

**LISS PARISH COUNCIL**  
**Minutes of the Planning Committee held on 29<sup>th</sup> June 2020**



**MEMBERS**

\* Cllr Baldwin \*Cllr Budden ✘ Cllr Edwards Cllr Hargreaves Cllr Jerrard  
\*Cllr Linsley \*Cllr Williams \*Cllr Wilson \*Mrs Halstead

\*Present ✘ Chair

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

Two members of the public were in attendance.

*The virtual meeting commenced at 19.31.*

**P268/20** **Declarations of interests:** The Chair reminded members to declare any pecuniary and non-pecuniary interests at the appropriate time.

**P269/20** **Confirmation of attendance:** The Chair asked each member to confirm their presence using the nationally agreed legal wording for virtual meetings.

**P270/20** **Apologies:** The APC noted that no apologies had been received.

**P271/20** **Approval of Minutes of Meeting on 3<sup>rd</sup> June 2020:** A resolution to approve the minutes of the meeting on 3<sup>rd</sup> June 2020 as the correct record was proposed by Cllr Linsley, seconded by Cllr Wilson and unanimously agreed.

Mrs Halstead joined the meeting at 19.35 and confirmed her attendance using the legal wording for virtual meetings.

*Cllr Jerrard experienced technical issues and left the meeting at 19.38*

**P272/20** **Matters Arising from Minutes of Meeting on 9<sup>th</sup> March 2020:** The Chair noted that due to the Coronavirus pandemic such a length of time has passed since the last Planning Committee there were no matters arising that required attention.

**P273/20** **Public deputations:** The Chair noted that correspondence had been received and distributed to the committee from a member of the public wishing to lobby against the appeal SDNP/19/03855/FUL. The Chair requested that the application be covered first to convenience the two members of the public who were in attendance for it. The committee unanimously agreed to the amended agenda.

**P274/20** **Planning Applications Appeal: SDNP/19/03855/FUL: Rother Barn, Farnham Road, Liss, GU33 6LJ.** Change of use of land for storage purposes (B8 use class) together with lorry parking and associated welfare facilities. Re-positioning of existing entrance gates.

The committee noted that they had not previously objected to the planning application but newly adopted policies from the 2019-2033 South Downs Local Plan had been implemented since then. As such the committee were in unanimous agreement to STRONGLY OBJECT the appeal and send a letter to the Planning Inspector outlining LPC’s opposition including:

- i. It has potential to have a significant adverse impact on the area in contradiction of policies SD1 – Sustainable Development , SD3 – Major Development, SD4 – Landscape Character, SD7 – Relative Tranquillity, SD25 – Development Strategy and SD40 – Farm and Forestry Diversification.
- ii. It is considered that the parking arrangements are inadequate with potential issues created

- if lorries park on the road, given the blind bend this development is on
- iii. LPC is concerned that the Tree Farm part of the business is not sustainable in the long-term resulting in the expansion of onsite storage and lorry parking.

*One member of the public left the virtual meeting at 19.55.*

**P275/20 Planning Applications Received for Consultation:**

**P275.1 SDNP/20/02110/HOUS: Mangers Cottage, Warren Road, Liss, GU33 7DG.** Detached Oak framed tractor and agricultural barn

Following discussion and with 1 abstention the committee were in unanimous agreement that LISS PARISH COUNCIL DOES NOT OBJECT to the planning application subject to the following conditions being met:

- i) the use of the barn should be restricted to agricultural purposes only and not for residential purposes
- ii) the use of the detached barn should be ancillary to the use and occupation of the residential dwelling house known as Mangers Cottages; and
- iii) that no future residential use be permitted

**P275.2 SDNP/20/02083/CND: Forest House, Warren Road, GU33 7DD.** Variation of condition 12 of 19/05068 to allow for addition of single storey games room to front of house, single storey pool plant room to west flank elevation and two storey extension to utility room and master bedroom to east flank elevation

Following discussion and with a 1:4 agreement the LISS PARISH COUNCIL DOES NOT OBJECT to the planning application subject to the planning officer ensuring the following:

- i) proposed dwelling does not exceed the 30% increase permitted under policy SD30 (“Replacement Dwellings”) as it is unclear that the correct baseline is being used in the applicant’s calculations
- ii) the development is for single private residence in one occupation only

**P276/20 SDNPA Applications Approved:** It was noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/20/00296/FUL	Wylds Farm, Warren Road, Liss, GU33 7DF	Demolish part of a barn and incidental residential accommodation and replacement with a new building containing incidental residential accommodation and a new tractor barn with staff accommodation above
SDNP/20/01150/HOUS	37 Greenfields, Liss, GU33 7EJ	Single storey rear extension and attached garage following demolition of existing garage

**P277/20 SDNPA Applications Refused:** The Chair noted that no applications had been refused.

**P278/20 SDNPA Applications Appeals:** The Chair noted that in addition to the application dealt earlier P274/20 that there had three more application appeals. The Committee agreed that these should be discussed considering the newly adopted policies from the 2019-2033 South Downs Local Plan had been implemented since the applications were last inspected.

**P278.1/20 SDNPA/19/03541/FUL. Ponticum, Farther Common Lane, Hill Brow, Liss, GU33 7QQ.** Replacement of dwellinghouse with a new-build single dwellinghouse.

After reviewing their previous comment the committee unanimously decided not to change it.

**P278.2/20 SDNPA/19/04298/HOUS. 6 The Green, Liss, GU33 7AP.** Two storey extension, single storey front extension following demolition of existing single storey side extension with new access and parking (amended by plans received 23/10/19 and 30/10/19)

After reviewing their previous comment the committee unanimously decided to STRONGLY OBJECT the appeal and send a letter to the Planning Inspector outlining LPC's opposition which is: the proposed development increases the floor space of the existing dwelling by more than approximately 30%, in contravention with SDNPA Local Plan Policy SD31.

**P278.3/20 SDNPA/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)

After reviewing their previous comment the committee unanimously decided to STRONGLY OBJECT the appeal and send a letter to the Planning Inspector outlining LPC's opposition including:

- i) Concern that the potential of a ransom strip being incorporated that would impact delivery of 35 dwellings at site 4 as set out in the Neighbourhood Plan
- ii) The plan does not cater for an affordable house on site as required by policy SD28 for developments with capacity for 4 or more homes

**P279/20 SDNPA Applications Appeal Decisions:** The Chair noted that no application appeals had been decided.

**P280/20 SDNPA Applications Withdrawn:** The Chair noted that no applications had been withdrawn.

**P281/20 TPO Applications – Referred to the Tree Warden:** The Chair noted that two TPO orders had been referred to the Tree Warden.

**P282/20 TPO Applications Approved:** The Chair noted that no TPO orders had been approved.

**P283/20 TPO Made:** The Chair noted that no TPO orders had been made.

**P284/20 Liss Neighbourhood Development Plan Monitoring:** The Chair noted that there is a meeting scheduled with Chris Paterson, SDNP Communities Lead and they will report back at the next Planning Committee.

**P285/20 LPC response on the review of District Military Bylaws for Longmoor:** The Chair noted that Longmoor will be reviewed in Spring 2021. The committee remarked on the volume of concern on social media and deemed it necessary to reassure parishioners of LPC's intent to make a formal representation when the consultation starts in the Autumn and make a commitment to invite residents to comment on any consultation. **Action: APC**

**P286/20 Update on the land by the Evangelical Church:** The Chair noted they had been in communication with EHDC Planning Department who had performed a site visit, as well as looking at an historical aerial survey. They were satisfied the landowner was repairing an existing hardstanding and driveway.

**P287/20 Any Other Business:** Mrs Halstead requested an update on the large sites identified by SDNPA local plan. The Chair responded that a meeting had been held with Tim Slaney, the

Director of Planning at SDNP, who noted that although there is requirement to identify additional sites for the SDNPA Local Plan none of these will be located in East Hampshire.

*There being no other business, the Chair closed the meeting at 20.42.*

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Chair

**Next Meeting: 27<sup>th</sup> July 2020 at 7.30pm**