..
- P72.5 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.**
Cllr Budden advised that at the request of a neighbouring resident, Cllr Oppenheimer was now the lead EDHC councillor on this application.
- P73/22 Public deputations:** No members of the public were present.
- P74/22 Planning Application Received:**
- P74.1 SDNP/22/03276/HOUS: Bartons, 4 Forest Rise, Liss, GU33 7AU - Single storey extension to garage, first floor extension mover existing garage, two storey extension to rear following demolition of existing sun room.**

Following discussion the committee were in unanimous agreement that Liss Parish Council objects to this application unless the planning officer determines that there is no unacceptable loss of light to the neighbouring property.
- P74.2 SDNP/22/03226/FUL: Land at Warren Hill, Warren Road, Liss - New Field Gate**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application.
- P74.3 SDNP/22/03336/CND: Warren Cottage, Warren Road, Liss, GU33 7DD - Variation of condition 4 of SDNP/19/04703/HOUS to allow substitution of drawings No. P05 P06 for 236 A.01.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application as long as the use of the detached garage remains ancillary to the use and occupation of the residential dwelling house.
- P74.4 SDNP/22/03225/HOUS: Reeds, Reeds Lane, Liss GU33 7HU-The outbuildings renovation and replacement.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application provided that the outbuildings are conditioned to remain ancillary to the use and occupation of the residential dwelling house.
- P74.5 SDNP/22/03277/HOUS: 49 Rushfield Road, Liss, GU33 7LP - Single storey rear and side extension and demolition of existing pre-fabricated garage.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application provided that the Planning Officer is satisfied that there is adequate parking provision and turning within the property can be achieved and the use of skylights is conditioned in line with the South Downs National Park Dark Skies Policy. We also draw to the Planning Officer's attention a possible issue with a neighbour being able to access their fence for maintenance purposes.
- P74.6 SDNP/21/06284/FUL: Wylds Farm, Warren Road, Liss, GU33 7DF - Change of use of existing agriculture buildings, including minor alterations to elevations. To hold 30 events a year, along with the provision of car parking (Acoustic Survey and Transport Statement received 14/7/22).**

Following discussion the committee were in agreement that Liss Parish Council does not object to the application, however we do have concerns regarding traffic. If minded to grant permission, we request that the Case Officer applies the following conditions:
i) That a Traffic Management Plan is agreed with the Highways Authority for all events with over 100 attendees and appropriate signage is used.
ii) That any approval is subject to a 36-month trial by the owner and any subsequent owners of the venue.

- iii) That a maximum of 20 large events (100 + people) to be held annually.
- iv) Liss Parish Council must be notified 28 days prior to large events (100 + people) being held.
- v) A maximum of 150 attendees for any event held on site.
- vi) Time limit on events, this is to match licensing agreement. Any requests to vary conditions would require further planning permission.

P74.7 SDNP/22/03088/HOUS: Woodcott, Stodham Lane, Liss, GU31 5AG -Add first floor extension to existing dwelling to form chalet bungalow. Demolish two detached buildings and an attached conservatory.

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application subject to the outcome of a bat survey.

P74.8 SDNP/22/02951/FUL: The Pavilion, Newman Collard Playing Fields, Hill Brow Road, Liss, GU3 7LE - 8 replacement floodlights - 15m posts with 4 lights on each post.

Following discussion the committee were in unanimous agreement that Liss Parish Council, as Custodian Trustee of the Newman Collard Playing Fields, is supportive of the application providing that limits are maintained on the hours of use.

As regards underlying drains, Cllr Deacon would liaise with the Trust and Liss Athletic Football Club to ensure siting did not obstruct the drainage system.

P74.9 SDNP/22/02949/HOUS: Pruett's Hill, Pruett's Lane, Liss, GU33 7QT - Detached garage/ workshop.

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

P74.10 SDNP/22/02797/HOUS: Andlers House, Hill Brow Road, Liss, GU33 7LE - Conversion of carport to garage.

The Clerk advised that the deadline has passed for comment on this application and no extension could be secured.

P74.11 SDNP/22/02717/HOUS: Brackenhurst, Farther Common, Hil Brow Road, Liss, GU33 7QQ - Part two storey single extension, single storey side extension, conversion of integrated garage, relocation of conservatory to side, 1 dormer to front, alterations to 3 dormers, installation of roof lights and associated internal and external alterations, including rear patio. Detached carport to front, alteration to front driveway, and erection of replacement outbuilding to rear.

The Clerk advised that the deadline has passed for comment on this application and no extension could be secured. However, following discussion the committee wished to query why the proposed siting of the garage was so close to the road which would mean a greater distance from the house to the garage and also that the garage would be more visible from the road.

P74.12 SDNP/22/02614/FUL: The Woolshers, Flexcombe Lane, Liss, GU33 6LH - Change of use of ancillary building to provide one tourist unit including extension to relocate staircase.

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to this planning application provided that the outbuilding is conditioned to remain part of the property and cannot be sold separately.

P75/22 Business of the committee:

The Chair noted that this meeting would not look at applications approved or TPO applications; these would be taken at the next meeting.

P76/22 Andlers Wood update:

Cllr Tordoff provided the following update:

- i) That a further letter dated 11th July 2022 had been sent from Cllr Budden in his position as Chair of the Liss Parish Council Planning Committee to Tim Slaney of SDNPA, highlighting issues of concern following a site visit with concerned members of the public and Andlers Wood residents.

- ii) Cllr Tordoff had also contacted Damian Hind's office and caseworker Ann Lewin had advised that there were various issues which could be pursued further before seeking Damian's involvement, however she raised various issues with EHDC's nominated member of the SDNPA, Rob Mocatta.
- iii) Rob Mocatta had undertaken to pursue with SDNPA, including Heather Baker, chair of the planning committee and Richard Ferguson, planning officer.
- iv) It was felt that SDNPA were still primarily responsible as the planning authority, even under delegated arrangements with EHDC, a position maintained by Rob Mocatta.

There being no other business, the chair closed the meeting at 20.28 hrs.

Next Meeting: Monday 4th September 2022

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Chair