



## **LISS PARISH COUNCIL**

Minutes of the Planning Committee meeting held at 19.30 hrs on 28<sup>th</sup> October 2019

### **MEMBERS**

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

\*Present

✕ Chairman

Three members of the public (Mr & Mrs Ismay and Paddy Payne) were in attendance in addition to Cllr Baldwin and Cllr Williams.

The meeting was clerked by S, Smith, Clerk.

### **P160/19 Apologies:**

Apologies were received from Cllr Hargreaves.

### **P161/19 Declarations of interests:**

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

Cllr Edwards declared an interest in application SDNP/19/04899/FUL – Batts Brook, as the property belonged to a family member, and in application SDNP/19/03284/HOUS – Little Oaks, Rake Road, as the owner was known to her.

### **P162/19 Approval of Minutes of Meeting on 30th September 2019**

The Chairman noted that the Minutes of the Planning Committee of 30<sup>th</sup> September 2019 had already been approved by Council on 21<sup>st</sup> October 2019.

### **P163/19 Matters Arising from Minutes of Meeting on 30th September 2019**

The Chairman noted that the description for application SDNP/19/03795 – Pigeon Copse, Stodham Lane had been amended. However, there were no new plans had been submitted and therefore there was no need to submit any additional comments.

### **P164/19 Adjournment for public participation**

The Chairman adjourned the meeting for public participation.

Mr Paddy Payne expressed concern that the actions agreed under Minute 121/19, relating to the provision of a SANG on Land West of Rotherbank Farm Lane (19/03210/FUL), had not been followed up. LPC had requested further additional information on the basis that the information provided was insufficient to enable a decision to be made. However, this information had not been provided prior to the hearing.

The Chairman emphasised that these actions were for others to undertake but apologised that LPC had not pursued these prior to the hearing.

Members agreed to return to the issue at a future meeting as they were not fully sighted on the issue. In the meantime, a written statement would be sought from the SDNPA (Action: Clerk).

The applicants of the planning application for the Liss Delivery Office, Liss, Mr & Mrs Ismay, introduced their proposals for the development and emphasised the following:

- i. The current application worked to achieve the previously agreed scheme for 3 flats and a commercial space whilst improving it, e.g. by introducing outside space for each residential unit and maintaining the façade as part of the Conservation Area;
- ii. The lack of parking was acknowledged but was felt appropriate for the location which was near to public transport, the station in particular. A bicycle store would also be provided public

parking was available nearby.

The meeting was reconvened.

**P165/19 Planning Applications Received for Consultation**

- 165.1 **19/03498/FUL – Liss Delivery Office, The Flat, 45 Station Road, GU33 7DP –**  
**Reconfiguration and extension of the main building (Use Class A2 to the front, C3 on the first floor) to provide: A new ground floor retail unit (Classes A1-A2) within the main building and an extended ground floor and 3 purpose-designed apartments accommodated within the existing volume, with small additions to the rear of the site.**

Liss Parish Council does not object to the principle of development at the site and welcomes the retention of the original façade and the introduction of further small dwellings into the village to ensure a mix of dwellings to meet local need. However, LPC does have concerns regarding the lack of parking provision. Liss Parish Council notes that the parking behind the shops is not public parking, rather privately owned land which could be closed to the public at any time; none of the public parking - Smiths Garage site or Rake Road enables 24 hour parking and that visitors and deliveries also require parking. **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT TO THIS PLANNING APPLICATION PROVIDED THAT** the concerns regarding parking can be addressed. Members noted that the lack of SDNPA standards regarding parking provision was not helpful in this respect.

Mr & Mrs Ismay left the meeting.

- 165.2 **19/04590/LDP – West Wood, Farther Common Lane, Hill Brow, Liss, GU33 7QQ –**  
**Lawful Development Certification for a 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.**

Following further discussion **IT WAS RESOLVED THAT LPC SHOULD NOT OBJECT** but that it should highlight the importance of Policy SD8 of the SDNPA Local Plan which aims to conserve and enhance the intrinsic quality of dark night skies. LPC proposes that any permission granted is conditioned to ensure that all opportunities to minimise any possible light pollution have been considered, for example the fitting of automatic blinds which are set to close at dusk.

- 165.3 **19/03284/HOUS – Little Oaks, Rake Road, Liss, GU33 7HA –**  
**Two storey front extension at first floor to rear, alterations to front dormers and removal of existing side bay window. Rendering external elevations and replacement roof covering for dwelling and creation of natural pond in rear amenity area with associated summer house (amended description and Amended plans received on 16/10/2019).**

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

- 165.4 **19/04709/CND – Church Place, 71B Station Road, Liss, GU33 7AD –**  
**Variation of condition 19 of application SDNP/14/00254/FUL to allow substitution of plans to address, retrospectively, alterations to the approved development (including use and layout of ground floor, substitution of half dormers by rooflights and alterations to ground floor, southeast facing elevation).**

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

- i. It does not reflect plans submitted in application SDNP/14/00254/FUL and corresponding planning permission granted on 8<sup>th</sup> May 2014 – this application constitutes retrospective planning consent which sets a bad precedent in the planning framework,
- ii. It is considered that the parking arrangements are inadequate (4 spaces were provided for within approved plans) and access to those parking arrangements are impractical – cars

- would have to be manoeuvred to allow cars in and out and spaces cannot be accessed if a car has parked in the courtyard parking area;
- iii. It is understood that a flood plan has not been submitted or approved in writing as set out in the Case Officer's decision.

165.5 **19/03639/HOUS – Cumbers Granary, 35 Andlers Ash Road, Liss GU33 7LL – Replacement of all windows and front door, due to age, condition and security of current windows.**

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

165.6 **19/04737/HOUS – Wyndam, Plantation Road, Liss, GU33 7QB – Two storey side extension and single storey rear extension with flat roof. Amendments to fenestration and materials.**

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

- i. The window of the south facing bathroom which will be changed to the first floor landing under the proposals remains glazed with obscure glass in order to maintain the privacy of the neighbour's outdoor space/ patio and garden;
- ii. The Case Officer is content that the proposed development does not increase the floor space of the existing dwelling by more than approximately 30%, in line with SDNPA Local Plan Policy SD31.

165.7 **19/04667/LDP– Heatherlands, Warren Road, Liss, GU33 7DD – Lawful Development Certificate for proposed use or development – use of land to station a mobile home / granny annexe incidental to the main dwelling.**

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

- i. The building is ancillary to the use of Heatherlands and shall not be separated from it;
- ii. The building is used solely for the stated purpose and is removed when no longer required for that stated purpose;
- iii. The Case Officer is content that the proposed development does not increase the floor space of the existing dwelling by more than approximately 30%, in line with SDNPA Local Plan Policy SD31.

165.8 **19/04711/HOUS – Heatherside, Farther Common Lane, Liss, GU33 7QH – Two storey extension to north elevation, enlargement of two existing dormers, separate extension of living room and kitchen, replace porch, re-tile roof, new multi-pane window/doors and external wall overlaid with insulation and over clad with timber boarding / brickwork.**

Following discussion **IT WAS RESOLVED THAT LPC SHOULD SRONGLY OBJECT** to the planning application on the grounds that the proposed development increases the floor space of the existing dwelling by more than 30% and is therefore contrary to SDNPA Local Plan Policy SD31.

Cllr Baldwin left the meeting at this point.

165.9 **19/04703/HOUS – Warren Cottage, Warren Road, Liss, GU33 7DD – Two storey side extension, single storey side extension with garage conversion, single storey rear extension with extended rear veranda, replacement detached garage and garden studio.**

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 existing dwelling by more than approximately 30%, in line with SDNPA Local Plan Policy SD31.

165.10 **19/04841/HOUS – Highbrook Hall At Lyss Place, Hawkley Road, Liss, GU33 6JP– Listed Building – Garden room to rear and side.**

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

- i. any permission granted is conditioned to ensure that the development is in line with Policy SD8 of the SDNPA Local Plan which aims to conserve and enhance the intrinsic quality of dark night skies. Mitigating measures should be considered to minimise any possible light pollution, for example, the fitting of automatic blinds which are set to close at dusk or the use of a finish to the windows which prevent light emissions to the outside; and
- ii. The Conservation Officer is content that the proposed extension would not impact adversely of the character of the listed building.

Cllr Edwards left the meeting at this point.

165.11 **19/04899/FUL - Batts Brook, Hawkley Road, Liss, GU33 6JP - Replacement dwelling following demolition of existing dwelling.**

Although LPC welcomes the considered architecture of the proposed replacement dwelling, LPC **OBJECTS** to the planning application as the proposed replacement dwelling results in a net increase of more than approximately 30% of the gross internal area and therefore contravenes Policy SD30 of the SDNPA Local Plan. LPC would also like to highlight the possible impact on the wider landscape with increased visibility of this larger and higher dwelling as well as the possibility of an agricultural occupancy rule associated with the existing property and would request that the Case Officer investigates this.

**P166/19 SDNPA Applications Approved:** It was noted that the following applications had been approved.

| <u>Ref. Number</u> | <u>Address</u>                     | <u>Description</u>  |
|--------------------|------------------------------------|---|
| SDNP/19/03282/FUL  | 50 Station Road, Liss, GU33 7AA    | 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) |
| SDNP/19/03661/HOUS | 84 Newfield Road, Liss, GU33 7BW   | Removal of existing 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.  |
| SDNP/19/03573/HOUS | Karlyn , Mill Road, Liss, GU33 7AZ | Part single storey and part two storey rear extension with internal alterations (as amended by email and photographs received 25/09/2019).  |

**P167/19 SDNPA Applications Refused:** It was noted that no applications had been refused.

**P168/19 SDNPA Applications Appeals:** It was noted that the following refused application had been appealed.

|                   |                                 |   |
|-------------------|---------------------------------|---|
| SDNP/19/00782/FUL | 129 Forest Road, Liss, GU33 7BP | Retention of the subdivision of the planning unit to create two dwellings (additional information received on 27/5/19). |
|-------------------|---------------------------------|---|

**P16/919 SDNPA Applications Appeal Decisions:** It was noted that no application appeal decisions had been decided.

**P169/19 SDNPA Applications Withdrawn:** It was noted that no applications had been withdrawn.

**P170/19 TPO Applications – Referred to the Tree Warden:**

| <u>Ref. Number</u> | <u>Address</u>                        | <u>Description</u>  |
|--------------------|---------------------------------------|---|
| 19/04897/TPO       | 25 Pine Walk,<br>Liss,<br>GU33<br>7AT | Red Oak (T1) - Reduction of crown. Height currently 14.5 metres to reduce to 11 metres. Aspect of crown: South currently 10 metres, reduce to 5 metres. West currently 10 metres, reduce to 5 metres. North currently 9 metres, reduce to 5 metres and East currently 8 metres, reduce to 4.5 metres. Work to be carried out after leaf abscission but before sap rise and to advantitious growth points. |

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:

**RESOLVED:** That Liss Parish Council would follow the advice of Mark Welby and submit accordingly:

LPC does NOT OBJECT to the proposed works but notes that the work is a little extreme. LPC recommends that consent is given for a reduction in height to 12m and in spread to no less than 6m.

**P171/19 TPO Applications Approved:** None.

**P172/19 TPO Made:** None.

**P173/19 Liss Neighbourhood Development Plan Monitoring**

Members noted a report from LPC Chairman, Cllr Hargreaves.

In summary, a meeting had taken place with the Chairman, the Clerk and Chris Patterson (CP) on 22<sup>nd</sup> October. CP had advised that the SDNPA was working on the monitoring information they could provide in future related to the area of the neighbourhood plan. This was likely to be information on housing and other development and perhaps transport improvements, but it would take some months for this to come forward. A further meeting would take place in the Spring with a view to considering what LPC could add to that monitoring.

**P174/19 Any Other Business**

The Chairman noted that the SDNPA were proposing an Article 4 Direction on employment sites in Petersfield, Liss, Midhurst, Petworth and Lewes. The effect of the Article 4 Direction would be that a full planning application would be required for changes of use from either office or light industrial to residential within the 14 employment sites, thereby removing permitted development rights. The consultation was open from 21<sup>st</sup> October until midnight on Monday 16<sup>th</sup> December 2019.

**RESOLVED:** LPC strongly support the proposals in order to prevent the loss of valuable business use space and to avoid the potentially unsuitable accommodation arising from converted business premises. The Clerk would respond accordingly.

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

The meeting was closed at 21.22 hrs.

.....  
Chairman

**Next Meeting: 25<sup>th</sup> November 2019 at 7.30pm**