



LISS PARISH COUNCIL

Minutes of the Planning Committee held at 19.30 hrs on 9th March 2020

MEMBERS

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

*Present ✕ Chair

Three members of the public were in attendance.

The meeting was clerked by L. Keeling, Assistant Parish Clerk (“APC”).

The meeting commenced at 19.31

P234/20 Apologies: Apologies were received from Cllr Hargreaves and Cllr Jerrard.

P235/20 Declarations of interests: The Chairman reminded the members to declare any pecuniary interests at the appropriate time.

P236/20 Approval of Minutes of Meeting on 10th February 2020: Subject to removal of public participants names, a resolution to approve the minutes of the meeting on 10th February 2020 as the correct record was proposed by Cllr Linsley, seconded by Cllr Williams and agreed by a unanimous vote.

Three members of the public entered the room at 19.35.

P237/20 Matters Arising from Minutes of Meeting on 10th February 2020:

P237.1 Provision of a SANG on Land West of Rotherbank Farm Lane – Cllr Budden explained that he’s awaiting details from EHDC regarding the SDNPA management of SANG lands and details behind Hillier’s proposed phased-release of SANG land. It was noted that, as the Andlers Ash development is nearing ground level, provision of the SANG needs to be in place before the developers may proceed.

P237.2 Andlers Ash Development - Cllr Budden noted that Planning Control Officers had visited the development site to address complaints of mud on the road and construction traffic through Liss. The developer has committed to mechanically sweeping the road twice a day and has been encouraged to put up signs around Liss Village to help ease congestion.

P238/20 Planning Applications Received for Consultation:

The Chair requested that application 19/05462/FUL be covered first to convenience the three members of the public who had come to make representation on it.

P238.1 19/05462/FUL - Land adjacent to Mells House, Farnham Road, Liss, GU33 6JQ - Development to provide for the erection of 6x detached private sales dwellings and 2x semi-detached affordable dwellings. The erection of 2x car-ports. The formation of a vehicular access off Farnham Road and the laying of a driveway. The provision of 19x private car parking spaces and 1x visitor space. Associated landscaping including a reduction in height of the boundary wall along Farnham Road. (AS AMENDED BY PLANS RECEIVED 24.02.20).

Two members of the public made representation on the planning application; one member declined.

Following discussion by the committee IT WAS RESOLVED THAT LPC SHOULD

STRONGLY OBJECT to the planning application for the following reasons:

- i. although there has been a reduction in the number of dwellings from the previous application, five dwellings are an overdevelopment of the site given its rural gateway location in West Liss which has low density housing and against policy 5.6 of the Liss Village Design Statement
- ii. the walls bordering the site are an integral part of the property, the loss of them would have a detrimental impact on the street scene as walls are a key feature of historic West Liss and conflicts:-
 - a. policy CP20 of the Joint Core Strategy;
 - b. policies 4.2 and 4.3 of the Liss Village Design Statement; and
 - c. policy Liss 4 of the Liss Village Neighbourhood Development Plan.
- iii. urbanisation of design is not sympathetic to the local vernacular, in particular the shape of the windows and materials proposed, and conflicts:-
 - a. policies CP29 and CP30 of the Joint Core Strategy;
 - b. policy Liss 9 of the Liss Village Design Statement;
 - c. policies Liss 9 and Liss 10 of the Liss Village Neighbourhood Development Plan.
- iv. it is considered that the parking arrangements are inadequate with impractical parking arrangements – cars would have to be manoeuvred to allow cars in and out and spaces cannot be accessed if a car has parked. Also, visitor parking is inadequate with potential issues created if they were to park on Farnham Road given the blind bend this development is on

Three members of the public left the room at 19.55.

P238.2 19/06085/FUL - 12 Kelsey Close, Liss, GU33 7HR - Westwood House, London Road, Sheet, Petersfield, GU31 5AJ - Single residential unit on land adjacent to the property addressed 'Westwood House'.

Following discussion by the committee IT WAS RESOLVED THAT LPC SHOULD STRONGLY OBJECT to the planning application, despite its innovative and environmentally led design, as it is located beyond the Settlement Policy Boundary for Liss. Contrary to Policy Liss 1 and Policy Map (Map 1) of the Liss Neighbourhood Development Plan. Any breach of the boundary would harm the landscape and would set a disastrous precedent for elsewhere in Liss. The committee note that there is no 'Hillbrow Settlement' designation as stated in the application.

P238.3 20/00481/HOUS - Flexcombe Farm, The Buttery, Flexcombe Lane, Liss, GU33 6LH - Single-storey glass room to the front elevation of the property.

Following discussion it was resolved that LPC SHOULD NOT OBJECT to the planning application subject to the officer ensuring that there is no artificial lighting installed as it would contravene the SDNPA Strategic Policy SD8 on Dark Skies. If artificial lighting is to be used or installed in the glass room then blinds be installed which automatically close at dusk to reduce light pollution

P239/20 SDNPA Applications Approved:

It was noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/19/05398/HOUS	Potters View, Rake Road, Liss, GU33 7EG	Single storey side and rear extensions, bay windows on front elevation and conversion of garage (DESCRIPTION AMENDED 15/01/2020).
SDNP/19/05923/HOUS	25A Forest Rise, Liss, GU33 7AU	Two storey extension to side and porch to front
SDNP/19/05287/HOUS	9 Bishearne Gardens, Liss, GU33 7SB	Single storey rear extension and conversion of existing garage to habitable accommodation

SDNP/19/05425/FUL	Woodlands Hatch Lane, Liss, GU33 7NJ	New barn (8 metres by 15 metres) for the safe storage of agricultural equipment which is used to maintain the private land on which the barn is located, following demolition of an existing dilapidated barn. Landscape the area of demolition to establish grassland gently sloping to the stable yard area. The grassland area will be planted with apple trees.
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P240/20 SDNPA Applications Refused:

It was noted that the following applications had been refused.

Ref. Number	Address	Description
SDNP/19/05544/OUT	The Grange, Farnham Road, Liss, GU33 6JE	Outline - 5 dwellings with access, car parking and other associated works. (some matters reserved) (additional information received 15 Jan 2020)
SDNP/19/05875/HOUS	The Old Pump House, Warren Road, Liss, GU33 7DG	Garage replacement with car port and usable space above (as amended by plans received 13/02/2020)

P241/20 SDNPA Applications Appeals: It was noted that no application appeals had been made.

P242/20 SDNPA Applications Appeal Decisions: It was noted that no application appeals had been decided.

P243/20 SDNPA Applications Withdrawn: It was noted that no applications had been withdrawn.

P244/20 TPO Applications – Referred to the Tree Warden: It was noted that no TPO orders had been referred to the Tree Warden.

P245/20 TPO Applications Approved: It was noted that no TPO orders had been approved.

P246/20 TPO Made: It was noted that no TPO orders had been made.

P247/20 Liss Neighbourhood Development Plan Monitoring: It was noted that there were no updates.

P248/20 SDNP Sustainable Construction Supplementary Planning Document (SPD) Consultation
The Committee requested Cllr Budden send a summary of the Consultation, with reference to which parts they were to pay particular attention to. **Action: Cllr Budden**

P249/20 Any Other Business

P249.1 CPRE Planning Session: Getting the Best / Stopping the Worst – Influencing your Local Plan workshop on Friday 17th April 2020
Cllr Budden requested that all new Planning Committee members consider attending the free workshop as it would aid their knowledge of planning constraints.

There being no other business, the Chairman then closed the meeting at 20.34.

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Chairman

Next Meeting: 6th April 2020 at 7.30pm