



## LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 2 September 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”).

### **P131/19 Apologies:**

131.1 Apologies were received from Cllrs Edwards and Hargreaves.

131.2 It was noted that the meeting was not quorate and that the comments of the committee regarding each application would have to be ratified at the next full Council meeting.

### **P132/19 Declarations of interests:**

132.1 The Chairman reminded the members to declare any pecuniary interests at the appropriate time.

### **P133/19 Approval of Minutes of Meeting on 5 August 2019**

**Resolved:** The minutes of the meeting of 5 August 2019 be approved as a correct record. Proposed by Cllr Wilson and seconded by Cllr Budden and agreed by a unanimous vote.

### **P134/19 Matters Arising from Minutes of Meeting on 5 August 2019**

134.1 The Chairman updated the meeting on the EHDC Call Out for large development sites and informed the meeting that the following sites had been put forward:-

134.1.1 Whitehill and Bordon – through developer seeking to increase the density on existing development sites.

134.1.2 Northbrook Park, Binstead – was also in the previous list.

134.1.3 Near Chawton, Alton – currently an open field which could accommodate around 600 houses, a shop and new primary school with a possibility of having both bus routes 64 and 38 going through the development.

134.1.4 Far end of Alton – site for approximately 800 houses and employment land which is partly outside the settlement policy boundary and outside the bypass.

134.1.5 Land SE of Liphook – this site is partially within the SDNP.

134.1.6 Four Marks – this site is also outside the settlement policy boundary

134.1.7 Medstead – Lymington Bottom Road which would include an industrial estate providing around 700 new jobs and a travellers’ site.

The Chairman informed the meeting that the sites amount to approximately 4500 houses when only 3200 are required so some sites will miss out.

134.2 Councillor Wilson asked whether any action had been taken regarding the difficulty with achieving a quorum. The Chairman confirmed that the matter would be raised at the next Council meeting and it was noted that there were four applicants for the three vacant councillor positions.

### **P135/19 Pre-Application Presentation on Snatch House, Farnham Road, Liss**

The Chairman noted that Martha Cavell was in attendance and following a brief discussion, she was invited to make a short presentation to the meeting. Ms Cavell produced a general layout plan and a front elevations plan to the meeting and informed the meeting that neither was intended to show the final details of the materials but were intended to indicate the general proposed layout and size of the buildings to be constructed. It was noted that the car parking area to the left of the site would be at

road level and that the part of the site where the houses would be built may be reduced to road level once surveys and costs have been considered. The Committee welcomed the changes from the previous proposed designs, including the reduction in site density and the keeping of the existing access for vehicles. The Committee expressed concern at the stark contemporary design of the rooflines and suggested a softening of the rooflines to reflect the design of nearby houses. The Committee members noted that the site is within a very important conservation area which is an important gateway into the village and the visual amenity of the area should be preserved. The Committee considered the visual impact of the south side-elevation and were concerned to ensure that the visual amenity of the area is not adversely affected. The Committee members welcomed the proposed parking layout and design of the “car barn” including it being at road level and also the use of materials in-keeping with the adjoining barn and farm buildings. The Committee members expressed some concern at the proposed materials for the dwellings but welcomed the use of a variety of materials. The Committee suggested that consideration be given to hanging tiles and other materials and designs to break up the walls and horizontal lines and to reflect the architectural styles of the neighbouring properties. Ms Cavell confirmed that a planning application would be made in due course and confirmed that plans and drawings would be sent to LPC for comments.

### **P136/1 Planning Applications Received for Consultation**

- 136.1 **19/03284/HOUS – Little Oaks, Rake Road** – Two storey front extension, extension at first floor to rear, alterations to front dormers and removal of existing bay window. Creation of a natural pond in rear amenity area with associated summer house  
Following further discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 136.2 **19/03661/HOUS – 84 Newfield Road** – Removal of pitched roof to rear and replace with new flat roof, two storey extension to side incorporating integral garage with dormers to front and rear and increase roof pitch on front elevation  
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application PROVIDED THAT:-  
  1. the planning officer determines that there is no unacceptable loss of light to the neighbouring property
  2. there will be adequate on-site parking following completion of the proposed development.
- 136.3 **19/03573/HOUS – Karlyn, Mill Road** – Part single storey and part two storey rear extension with internal alterations  
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.
- 136.4 **19/03795/CND – Pigeon Copse, Stodham Lane** – Variation of condition 6 of SDNP/19/01279/HOUS to allow substitution of proposed elevation of floor plans with amended plans showing improved headroom to bathrooms  
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the proposed development.
- 136.5 **19/03855/FUL – Rother Barn, Farnham Road** – Change of use of land for storage purposes (B8 Use Class) together with lorry parking and associated welfare facilities. Repositioning of existing entrance gates  
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application PROVIDED THAT:-  
  1. the hedge/tree screening of the site from the road remains and is maintained
  2. none of the buildings on the site is used for residential purposes and any new buildings constructed on the site are also not to be used for residential purposes; and
  3. that preventative measures will be constructed to ensure that any fuel spillage on the site will not drain into or impact on the river to the rear of the site or onto Farnham Road at the front of the site

**P137/19 SDNPA Applications Approved:** It was noted that the following applications had been approved.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/01800/HOUS	1 Hansus Cottages, Langley Farm Road, GU33 7JW	Single storey extension
19/02167/LDE	Wylds Farm, Warren Road, GU33 7DF	Lawful Development Certificate existing – use of part of an agricultural barn as ancillary residential accommodation and incidental use of artist studio and workshop to the main dwellinghouse.
19/02399/CND	Land at Warren Hill, Warren Road, Liss	Variation of conditions 1, 2, 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.
19/01979/FUL	Highbrook Hall Estate, Hawkley Road, GU33 6JP	Steel portal framed building for use as equestrian haybarn.
19/02540/HOUS	Pophole Farm Cottage, Hill Brow Road, GU33 7LQ	Single storey rear extension to form boot room.
19/03125/OHL	Pigeon Copse, Stodham Lane, GU33 7LJ	Free-standing wooden pole (between 9 – 12m) with underground cable.
19/01599/FUL	Summerdale Farm, Hatch Lane, GU33 7NJ	Retention and continued use of converted garden store as granny annexe.
19/02770/HOUS	16 Andlers Ash Road, GU33 7LL	Single storey rear extension.
19/02777/HOUS	16 Patricks Copse Road, GU33 7DL	Single storey extension to rear and side following demolition of part of kitchen/dining room (as amended by plan received 22.07.2019).
19/02926/CND	Land northeast of Edgewood Court, Hill Brow Road	Variation of condition 2 of SDNP/17/02527/FUL

**P138/19 SDNPA Applications Refused:** It was noted that the following application had been refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/02450/FUL	West Fork, Farnham Road, GU33 6LA	Change of use of land to a caravan site and provision of 14 mobile holiday lodges

**P139/19 SDNPA Applications Appeals:** It was noted that the following applications had been appealed.

<u>Ref. Number</u>	<u>Comment By</u>	<u>Address</u>	<u>Description</u>
18/03705/FUL	20.09.19	Bryn Gardens, Rake Road, GU33 7HB	Single storey detached dwelling and associated landscaping works following demolition of existing (B1a) office and adjoining buildings)
19/00107/HOUS	02.09.19	Crouch Readons, Rake Road, GU33 7HE	Proposed part single storey / part two storey rear extension and rear dormer

**P140/19 SDNPA Applications Withdrawn:** None

**P141/19 TPO Applications – Referred to the Tree Warden:**

141.1 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>
19/03543/TPO	107 Station Road, GU33 7AQ	Oak – crown reduction to diameter or 10m, 2m from house. Crown height reduced by 2m. Crown thinning by 20%. Crown lifting 6m from ground level.

**Resolved:** Liss Parish Council would follow the advice of Mark Welby and not object to the application

141.2 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>
19/04108/TPO	Apple Acre, Plantation Road, GU33 7QB	Eucalyptus – remove major dead wood, re-pollard as before crown lift to height of 8m as branches now effecting phone cables. Removal of branches very near to house to eliminate possible damage.

**Resolved:** Liss Parish Council would follow the advice of Mark Welby and not object to the application

**P142/19 TPO Applications Approved:** It was noted that the following application had been approved.

<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.
19/03046/TCA	Burgates Farm House, Farnham Road, GU33 6JZ	T1 Holly – fell
19/02690/TPO	Greywalls Lodge, London Road, GU33 7QF	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

**P143/19 TPO Made:** It was noted that the following TPO had been made.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
SDNP/25177/TP1	Forest House, Warren Road, Liss, GU33 7DD	Provisional Tree Preservation Order covering all trees on property.

**P144/19 Liss Neighbourhood Development Plan Monitoring**

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

**P145/19 Any Other Business**

145.1 The Clerk informed the meeting of two additional decisions made regarding tree preservation applications as follows:-

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/02456/TPO	Public Open Space West and North of 8 and 9 Kiln Field, Liss	Oak (T2) – fell, Oak (T4) – fell, Oak (T5 – Prune).
19/03478/TCA	The Croft, Limes Close, Liss	T1 – Weeping Willow – fell

145.2 The Clerk confirmed that she would circulate the Summer 2019 issue of South Downs Planning and then members could then request their own copy.

145.3 Mrs Halstead asked when the Cala Homes application will be on the agenda at the SDNPA. The Clerk advising that the agenda was not issued until five days prior to the meeting and so at present it was not known whether it would be on the September or October agenda. Mrs Halstead informed the meeting that the Highways Authority has now submitted its comments which include a requirement for approximately £93,000 of highways works which include the “Provision of a local bus shelter to promote the use of sustainable travel on Hill Brow Road” but she could not determine where this was intended to be constructed nor that Liss Parish Council wanted a bus shelter constructed.

145.4 Mrs Halstead asked whether there was any update on the apparently confused decision on Warren Road and the Chairman confirmed he would chase this up.

145.5 Mrs Halstead noted the decision on the West Fork application and suggested that all members of the committee should read the officer's decision report as it contains very useful planning information.

145.6 Mrs Halstead asked whether there was any update on the Puddleducks appeal and it was noted

that this was dealt with by written representations only. It was noted that no decision notice had been received yet.

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

The meeting was closed at 8.40pm.

.....  
Chairman

**Next Meeting: 30 September 2019 at 7.30pm**