



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 3 June 2019.

MEMBERS

*Cllr Budden ✕ *Cllr Edwards *Cllr Hargreaves
*Cllr Jerrard *Cllr Linsley *Cllr Wilson

*Present.

✕ Chairman

The meeting was clerked by F Cook, Assistant Parish Clerk ("APC").

P71/19 Election of Chairman

Cllr Hargreaves proposed and Cllr Jerrard seconded the election of Cllr Budden as Chairman. Cllr Budden confirmed he was happy to act as Chairman and the vote was unanimous.

P72/19 Apologies: None.

P73/19 Co-Option of Non-Councillors to the Committee

Following discussion Cllr Hargreaves proposed and Cllr Linsley seconded the co-option of Sue Halstead to the committee. The vote in favour was unanimous.

P74/19 Declarations of interests:

74.1 Cllr Budden advised that as a trustee of the Coryton Almshouses he has a non-pecuniary interest in the planning application relating to Saddlers but that he would still vote on the application. Cllrs Linsley and Jerrard advised that they had similar non-pecuniary interests.

P75/19 Presentation by Cala Homes

- 75.1 Rob Hart (RH) and Viv Hill (VH) attended from Cala Homes and gave a presentation on the various changes that had been made since the last application had been submitted. VH confirmed that the application had recently been resubmitted to SDNPA.
- 75.2 VH informed the meeting that the housing mix was approximately 46% affordable housing and that of the affordable housing there were four one-bed apartments, four two-bed apartments and the remaining houses were approximately 50:50 two and three bed houses. Of the private housing approximately 55% is three-bed housing and the remainder is four-bed housing. There are no bungalows in the development.
- 75.3 There was some discussion as to the management of the open space with Cllrs stressing the need for the open space to be useable by everyone and not just the residents in perpetuity.
- 75.4 The Cllrs also expressed concerns over the drainage capacity and were informed that the new design of the swales etc meant that there was sufficient capacity and that the water board were happy with the new design although confirmation of this is not yet available on the SDNPA website.
- 75.5 Lighting would be by low level downlighting to respect the Dark Skies policy and there will be broadband fibre to all properties.
- 75.6 There was a brief update on the SANG with VH confirming that Natural England seem supportive of the scheme and that there would be a separate application in respect of the SANG.

P76/19 Approval of Minutes of Meeting on 1 May 2019

Resolved: The minutes of the meeting of 1 May 2019 be approved as a correct record. Proposed by Cllr Jerrard and seconded by Cllr Linsley and a unanimous vote.

P77/19 Matters Arising from Minutes of Meeting on 1 May 2019

77.1 There were no matters arising.

P78/19 Review of Terms of Reference

78.1 Following discussion of the amended Terms of Reference, it was proposed that the amended heads of terms be approved and sent to Full Council for adoption. The motion was proposed by Cllr Linsley and Seconded by Cllr Hargreaves and a unanimous vote.

P79/19 Planning Applications Received for Consultation

79.1 **19/001934/FUL – Saddlers, Farnham Road, GU33 6JU – Two detached dwellings, provision of open and covered car parking and cycle stores, alterations to existing access and new covered car parking and cycle store for Saddlers**

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that:-

- i) the materials used are in keeping with the neighbouring properties
- ii) that the use of matting is reconsidered as Liss Parish Council has concerns over the appearance and durability of such matting and would prefer the use of hard paving.

79.2 **19/01979/FUL – Highbrook Hall Estate, Hawkley Road, GU33 6JP – Steel portal framed building for use as equestrian barn**

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that:-

- i. the building is used solely for storage as an equestrian barn and is not used for any residential or horse/rider training purposes;
- ii. that the use of the building is ancillary to the use of Highbrook Hall Estate and shall not be separated from it
- iii. that there is no artificial lighting installed within the barn as the use of lighting with the large windows proposed in the barn would contravene the SDNPA Strategic Policy SD8 on Dark Skies. If artificial lighting is to be used/installed, then it should either be limited so that such lighting cannot be used after dusk or blinds be installed on the proposed windows.

79.3 **19/001085/FUL – Rose Cottage, Hill Brow Road, GU33 7LE – Removal of Chimneys**

Following discussion **IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT** to the planning application for the following reasons:

- i) the property is in a conservation area and the chimneys are an integral part of the property and the street scene. As the planning officer will be aware planning conditions have been placed on nearby new properties that they have similar chimneys so as to better complement the existing character of the area notwithstanding those chimneys were purely decorative.
- ii) the removal of the chimneys would detrimentally alter the character of the building and the area which is against:-
 - a. policies CP20, CP39 and CP30 of the Joint Core Strategy;
 - b. policies 4.2, 4.3, 5.1, 5.6, and 6.12 of the Liss Village Design Statement; and
 - c. policies Liss 4, Liss 9 and Liss 10 of the Liss Village Neighbourhood Development Plan.

79.4 **19/001483/HOUS – Old Berry Grove Farm, Farnham Road, GU33 6JZ – A 3 bay oak and cedar shingle gazebo style garage with storage above. An oak and cedar shingle Lynch gate**

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that:-

- i) the storage area above the gazebo style garage is used solely for storage and is not used for any residential purposes;
- ii) that the use of the storage area above the gazebo style garage is ancillary to the use of Old Berry Grove Farm and shall not be separated from it
- iii) that there is no artificial lighting installed within the storage area above the gazebo style

garage as the use of lighting with the windows proposed in the barn would contravene the SDNPA Strategic Policy SD8 on Dark Skies. If artificial lighting is to be used/installed, then it should either be limited so that such lighting cannot be used after dusk or blinds be installed on the proposed windows.

- 79.5 **19/02060/HOUS – Mendip Cottage, Flexcombe Lane, GU33 6LH – Change of use of attached barn into habitable accommodation, following demolition of existing lean-to, creation of new openings and internal alterations**
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that the occupation and use of the attached barn is ancillary to the Mendip Cottage and shall not become a separate dwelling in accordance with Policy Liss 11 of the Liss Village Neighbourhood Development Plan.
- 79.6 **19/02183/HOUS – Hollies, Plantation Road GU33 7QB – Two storey side extension following demolition of existing single storey garage / store and utility area**
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that the development does not diminish the amenity of or adversely impact on or overlook the adjoining property, Tresco.
- 79.7 **19/02167/LDE – Wylds Farm, Warren Road, GU33 7DF – Lawful Development Certificate for existing use of part of an agricultural barn as ancillary residential accommodation**
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application provided that the use of the agricultural barn for residential purposes remains ancillary to the use of Wylds Farm and does not become separated from it into a separate residential unit.

P80/19 SDNPA Applications Approved

It was noted that the following applications were approved:-

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/00821/HOUS	Acacia Lodge, 18 Shotterfield Terrace, GU33 7DY	Single storey side extension and pitched roof dormers to front and rear roof slope following demolition of existing conservatory
19/00951/FUL	Mells House, Farnham Road, GU33 6JQ	Subdivision of the existing dwelling house to provide two semi-detached dwellings
19/01065/FUL	Heatherbank, Malvern Road, GU33 7PY	Two storey side extension
19/01078/HOUS	3 Little Barn Place, Rake Road, GU33 7LB	Retention of tree house with modifications
19/00903/FUL	The White Eagle Lodge, Newlands, Brewells Lane, GU33 7HY	Demolition of subsequent rebuilding of a temple complex with all associated hard and soft landscaping
19/01152/HOUS	The Owl House, Limes Close, GU33 7DR	Part single / part two storey extension to side following demolition of part of garage

P81/19 SDNPA Applications Refused: It was noted that no applications had been refused.

P82/19 SDNPA Applications Appeals:

It was noted that the following application had been appealed:-

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>	<u>Decision</u>
18/00378/FUL	West Fork, Farnham Road, GU33 6LA	Retention of a barn for mixed use for agricultural storage and as a workshop in relation to the camping and caravanning business	Dismissed

P83/19 SDNPA Applications Withdrawn:

It was noted that the following applications had been withdrawn.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
18/04899/FUL	Snatch House, Farnham Road, GU33 6JZ	Demolition of the existing commercial building and construction of three dwellings together with associated parking, access and landscaping works.
19/01268/HOUS	16 Andlers Ash Road, GU33 7LL	Single storey side extension following demolition of lean to

P84/19 TPO Applications – Referred to the Tree Warden:

It was noted that the following TPO had been referred to the tree warden. It was also noted that advice had been received from LPC's tree surgeon, Mark Welby.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/02096/TPO	Garage Block East of 80–84 Newfield Road, Liss	Oak tree – crown lift to 3m, reduce canopy over hanging the garage by 3m reducing it back to 4.6m over the garage

Resolved: Liss Parish Council do not wish to object to these works.

P85/19 TPO Applications Approved:

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/00412/TPO	Greywalls House, London Road, Hill Brow, GU33 7QR	Portuguese Laurel (T1) – fell. Sweet chestnut (T2) – pollard to a finished height of 7m. Sweet chestnut (T3, T4, T5 and T6) – pollard to a finished height of 6m. Sweet chestnut (T7) – fell.

P86/19 TPO Made: None

P87/19 Liss Neighbourhood Development Plan Monitoring

87.1 It was noted that there was nothing more to be done on this until the SDNPA had appointed a new officer and the SDNPA Local Plan had been adopted. Once a new officer had been appointed and the SDNPA Local Plan adopted, a meeting could be arranged to discuss what SDNPA will be concentrating on in terms of monitoring so that LPC can then consider what areas it should be monitoring and can devise criteria to enable that monitoring to take place.

P88/19 Any Other Business

88.1 The Chairman informed the meeting that a new application had been made in respect of the Oaks which would be considered at the next planning meeting. It was noted that the APC had obtained an extension to the date for submitting comments. Following discussion **IT WAS RESOLVED** that, if possible, the next planning meeting should take place at the pavilion. The APC informed the meeting that as well as the documentation being available on-line, a hard copy of the submitted application had been received and was available to all councillors.

88.2 The Chairman informed the meeting that the on-going problems with the landscaping at Smiths Garage Site had in a way ended as the developer had gone into liquidation. The only further enforcement step available to EHDC is to take the residents to court which has been dismissed as both inappropriate and legally not cost effective. The Chairman informed the meeting that he had asked both the planning and legal departments at EHDC to review the handling of this matter and to produce a “lessons learned” document. The Chairman informed the meeting that there was also an on-going problem with the wall at the front of the development which is being subjected to vandalism. He informed the meeting that the residents are trying to cover the cost of repairing it as the developer has gone into liquidation and it is not insured by any of the residents.

88.3 The Chairman offered to run an evening planning course for the benefit of the two new members to the committee but also available to any other member of the committee if interested. Cllrs Edwards and Wilson both expressed interest in such a course and thanked the Chairman.

88.4 The Chairman informed the meeting that EHDC had decided to change its Planning Committee structure. The Chairman informed the meeting that there were a potential 32 members of the committee which made the committee unwieldy and also frequently made achieving a quorum difficult. The Chairman informed the meeting that the committee was being reduced to 12 members with 3 or 4 reserves all of whom would have to attend and pass both an internal and external exam on planning.

There being no other business, the Chairman then closed the meeting.

The meeting was closed at 9.45pm.

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Chairman

Next Meeting: 8 July 2019 at 7.30pm