



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 1 July 2019.

MEMBERS

*Cllr Budden ✕ *Cllr Edwards *Cllr Hargreaves
Cllr Jerrard *Cllr Linsley *Cllr Wilson *Mrs S Halstead

*Present.

✕ Chairman

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

P89/19 Apologies:

89.1 Apologies were received from Cllr Jerrard.

P90/19 Declarations of interests:

90.1 Both Cllr Wilson and Cllr Budden declared a non-pecuniary interest in the Cala Homes application but that as the interests were non-pecuniary both would be able to vote on the application should a vote be required.

P91/19 Approval of Minutes of Meeting on 3 June 2019

Resolved: The minutes of the meeting of 3 June 2019 be approved as a correct record. Proposed by Cllr Wilson and seconded by Cllr Hargreaves and agreed by a unanimous vote.

P92/19 Matters Arising from Minutes of Meeting on 3 June 2019

92.1 White Hart Cottage: The Chairman informed the meeting that White Cottage was under this agenda item as it was another application where there is a re-consultation but only the description has changed and that there has been no amendment to the application itself.

92.2 71b Station Road: The Chairman informed the meeting that the property was previously the church bookshop and that there are a number of matters connected with the development which amount to unauthorised development. He informed the meeting that enforcement action is being taken and that a Stop Notice had been served on the developer requiring that the building be reinstated – i.e. the two shop units under the building be returned to parking space and the removal of the Juliet balcony amongst other matters.

The Chairman noted that the application relating to 71a has been refused and reminded the meeting that there would be a right of appeal. He informed the meeting that the two main grounds for refusal were the risk of flooding and the proximity to the railway lines neither of which would appear to be easily resolved.

P93/19 Planning Applications Received for Consultation

93.1 As a number of members of the public were in attendance to make comments on the application relating to Andlers Ash Nursery, the Chairman proposed moving that application to the first item under this agenda heading.

19/00669/FUL – Land North East of Andlers Ash Nursery, Andlers Ash Lane, Liss – Construction of 77 residential units, creation of areas of public open green space and new public footpaths together with SUDS, the creation of two new vehicle and pedestrian access points together with internal circulation routes and parking

The Chairman informed the meeting of the usual procedure for dealing with public participation and suggested that following an introduction the meeting be adjourned to enable public participation with the public speaking first so that the developers could respond.

The Chairman made the following points which he considered were important:-

1. As both sites are in the Liss Village Neighbourhood Development Plan (“LVNDP”) which had been adopted by SDNPA, the principle of development generally on the sites is set in stone.
2. SANG – is going to be on Hilliers land on the opposite side of the River Rother from the Riverside Walk with access from the Riverside Walk.
3. while the wider landscape view is SDNPA policy, no individual house has the right to a view so the affect on the views enjoyed of individual property will not be considered.
4. He noted the concerns regarding drainage and that HCC has stated that it required additional information to be provided by the applicant and that if that information is not provided then it will oppose the application.
5. The Settlement Policy Boundary – the development as proposed does exceed the SPB and is an item which the committee may wish to discuss and the developer may wish to make comments on.

The meeting was adjourned at 7.40pm to enable public participation.

See the Appendix for minutes of the public participation.

The meeting was re-convened at 8.35pm.

The Chairman asked members of the committee for their comments.

Mrs S Halstead:-

1. noted the reduction to 77 units from 80 but that the LVNDP stated 76. However, the additional house is an affordable unit.
2. welcomed the removal of the flats with the garages underneath
3. expressed disappointment at the housing mix and in particular the lack of housing identified for elderly persons which was highlighted in the LVNDP
4. expressed disappointment at the design of the affordable housing as it will still be recognisable as affordable housing
5. noted the provision of the SANG and welcomed this
6. expressed concern to ensure that SDNPA and HCC were satisfied on the drainage issues as it is of concern to residents on Andlers Ash Road.
7. expressed concern at the tandem parking and parking in front of front doors which was not in accordance with the LVNDP and Village Design Statement.
8. welcomed the undergrounding of all the services
9. expressed concerned at the extension to the SPB to achieve the large open space within the development will set a precedent and so should be carefully justified if planning permission is granted
10. noted that the footpath was very strongly supported by the public as part of the LVNDP

Cllr Wilson informed the meeting that he:-

1. agreed that the extension to the SPB must be justified
2. thought the layout was attractive given the number of houses on the site
3. was surprised no-one had made any comments on-line as to the design of the houses as they do not follow the requirements of the VDS and expressed concern that some of the buildings may look “slab-like”.
4. was concerned at the possible flooding issue and suggested the planting of more trees within the development to help alleviate this risk.
5. has some sympathy with the residents of Cumbers regarding the footpath, hedging and trees
6. noted the comments about capacity of local services but that these issues would arise wherever there was development in Liss and so is not an issue relating to just this

proposed development location.

Cllr Hargreaves made the following comments:-

1. he agreed with the other members comments regarding drainage issues
2. he supported the proposed measures to deal with traffic such as the pinch points
3. the public wanted the footpath although it's alignment may not be ideal,
4. the open space and landscaping are welcome and the gain in his view justifies the alteration to the SPB but is concerned that this does not set a precedent and so the SDNPA must be satisfied that the extension of the SPB is justified by the gains on the open space area
5. the affordable housing still looks inferior
6. he considers that LPC should not object to the planning application but should comment on the outstanding issues: drainage, SPB extensions, design of the units, construction traffic etc

Cllr Linsley made the following comments:-

1. it is essential that no lorries park on Andlers Ash Road during the construction period
2. he agreed with comments regarding the requirement to justify the alterations to the SPB
3. the proposed layout is better than the previous one
4. it is absolutely essential that the affordable housing is indistinguishable from the private housing
5. he agreed that any concerns regarding the capacity of local services were not site specific
6. parking on the development will be an issue as the regulations for parking provision do not provide for enough parking spaces
7. the flooding and drainage issues concern him the most and he expressed concern that in three years' time there will be an issue with drainage capacity and the answer from SDNPA/EHDC will be "sorry there's nothing we can do about it now".

Cllr Wilson expressed an additional concern about the accessibility of the housing for wheelchair users and stated that both the affordable and private housing units should include some accessible units. Cllr Linsley agreed with this expressing the view that all the housing should be accessible.

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

- i) confirmation is received from Hampshire County Council that the proposed provision and on-going maintenance of the drainage system is acceptable and a condition that the development cannot be commenced until a robust legal agreement is in place to ensure the long term management and future maintenance of the drainage system.
- ii) the materials, design and variation in design of the affordable housing is improved so that the quality and appearance of the affordable housing units and the standard of design are similar to those used for the private housing units so that the affordable housing units are indistinguishable from the private housing units within the development.
- iii) as the proposed application is not in accordance with Policy Liss 1 of the Liss Village Neighbourhood Development Plan (LVNDP), the applicant must demonstrate to the satisfaction of the planning authority that the proposed development beyond the settlement policy boundary is necessary to achieve the open space and landscaping proposed and that the benefits of the landscaping and open space proposed outweigh the harm from exceeding the settlement policy boundary and that this reflects the particular circumstances of this application and should not be regarded as a precedent for development elsewhere adjoining the Liss Settlement Policy Boundary.
- iv) a construction plan is produced by the applicant which ensures that all construction traffic parking and unloading must take place on the site and no construction vehicles

- will be permitted to park on Andlers Ash Road or Hill Brow Road.
- v) a landscaping scheme must be submitted to the planning authority by the applicant and should be consulted on by relevant parties, including LPC.
- vi) charging points for electric vehicles be provided within the development.
- vii) there is a legal agreement to guarantee in perpetuity the retention and management of the open spaces and that the open spaces be dedicated for public use.
- viii) provision be made that all of the units of both affordable housing and private housing be accessible to wheelchair users
- ix) that further consideration be given to the provision of both affordable housing and private housing which is designed for occupation by elderly persons.

93.2 **19/02801/OHL – 18 Andlers Ash Road, GU33 7LL – Free standing wooden pole replacing existing pole**

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but should note that as the new development proposed on Andlers Ash Nursery includes the provision of utilities underground, perhaps the applicant in this application could consider undergrounding the utilities.

93.3 **19/02399/CND – Land At Warren Hill, Warren Lane, Liss - Variation of Conditions 1, 2 and 6 of EHDC 39006/005 to reflect the use of the land, to allow the grazing of six ponies or horses all year round and a change in manure heap removal**

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application

93.4 **19/02488/FUL – Land at Warren Hill, Warren Lane, Liss – Retention of field shelter, field store and pedestrian access gate**

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

- i) it is noted in the application that damage has already occurred to the SINC and therefore the field shelter and field store should either be removed so as to prevent damage to the remaining area of the SINC or should be moved so as to be in close proximity with the other structures at the other end of the site which has already been degraded and lost the SINC designation
- ii) given that it has been noted that damage has already occurred to the SINC, any planning permission granted in respect of the site should include an obligation to undertake active management of the SINC to ensure its protection and the protection of the site generally
- iii) if minded to grant planning permission LPC requests a condition that the site is not to be used for any commercial equestrian activity

The meeting noted the time was 9.30pm and unanimously agreed to extend the meeting for a further half an hour.

93.5 **19/02450/FUL – West Fork, Farnham Road, GU33 6LA – Change of use of land to a caravan site and provision of 16 mobile holiday lodges**

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

- i) to permit the development would have the effect of closing the gap between the settlements of Liss and Greatham.
- ii) the proposed development is a grossly overdevelopment of the site
- iii) the proposed development will have a detrimental impact on the SDNPA's Dark Skies policy in breach of SDNPA policy SD8
- iv) the development has a negative and detrimental impact on the landscape and the character of the landscape which is in breach of SDNPA policies SD4 and SD6 and policy Liss 4 of the Liss Village Neighbourhood Development Plan
- v) the site has inadequate drainage for the proposed development and the provision of a cesspit for an additional 16 mobile holiday lodges is insufficient especially as the site

currently drains into the River Rother. If minded to grant planning permission there should be a condition requiring that proper drainage into the public sewers be constructed for the benefit of the whole site.

- vi) the site has no proper drainage or waste provision.
- vii) if minded to grant planning permission LPC requests a condition that the use of the mobile holiday lodges be restricted to holiday accommodation and that the mobile holiday lodges must not be used as residential accommodation.
- viii) LPC would also like to express its concern that it was not consulted on this application as the application borders Liss Parish and will have a greater impact on the residents of West Liss than on the residents of Greatham.

93.6 **19/02500/FUL – Liss Mill House, Mill Road, GU33 7BD** – First floor extension to provide additional washroom facilities, internal alterations to provide four smaller offices, single story porch to rear elevation, PV installation to South and East facing roof slopes etc.

Following discussion **IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT** to the installation of PV panels for the following reasons:-

- i) the building is of historic interest and merit and to install PV panels would be detrimental to the character and historic importance of the building in breach of policy Liss 10 of the Liss Village Neighbourhood Development Plan.
- ii) the roof of the building is noticeable in the landscape and to permit PV panels on the roof would be detrimental to the character of the landscape and would have a detrimental impact on views in breach of SDNPA policies SD4 and SD6 and to policy Liss 4 of the Liss Village Neighbourhood Development Plan.

BUT DOES NOT OBJECT to the remainder of the application provided that the applicant provides a parking plan showing the provision of demonstrably achievable parking spaces

93.7 **18/06081/HOUS – Hangery, Hill Brow Road, GU33 7LH** – Two storey front, side and rear extensions, first floor balconies to rear, single storey front extension and detached two bay garage following demolition of existing garage and store

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

- i) the proposed development when added to the previous development already undertaken on the property does not exceed the 50% rule in Policy H16
- ii) the planning permission contains a condition that the new garage is not to be used as residential accommodation, is not to be used other than as a garage, is to be used ancillary to the main dwelling and will not be used as a separate residential dwelling.

93.8 **19/00590/HOUS – 45 Greenfield, GU33 7EJ** – Single storey extension to front, part conversion of garage to office space, first floor extension over garage to provide a further bedroom

Following discussion **IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT** to the proposed development as the application reduces the availability of parking on-site by removing the use of the garage as a garage by its conversion to office accommodation. At the same time the application seeks to increase the number of bedrooms at the property. If the application were permitted it would result in there being space on site for the parking of only one vehicle which is insufficient for a property of this size.

LPC also deplores the very poor quality of the plans provided which do not clearly identify the property, have no measurements or orientation marks on them and contain no proposals for parking within the site, LPC is surprised the application was validated.

P94/19 SDNPA Applications Approved

It was noted that the following applications were approved:-

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
SDNP/19/01279/HOUS	Pigeon Copse, Stodham Lane, GU33 7LJ	Two storey and first floor extensions and alterations to dwelling.
SDNP/19/01615/FUL	Rake Village Hall and	Equipped play area.

	Recreation Ground	
SDNP/19/01362/HOUS	1 Flexcombe Farm Cottages, Flexcombe Lane, GU33 6LH	Two storey side extension, built partly over existing ground floor and with dormer window to the rear elevation.
SDNP/19/01587/HOUS	25 St Marys Road, GU33 7AH	Single storey glass roofed veranda onto the rear of the property.
SDNP/19/00912/HOUS	43 Mint Road, GU33 7DQ	Single storey extension to rear and conversion of loft to form new first floor with rear dormers.

P95/19 SDNPA Applications Refused:

It was noted that the following application had been refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
SDNP/19/00334/FUL	71A Station Road, GU33 7AD	Retrospective change of use from retail A1 use to 1 bed residential flat.

P96/19 SDNPA Applications Appeals: It was noted that no applications had been appealed

P97/19 SDNPA Applications Withdrawn: It was noted that no applications had been withdrawn.

P98/19 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>
SDNP/19/02690/TPO	Greywalls Lodge, London Road, Hill Brow, GU33 7QP	T1 Lime – crown reduce by 4m and lateral spread by 2m. Large over extending bough overhanging neighbouring drive/bungalow to be reduced by 4m. Epicorm growth to be removed. Finished height 26m and finishing spread 10m.

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

P99/19 TPO Applications Approved:

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
SDNP/19/01874/TPO	5 Highfield Gardens, GU33 7NQ	Oak tree along right hand boundary – reduce two long branches overhanging roof by approx. 2 – 3 metres leaving a branch length of approx. 2 – 3 metres

P100/19 TPO Made: It was noted that no TPOs had been made.

P101/19 Liss Neighbourhood Development Plan Monitoring

101.1 It was noted that a new officer had been appointed.

P102/19 Any Other Business

102.1 Cllr Linsley informed the meeting that he had received a leaflet through his door regarding the application for The Oaks which would be discussed at the meeting on 8th July 2019. He informed the meeting that he would give it to the Assistant Clerk so it could be circulated to all committee members.

102.2 The Assistant Clerk informed the meeting that she had received correspondence from EHDC advising that The Temple Inn had been subject to a relevant disposal and so had been removed from the Assets of Community Value register.

102.3 The Assistant Clerk informed the meeting that she had received correspondence from Chichester District Council advising that the Tree Preservation Order relating to land adjacent to Longwood East, London Road, Hill Brow, West Sussex, had been confirmed on 21 May

2019.

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

The meeting was closed at 9.55pm.

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Chairman

Next Meeting: 8 July 2019 at 7.30pm

APPENDIX

Minutes of the Public Participation on Planning Application : 19/00669/FUL Land North East of Andlers Ash Nursery, Andlers Ash Lane, Liss

1. Mr Matt Kendall of Cumbers Farm expressed concern that not enough consideration had been given to climate change particularly as the site is a flood plain.
2. Mr Simon Kendall of Cumbers Studio raised the following issues:-
 - 2.1. concern at the timings as public comments would have to be submitted before the minutes of the meeting would be available
 - 2.2. the site extends the Settlement Policy Boundary
 - 2.3. the landscaping and screening shown is minimal and does not meet the criteria of the LVNDP
 - 2.4. there is no view through the site but only across it
 - 2.5. the LVNDP provides for a buffer zone and this should be honoured in the design of the development
 - 2.6. the large American oak on the boundary of Cumbers should not be part of the landscaping as it has a large crack in it and should be removed
3. Mr James Pringle of Cumbers Granary expressed concern at the following two issues:-
 - 3.1. firstly units 76 and 77 which are too close to Cumbers Granary and will impact on their privacy
 - 3.2. the proposed pathway along their rear boundary which will also have an impact on their privacy and the possibility of this becoming a place where teenagers loiter.
4. Mr Matt Kendall agreed with the need for a buffer around Cumbers and expressed concern at the location of the car park as his son has Downs Syndrome and respiratory issues.
5. Mr Simon Kendall:-
 - 5.1. expressed dismay at the location of the proposed footpath and
 - 5.2. agreed with the need of a buffer and suggested the boundary of the development be moved back to the line of the silver birch trees.
6. Mrs Angela Kendall expressed concern at the location of the proposed footpath stating that:-
 - 6.1. there was a pavement along Andlers Ash Road and Hill Brow Road that were currently being used by residents of Andlers Ash Road
 - 6.2. Hilliers would still be operating on the adjoining land and so there was a health and safety issue for users of the proposed path
 - 6.3. the last storm resulted in four trees across where the proposed path would be which were not removed for about three weeks.
7. Mr James Pringle raised the issue of capacity at both the doctors and schools and the Chairman informed him that both of these concerns were addressed when the LVNDP was being drafted. Cllr Hargreaves confirmed this and advised that both the doctors and schools were asked about capacity and both stated that they could cope with the additional numbers arising from the development.
8. Mr James Pringle also stated that in his opinion the additional crossing on Hill Brow Road would lead to the requirement for an additional lollipop lady as an additional expense to the school and would result in added congestion on Hill Brow Road.
9. Mr Simon Kendall expressed concern at the possible additional footfall of workmen in the

village and the problems of construction vehicles and workers vehicles parking on village roads. The Chairman advised Mr Kendall that this matter would probably be dealt with in a construction plan but that it would be very difficult to police it.

Mr Robert Hall of Cala Homes suggested that concerned residents should look at the Cala Homes construction in Stroud near the Seven Stars Pub and confirmed that all construction traffic would be onsite as it was in Cala Homes' interest to keep the villagers happy. He informed the meeting that any contractors who do not comply with Cala's requirements are not used. He suggested that if villagers wanted to view a comparable site, the development at Grayshott opposite was comparable.

10. Mr Viv Hill of Cala Homes made the following comments:-

- 10.1. the SANG application had been submitted today and was expected to be validated in the next few days
- 10.2. he had a technical note from the drainage advisers and that all the requested information had now been provided to HCC for consideration
- 10.3. the development, at the direction of the SDNPA was a landscape lead development and so the landscape had to be looked at as a whole. The slight alteration to the SPB resulted in a much large open space area within the development.
- 10.4. with regard to the LVNDP, Cala respects it and its contents and policies but noted that SDNPA were taking a slightly different, landscape lead, approach.
- 10.5. the footpath to Hill Brow Road is an aspiration from the LVNDP and as the remaining land will continue to be a working nursery along the boundary is the only place that it can go but that it will be fence along to protect the footpath users from Hilliers operations.
- 10.6. all construction traffic and parking will be on site.
- 10.7. the American oak is a fantastic specimen but is not being relied on as part of the landscaping scheme and so Cala will assist, if possible, with its removal and replacement with new tree planting.
- 10.8. Units 76 and 77 have been moved back so that they are further away from the Granary than in the early design.
- 10.9. the boundary features had not been set in stone and so it may be possible to provide a harder boundary feature to try to alleviate the possible respiratory issues for Mr M Kendall's son.
- 10.10. the silver birch trees are part of Hilliers stock and are in containers and so could be removed / moved at any time by Hilliers.
- 10.11. there will be a construction management plan regarding construction traffic and vehicles.
- 10.12. whether there is a view through the site, depends on your definition of a view and whilst there is no view perpendicular to Andlers Ash Road through the site, there are views along the diagonal both from and towards Andlers Ash Road.
- 10.13. following HCC's request for further information a road safety audit was carried out on Andlers Ash Road and Hill Brow Road and all the requested further information has now been provided to HCC. HCC made comments on the proposals and the proposals have been amended to reflect HCC's comments including the three pinch points forming informal pedestrian crossings, the widening of the two access points and the removal of white lining to help with traffic calming.
- 10.14. that following HCC's request for further information on drainage and flooding, all the further information requested has now been supplied to HCC and that he is not anticipating any issues remaining outstanding.

11. Mr S Kendall made the following final comments:-

- 11.1. that the SDNPA seems to be actively encouraging changes to the SPB and so cannot be relied upon to protect the landscape
- 11.2. the SDNPA should require compliance with the LVNDP rather than being complicit in and encouraging alterations to the LVNDP.