



LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 25th November 2019

MEMBERS

*Cllr Budden ✘ Cllr Edwards Cllr Hargreaves
Cllr Jerrard *Cllr Linsley *Cllr Wilson *Mrs S Halstead
*Present ✘ Chairman

Four members of the public (Mr & Mrs Hargreaves, Brian Mayo and Paddy Payne) were in attendance in addition to Cllr Williams. The meeting was clerked by L. Keeling, Assistant Clerk.

P175/19 Apologies:

Apologies were received from Cllr Hargreaves and Cllr Jerrard.

P176/19 Declarations of interests:

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

Cllr Linsley declared a non-pecuniary interest in application SDNP/19/05287/HOUS – Bishearne Gardens, as the property is located on the same road he resides.

Cllr Budden declared a non-pecuniary interest in application 19/05202/HOUS – 9 Rotherbank Farm Lane, as the applicant was known to him.

Cllr Wilson declared a non-pecuniary interest in the SANG for Andlers Ash, as the applicant was known to him.

P177/19 Approval of Minutes of Meeting on 28th October 2019

Resolution to approve the minutes of the meeting of 28th October 2019 as the correct record. Proposed by Cllr Wilson, seconded by Cllr Budden and agreed by a unanimous vote.

P178/19 Matters Arising from Minutes of Meeting on 28th October 2019

The Chairman requested that items relating to the provision of a SANG on Land West of Rotherbank Farm Lane (19/03210/FUL) be covered under item 189/19: Any Other Business.

P179/19 Planning Applications Received for Consultation

179.1 19/05068/FUL – Forest House, Warren Road, Liss, GU33 7DD – Replacement new build dwelling with demolition of existing

The Chairman noted that Mr and Mrs Hargreaves were in attendance and wished to speak on the application relating to Forest House.

Mr Hargreaves addressed the meeting and noted that he is hoping to replace the current three-storey derelict dwelling, that has not been lived in for over 20 years, with a two-storey dwelling that has less than 10% increase in size if outbuildings are considered. The proposed replacement dwelling will have traditional Sussex barn styling with dark cladding, powder-coated aluminium casement windows.

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

- i. that the Case Officer is content that the proposed development does not increase the floor space of the replacement dwelling by more than approximately 30%, in line with SDNPA Local Plan Policy SD30;
- ii. use of the garage remains ancillary to the main dwelling and shall not be converted to habitable accommodation.

Mr & Mrs Hargreaves left the meeting.

179.2 19/05199/HOUS – Heatherbank, Malvern Road, Liss, GU33 7PY – Two-storey extension

Following discussion IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT to the planning application provided that the Case Officer is content that the proposed development does not increase the floor space of the replacement dwelling by more than approximately 30%, in line with SDNPA Local Plan Policy SD31.

179.3 19/05242/FUL – Manger’s Cottage, Warren Road, Liss, GU33 7DG – Detached outbuilding and change of use of land to North of dwelling from agricultural to residential curtilage.

The committee noted with concern that three-quarters of the curtilage would be agricultural land changed to residential garden, though accepted this was a reasonable enhancement of the site in line with SDNP Local Plan Policy SD41.

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

- i. the use of the detached outbuilding should be ancillary to the use and occupation of the residential dwelling house known as Manger’s Cottage; and
- ii. that no future residential use be permitted

179.4 19/05202/HOUS – 9 Rotherbank Farm Lane, Liss, GU33 7BJ – Single-storey rear extension and front porch.

Cllr Budden declared a non-pecuniary interest as the applicant was known to him.

Following discussion IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT to the planning application PROVIDED THAT there adequate on-site parking is provided.

179.5 19/05357/CND – Old Heath Lodge, Hill Brow Road, Liss, GU33 7QD – Variation of condition 2 of SDNP/15/04660/FUL to allow substitution of plans 1797/01E (site plan), 1797/09 (floor and elevations) with 2319 CV01 (site plan) 2319 CV01 (floor plan) and 2319 CV03 (elevations).

It was noted by the committee that planning was only previously permitted for this development when smaller dormers were proposed and this application effectively proposes previously rejected application for larger dormers. Were planning consent to be given it would set a bad precedent in the planning framework.

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

- i. the proposed development is an overdevelopment of the site; and
- ii. the dormer windows are out of scale with the dwelling.

179.6 19/02478/HOUS – The Dairy, Flexcombe Farm, Flexcombe Lane, Liss, GU33 6LH - Detached garage after the demolition of the existing garage, new entrance porch with accommodation above, along with a single storey side extension with PV panels proposed to the South elevation (as amended by plans received 18/10/19. Description amended 18/10/19)

The committee noted that objections to the plans on the grounds of parking provision, they deemed the risk of glare from the proposed PV panels to be minimal. Amended plans received 18/10/19 propose parking to be on site.

Following discussion IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT to the planning application PROVIDED THAT the Planning Officer is satisfied that there is adequate parking provision and turning within the property can be achieved.

179.7 19/05214/HOUS – 5 Yew Tree Place, Liss, GU33 7ET – Single-storey rear extension with other minor works

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

179.8 19/05398/HOUS – Potter’s View, Rake Road, Liss, GU33 7EG – Single-storey side and rear extensions and conversion of garage.

Following discussion IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT to the planning application PROVIDED THAT the Planning Officer is satisfied that there is adequate parking provision.

179.9 19/05287/HOUS – 9 Bishearne Gardens, Liss, GU33 7SB – Single-storey rear extension and conversion of garage to habitable accommodation.

Cllr Linsley declared a non-pecuniary interest in application SDNP/19/05287/HOUS – Bishearne Gardens, as the property is located on the same road he resides.

It was noted by the committee that Bishearne Gardens is too narrow to allow adequate on street parking and turning is likely to be an issue.

Following discussion IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT to the planning application as the extension reduces the availability of parking on-site by removing the use of the garage.

179.10 19/05505/HOUS – 44 Sherwood Close, Liss, GU33 7BT – Single-storey front and rear extensions

Following discussion IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT to the planning application PROVIDED THAT the Planning Officer is satisfied that there is adequate parking provision.

P180/19 SDNPA Applications Approved:

It was noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/19/03723/HOUS	4 Freya Mews, Longmead, Liss, GU33 7FA	Retention of balcony following removal of Juliet balcony
SDNP/19/04219/FUL	129 Forest Road, Liss, GU33 7BP	Retention of subdivision of the planning unit to create two dwellings (amended plans received on 22/10/19 and 24/10/19)
SDNP/19/04344/HOUS	8 Chase Road, Liss, GU33 7NA	Single-storey rear extension
SDNP/19/04590/LDP	West Wood, Farther Common Lane, Hill Brow, Liss, GU3 7QQ	Lawful Development Certificate for Proposed Development – demolition and removal of a dilapidated shed to then erect a powder coated aluminium glasshouse sited on a dwarf brick wall

		in keeping with the brickwork within the property
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P181/19 SDNPA Applications Refused: It was noted that the following applications had been refused:

Ref. Number	Address	Description
SDNP/19/03541/FUL	Ponticum, Farther Common Lane, Hill Brow, Liss, GU33 7QQ	Replacement of single dwellinghouse with a new-build single dwellinghouse, landscaping and associated works

P182/19 SDNPA Applications Appeals: It was noted that the following refused applications had been appealed:

Ref. Number	Received	Comment by	Address	Description
SDNP/19/00334/FUL	20/11/19	25/12/19	71a Station Road, Liss, GU33 7AD	Retrospective change of use from retail A1 to 1-bed residential flat

P183/19 SDNPA Applications Appeal Decisions: It was noted that no application appeal decisions had been decided.

P184/19 SDNPA Applications Withdrawn: It was noted that no applications had been withdrawn.

P185/19 TPO Applications – Referred to the Tree Warden: It was noted that no applications had been referred.

P186/19 TPO Applications Approved: It was noted that the following application had been approved:

Ref. Number	Address	Description
SDNP/19/04197/TPO	Hatfield House, Plantation Road, Hill Brow, Liss, GU33 7QB	T1 Thuja on right hand side of entrance – Crown lift to 5 metres above ground level and reduce crown width over drive and garden to give 2.5 metre clearance from property, leaving crown spread approx. 6-8 metres
SDNP/19/04576/TPO	Woodley House, Farther Common Lane, Hill Brow, Liss, GU33 7QG	Sweet Chestnut trees – reduce canopy by up to 4 metres leaving a height of 15 metres (2 nd tree) reduction by up to 4 metres to shape into adjacent tree

P187/19 TPO Made: It was noted that no orders had been made.

P188/19 Liss Neighbourhood Development Plan Monitoring

Members noted that the Andlers Ash development SDNP/19/00669/FUL Andlers Ash development was criticised by the SDNP Lavant member as having only achieved 42% of the 50% required social housing but it was noted that the 50% guideline was adopted after approval had been granted.

Cllr Budden requested that the committee be kept aware of the development of land previously unallocated or identified in accordance with SDNP Policy SD22 (Development Strategy) so called ‘Windfall Sites’. *Action: Sue Halstead.*

It was noted that the Neighbourhood Development Plans are to be reviewed every five years,

the SDNP will advise local parishes of any changes. Changes will need to be reviewed at a Neighbourhood Development Plan Review Meeting and potentially a public consultation will be required for significant changes. If a new site is identified there will need to be a referendum.

Mrs Sue Halstead noted that LPC needs to be informed of any significant developments happening just outside of Liss boundaries, for example the planning application for 150 homes on a site by the Jolly Drover pub that went through West Sussex planning but will directly effect Liss. *Action: Cllr Budden*

P189/19 Any Other Business

P189.1 - Suggested Road names for the 77 new dwellings on Andlers Ash development SDNP/19/00669/FUL

List of suggested road names was discussed by committee members and the following names were shortlisted: Abbess / Abbass (spelling to be checked), Turney and Cutte
Action: Lizzy Keeling to check timescale with developers and run the shortlist past Liss Historical Society for guidance

P189.2 - Affordable Housing Guidance

It was noted that the guidance was clear and well written but that it may require revisions in order to meet changing local needs.

P189.3 - Provision of a SANG on Land West of Rotherbank Farm Lane (19/03210/FUL)

Cllr Wilson declared a non-pecuniary interest in the SANG for Andlers Ash, as the applicant was known to him.

The Chairman noted that Paddy Payne and Brian Mayo were in attendance and wished to speak on the application relating to the SANG on land west of Rotherbank Farm Lane.

Paddy Payne addressed the meeting noting his disappointment that the SANG is to be situated 2.2km from the Andlers Ash development and concerns over its potential impact on ground nesting birds on the proposed site, parking issues on Rotherbank Farm Lane and risk of the site flooding. He also voiced concern that the step-in rights could mean that Hilliers has offset any future obligations to provide more SNG land as they have provided more than land for the current SNAG than was required to off-set the 77 homes built.

Councillors noted that former councillor Mrs Angela Wright advised on the choice of SANG site and potential impact on wildlife there. It was also noted that there is an opportunity to plant trees along the SANG which could reduce the risk of flooding. *Action: invite Mrs Wright to review SANG Management Plans.*

Action: Cllr Budden to clarify Step-in-rights at Andlers Ash SANG and how long a SANG created for – perpetuity?

P189.3 – Planning Committee meeting start time

The Chairman noted that Council meeting had recently changed its start time from 7.30pm to 7.00pm and asked if members thought this would be a more convenient time for members of the public to attend.

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

The meeting was closed at 21.33 hrs.

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Chairman

Next Meeting: TBC January 2020 at 7.30pm