

**LISS PARISH COUNCIL**  
**Minutes of the Planning Committee held on 9<sup>th</sup> January 2023 at 8pm**



**MEMBERS**

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

\*Present   ✕Chair

This meeting was clerked by Lizzy Keeling, Assistant Parish Clerk.

Five members of the public were present.

**P01/23 Apologies:** Apologies were accepted from Mrs Halstead.

**P02/23 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.

**P03/23 Approval of previous meeting minutes:** Subject to a minor amendment it was resolved that the minutes of the Planning Committee of 12<sup>th</sup> December 2022 be accepted as an accurate record (proposed by Cllr Wilson and seconded by Cllr Hargreaves with all in favour).

**P04/23 Matters arising from minutes of the previous meeting:**

P04.1 **Illuminated shop signs.** Cllr Deacon reported that the barber shop's light has been turned off but the fairy lights are still being displayed.

P04.2 **Old Post Sorting Office.** Cllr Wilson requested an update is sought from EHDC Planning Enforcement on the notice they had served the owner. Chair agreed to chase this. **ACTION: Chair**

P04.3 **Ponticum.** The Chair advised that he had contacted the Environment Agency to report breaches who had advised him they would be sending an Officer to investigate.

P04.4 **Hilliers Field SANG drainage concerns.** Cllr Wilson requested the write to SDNPA Planning Enforcement and Hilliers to request a review of the drainage provisions. Chair asked this item be carried to over again as he had yet to action this. **ACTION: Chair**

**P05/23 Public deputations:** Chair adjourned the meeting to allow the members of the public to talk and answer any questions committee members had.

P05.1 Three members of the public were in attendance to discuss **agenda item 6: Discussion on Liss Neighbourhood Development Plan allocated site at Inwood Road** with site owners. The development site owner made a short presentation to the council about their proposals for the site. They revealed they were talking to partners but still in the initial stages and hope to submit a planning application in around 6-8 months.

Following refusal of the Planning Application SDNP/12/00095/FUL at appeal in 2012 site owner indicated they are committed to ensuring any proposal they submit will be:

- 100% shared-ownership homes overseen by a management company
- Properties will be made available to local people in the first instance
- built to a high design standard in line with the Village Design Statement and Liss Neighbourhood Development Plan
- ensure the view of neighbouring properties
- not at a density that would be an over-development of the site

Discussions centred on wooded boundary with TPO Trees between Newman Collard Playing Fields ("NCPF") and the site; drainage from the sites onto NCPF; road access to the site through Inwood Road;

cycle and footpaths; and housing requirements in Liss (principally 1-2 bedroom homes and bungalows). An agreement was made to do an on-site visit with members of Liss Parish Council, Newman Collard Playing Fields Trust and the developer to discuss these concerns further.

**ACTION: Assistant Parish Clerk**

Cllr Hargreaves noted that Liss Parish Council had made a boundary application to the Land Registry which sought to clarify the wooded boundary between Newman Collard Playing Fields ("NCPF") and the site. LPC and site owner agreed to share their respective Land Registry and Title Plans with each other which should highlight any boundary issues.

Cllr Wilson noted that the NCPF had commissioned a Flood Risk Assessment and Drainage Report for Newman Collard Playing Fields as it is impacted by both surface and ground water drainage issues. He requested that any plans for development ensured that they did not make the situation worse. Cllr Wilson agreed to share the Flood Risk Assessment and Drainage Report with the party. **ACTION: Cllr Wilson**

- P05.2 Two member of public was in attendance to discuss planning application **SDNP/22/03276/HOUS for Bartons, 4 Forest Rise**. One for and one against the proposals the chair asked them to speak in turn about the planning application.

Chair reconvened the meeting and advised the members of public that they were welcome to stay but would not be able to speak further.

#### **P06/23 Planning Application Received:**

- P06.1 **SDNP/22/03276/HOUS: Bartons, 4 Forest Rise, Liss, GU33 7AU - Single storey extension to garage, first floor extension over existing garage, two storey extension to rear following demolition of existing sun room. (amended plans received 15/12/22)**

Following discussion the committee were in agreement (6 For: 2 Against) that Liss Parish Council does not object to the planning application subject to the Planning Officer bearing in mind the objections raised by the neighbour. We request that the Planning Officer seek to determine that there isn't an unacceptable loss of light to the neighbouring property, in accordance with BRE Daylight and Sunlight Report (Site Layout Planning for Daylight and Sunlight: a guide to good practice).

If minded to grant permission we request that it be conditioned to ensure the materials used must be approved by the Planning Officer to ensure these are in keeping with the current street scene.

- P06.2 **SDNP/22/05468/MPO: Land adjacent to Mells House, Farnham Road Liss, GU33 6JQ - Deed of Variation of S106 Agreement on SDNP/19/05462/FUL to allow a change of the applicant's obligations in paragraph 3 of the schedule of the section 106 Agreement relating to the provision of on-site affordable housing being replaced with an offsite affordable housing contribution.**

Following discussion the committee were in unanimous agreement that Liss Parish Council strongly objects the planning application.

In theory Liss Parish Council supports the developer paying a fee to offset their liability to provide an affordable home but, given the very low amount offered by the developer, we strongly object to this application.

We understand that the properties being developed, on the land adjacent to Mells House, will be put on the market for around £1,000,000. Given that precedent has already been set to build an affordable home on the now vacant plot, there is a strong likelihood this land will be subject to a future planning application and developed making it a much more valuable asset to the developer. Liss Parish Council would like an independent residential property advisor to assess relative market value of the non-affordable home as well as the value of the building plot in that area – these two amounts can determine the amount that should be paid is likely to be substantially more than the £81,591 currently offered.

#### **P07/23 Planning Applications Approved.** The Chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/22/04499/HOUS	Harcourts , Hill Brow Road, Liss,	Pool enclosure

Ref. Number	Address	Description
	GU33 7LH	
SDNP/22/04816/HOUS	Dim Dim Cottage , 163 Forest Road, Liss, GU33 7BU	Two Storey Side extension following demolition of existing single storey side extension. Two storey rear extension and part single storey rear extension following demolition of existing single storey rear extension. New single storey non habitable garden store structure. Additional parking area created. Widening of existing vehicle entrance and dropped kerb. Pedestrian gate access moved.
SDNP/21/03128/HOUS	St Helens, Huntsbottom Lane, Liss, GU33 7EY	Replacement annexe following demolition of existing annexe. Boundary wall repairs.

**P08/23 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Applications Approved:** The Chair noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/22/04465/TPO	East Hill House, 9 East Hill Drive, Liss, GU33 7RR	Reduce approximately 26-30 mature conifers units in group to previous reduction points (approx. 6m in height). Current height of units is between 10-12m in height. Thus we are requesting a reduction of between 4m and 6m in height back to previous reduction points.

**P09/23 Hampshire Minerals and Waste Plan Partial Update.** Assistant Parish Clerk noted that despite concern that a proposed site for sand extraction at Goleigh Farm, located next to the Ham Barn roundabout, would be submitted but HCC had rejected the site deeming it unsuitable for allocation.

Cllr Hargreaves gave a short summary having read the proposed update noting that there were no items that would impact Liss so recommended that Liss Parish not comment. Members were in agreement.

**P10/23 Update on Andlers Wood development.** Committee members were shown a recent photograph taken of water ponding on footpath from Andlers Wood to school crossing (see Appendix 1). Cllr Linsley reported that when it was last raining he'd seen water running from land by Francis Rose Way onto the highway and was worried it could cause issues on the road as temperatures drop below freezing.

Committee members requested the chair contact SDNPA to secure a date for the site visit to show them the issues with Andlers Wood development and associated footpath and crossing. **ACTION: Chair**

#### **P11/23 Any other business**

P11.1 Cllr Deacon requested that a column be added to Planning Applications that had been approved or refused to show how Liss Parish Council had commented. Assistant Parish Clerk agreed to include this on the next Planning Committee agenda.

The chair closed the meeting at 20:50 hrs.

*Next Meeting: Monday 6<sup>th</sup> February 2023*

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Chair

**Appendix 1: Photograph of water ponding on footpath from Andlers Wood to school crossing**

