



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 30 September 2019.

MEMBERS

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

*Present.

✂ Chairman

Three members of the public were in attendance.

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

P146/19 Apologies:

146.1 Apologies were received from Cllr Jerrard, Wilson and Hargreaves.

146.2 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.

P147/19 Declarations of interests:

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

P148/19 Approval of Minutes of Meeting on 2 September 2019

Resolved: The minutes of the meeting of 2 September 2019 be approved as a correct record. Proposed by Cllr Linsley and seconded by Cllr Budden and agreed by a unanimous vote.

P149/19 Matters Arising from Minutes of Meeting on 2 September 2019

149.1 The Chairman informed the meeting that the Cala Homes application had come before the SDNPA and had been approved with conditions.

P150/1 Planning Applications Received for Consultation

150.1 **19/04397/FUL – Seton, Hill Brow Road, – Two dwellings with associated landscaping following demolition of existing house**

The Chairman noted that members of the public were in attendance and wished to speak on the application relating to Seton.

The Meeting was adjourned at 7.38pm to enable public participation.

Notes of the public participation are set out in the Appendix.

The Meeting was re-convened at 7.48pm.

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

1. the proposed development is an overdevelopment of the site
2. the proposed development of two two-storey dwellings is contrary to the provisions of the Liss Village Design Statement (“VDS”), the Liss Village Neighbourhood Development Plan (“LVNDP”) and SDNPA Local Plan (“SDNPALP”):-
 - a. Policy 2.6 of the VDS requires that any development should not make the settlement more prominent in the landscape.
 - b. Policy 5 of the VDS requires that “Any development on the edge of settlements should be built of such materials and be of a density, bulk and design that do not detract from the rural setting.

- c. Policy 5.7 of the VDS requires that “Development...on the edge of the settlement should be low rise so it does not impinge on the wider landscape”.
 - d. Policy Liss 4 of LVNDP provides that “Development must reflect the principles of the Liss Landscape Character Assessment and the Village Design Statement” and continues, “Development that increases the prominence of the settlement within the landscape will not be permitted”.
 - e. Policy SD4 of the SDNPALP provides that “Development proposals will only be permitted where they conserve and enhance landscape character”
3. The development is out of keeping with its surroundings. The properties to the rear and front of the proposed development are single storey properties.
 4. LPC is concerned that problems may be caused by additional vehicles exiting the proposed development onto Hill Brow Road at a point which is very close to the junction with Andlers Ash Road and is also opposite the entrance to the busy doctors’ surgery.
 5. LPC is concerned that the needs of the village will not be met by the proposed development. LPC is of the view that the village is in need of more single-storey dwellings rather than two-storey dwellings and therefore would prefer to see a development of two single-storey dwellings rather than two two-storey dwellings. Not only would this help meet local need but would also be in keeping with the village aesthetic and reflect the local character of the village.
 6. If minded to grant permission for the proposed development, LPC asks the planning officer:-
 - a. to ensure that careful consideration is given to boundary features including fencing and hedging and ensuring there is an obligation to maintain them
 - b. so as to prevent the rear of the two dwellings from overlooking properties to the rear, consideration be given to requiring the rear property being re-orientated by rotating the dwelling on plot 2 by 90° clockwise.

150.2 **19/04298/HOUS – 6 The Green, Liss** – Two storey side extension, single storey front extension following demolition of existing single storey side extension with new access and parking

Following further discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but to request that due to proximity to junction with Station Road which is a very busy road, the planning officer check and assess that the proposed parking is achievable with on-site turning to ensure that vehicles will not be reversing onto Station Road.

150.3 **19/03723/HOUS – 4 Freya Mews, Longmead, Liss** – Retention of balcony following removal of Juliet balcony

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

150.4 **19/04219/FUL – 129 Forest Road, Liss** – Retention of sub-division of the planning unit to create two dwellings

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but does have concerns about parking and the planning officer should satisfy themselves as to the achievability of the proposed parking provision on site.

150.5 **19/04329/FUL – Forest Brow Residential Home** – Two storey stand-alone care home unit associated with an existing 32 bed care home to provide a net increase of 25 bedrooms, with related servicing, parking and landscaping following demolition of an existing outbuilding

Following discussion **IT WAS RESOLVED THAT LPC SHOULD OBJECT** to the proposed development for the following reasons:-

1. the proposed development is an overdevelopment of the site
2. the access and parking provision is not suitable for the proposed development and, in particular, LPC is concerned with the accessibility for delivery lorries as the plans

indicate that there is insufficient space for delivery vehicles to turn around on site and so they would either have to reverse into the property from Forest Road or out of the property onto Forest Road, which is a very busy road and the main road from Liss Forest into Liss.

3. the plans indicate the removal of a large number of established trees particular along the boundary with Forest Road which will make the proposed development more visible in the landscape.

150.6 **19/04195/HOUS – 7 Nursery Field, Liss** – Replacement roof to rear conservatory
Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application.

150.7 **19/03282/FUL – 50 Station Road, Liss** – The change of use of the ground floor from Dry Cleaners (Use Class A1) to Dental Surgery (Use Class D1) in conjunction with existing dental surgery, alterations to the external elevations and associated works (as amended by plan and details received 16.09.2019)

Following discussion **IT WAS RESOLVED THAT LPC SHOULD OBJECT** to the planning application and should repeat its previous objections whilst noting that the adjoining properties changed their shop fronts and doors prior to the village centre becoming a Conservation Area and as the property is now within a Conservation Area the original shop front should be conserved as it is an important element in the street scene. LPC also noted that EHDC's own Shopfront and Signs Design Guide clearly states, "In Conservation Areas it is the policy of the Council to seek to preserve and enhance the character and appearance of the streetscape."

150.8 **19/04422/FUL – The Grange, Farnham Road** – Works to improve the existing access road from Farnham Road to The Grange Nursing Home

Following discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** to the planning application but that it regrets the loss of trees that have already been removed and requests that the planning officer include a condition that a landscaping scheme be submitted and approved requiring the reinstatement of the landscaping and replacement of the trees which have been removed so as to reinstate the soft wooded street scene at the entrance to the village that previously existed.

150.9 **19/04344/HOUS – 8 Chase Road, Liss** – Single storey rear extension

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

150.10 **19/04174/HOUS – 18 Riverside Close, Liss** – Ground floor and lower ground floor extension to rear and addition to first floor accommodation

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

1. there is no risk of flooding to the property; and
2. there is no adverse impact on neighbouring properties.

P151/19 SDNPA Applications Approved: It was noted that the following applications had been approved.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/03576/OHL	High Firs Cottage, Hatch Lane, GU33 7NJ	Overhead cable and pole replacement (north of High Firs to north of Ciddy Hall).
19/02541/CND	Golf Driving Range, Brows Farm, Farnham Road, Liss, GU33 6JG	Variation of Condition No. 2 (Plans List) of planning consent SDNP/16/06320/FUL – with revised Block Plan and Site Section. The plans show works already carried out comprising the construction of an access track and the creation of a sand bunker within the consented golf course area.

		The Block Plan shows no fixed hole or tee positions to allow flexibility in their future positioning outside the defined exclusion zones during course maintenance and repair.
19/02409/HOUS	Hollywood, 67 Forest Road, Liss, GU33 7BL	Two storey side/rear extension following demolition of single storey addition.
19/02488/FUL	Land at Warren Hill, Warren Road, Liss	Retention of field shelter, field store and pedestrian access gate
19/03343/LDP	Wyndham, Plantation Road, Hill Brow, Liss, GU33 7QB	Lawful development certificate proposed – two outbuildings for ancillary residential use
19/03350/LDP	Wyndham, Plantation Road, Hill Brow, Liss, GU33 7QB	Lawful development certificate proposed – a single storey rear extension built off the original rear wall and for two porches off existing external doors to the front and side of the existing dwelling house.
19/03535/HOUS	Heatherlands, Warren Road, Liss, GU33 7DD	Orangery to rear (size 6500 x 5000)

P152/19 SDNPA Applications Refused: It was noted that the following application had been refused.

<u>Ref. Number</u>	<u>Address</u>	<u>Description</u>
19/02897/FUL	West Fork, Farnham Road, GU33 6LA	Change of use to caravan storage.

P153/19 SDNPA Applications Appeals: It was noted that the following applications had been appealed.

<u>Ref. Number</u>	<u>Decision</u>	<u>Address</u>	<u>Description</u>
18/03121/FUL	Dismissed	71 Station Road, Liss, GU33 7AD	Change in use of part of site from Use Class D2 to Use Class D1 (state registered nursery)

P154/19 SDNPA Applications Withdrawn: None

P155/19 TPO Applications – Referred to the Tree Warden:

155.1 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>
19/04197/TPO	Hatfield House, Plantation Road, GU33 7QB	T1 Thuja on right hand side of entrance – crown lift to 5m above ground level and reduce crown width over drive and garden side to give 2.5m clearance from property, leaving crown spread of approx. 6-8m

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

155.2 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>
19/04576/TPO	Woodley House, Farther Common Lane, Hill Brow, Liss, GU33 7QG	Sweet chestnut trees – reduce canopy by up to 4m leaving a height of 15m (second tree) reduction by up to 4m to shape into adjacent tree

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

P156/19 TPO Applications Approved: None.

P157/19 TPO Made: None.

P158/19 Liss Neighbourhood Development Plan Monitoring

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

P159/19 Any Other Business

159.1 Pre-App Consultation on Clayton Court

The Chairman confirmed that a response had been submitted and that a request had been made to be consulted should a planning application be lodged.

159.2 Affordable Housing Consultation

The Clerk was asked to prepare hard copies of the documents for the members of the committee. **Action: APC**

159.3 Rudloe Cottage

The Chairman informed the meeting that he had received email correspondence from the resident of Rudloe Cottage expressing concern regarding the safety of the boundary wall erected by the owner of Hillside House. The Chairman confirmed that having discussed this with EHDC:-

1. no planning enforcement steps would be taken as, had planning permission been applied for, permission would have been granted;
2. Building Control have stated that the wall is unlikely to collapse within the next ten years but have advised EHDC to advise the occupiers of Rudloe Cottage not to permit their children to play near it.

The Chairman stated that he did not think 2. was appropriate as it appeared to suggest that the wall is both safe and unsafe and confirmed that he would arrange a meeting with Building Control to discuss this. **Action: Chairman**

159.4 The Clerk informed the meeting of an additional decision made regarding tree preservation applications as follows:-

<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.

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

The meeting was closed at 8.50pm.

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Chairman

Next Meeting: 21 October 2019 at 7.30pm

APPENDIX

Public Participation at Meeting on 30 September 2019

Application Relating to Seton, Hill Brow Road – 19/04397/FUL

1. Mrs S Hampton of 15 Old School Road stated that she does not object as such as she accepts that the land will be redeveloped but is concerned to ensure that the boundary fence and hedge are repaired and maintained. She informed the meeting that the fence is currently quite dilapidated and she would like this to be replaced. She is also concerned to ensure that the protected trees are not removed, that the hedge is maintained and that the existing trees are managed properly as some are overhanging and should be cut back.
2. Mr J Lemon of 16 Old School Road informed the meeting that the current building was a single-storey bungalow with no windows overlooking any of the surrounding properties. He expressed concern that the back windows (the un-obscured glass window, in particular) will overlook their property including their extension and their bedrooms. He noted that if the existing hedge is removed the overlooking will be even worse. Mr Lemon noted that the current north wall of the proposed rear house had no window in it and that, therefore, the overlooking problem would be resolved if the proposed dwelling were rotated 90° clockwise in the plot.