

**LISS PARISH COUNCIL**  
**Minutes of the Planning Committee held on 26<sup>th</sup> August 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”).

*The virtual meeting commenced at 19.41*

**P309/20** **Declarations of interests:** The chair reminded members to declare any pecuniary and non-pecuniary interests at the appropriate time.

**P310/20** **Confirmation of attendance:** The chair asked each member to confirm their presence using the nationally agreed legal wording for virtual meetings.

**P311/20** **Apologies:** The APC informed the chair apologies had been received from Cllr Edwards and Cllr Hargreaves.

**P312/20** **Approval of Minutes of Meeting on 27<sup>th</sup> July 2020:** A resolution to approve the minutes of the meeting on 27<sup>th</sup> July 2020 as the correct record was proposed by Cllr Linsley, seconded by Cllr Baldwin and unanimously agreed.

**P313/20** **Matters Arising from Minutes of Meeting on 27<sup>th</sup> July 2020:** There were no matters arising.

**P314/20** **Public deputations:** The Chair noted that correspondence had been received and distributed to the committee from members of the public wishing to lobby against the application SDNP/20/03104/PA16 and SDNP/20/03033/FUL and these would be dealt with in turn.

**P315/20** **Planning Applications Received for Consultation:**

**P315.1** **SDNP/20/03062/PA16: Telecommunications Site 74561, Station Road, Junction of Riverside Close, Liss, GU33 7AF. Prior Approval – Installation of 1 no. 17.5 metres monopole with 2 no. 300mm dishes, 2 no. equipment cabinets and associated ancillary works thereto.**

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL WOULD STRONGLY OBJECT to the planning application for the following reasons:

- i. The applicant has failed to demonstrate the need for placing the mast in such a central location, given it is intended to provide connectivity to a small number of train passengers passing quickly through Liss not residents
- ii. The proposed 17.5-metre-tall mast if placed in the Liss village centre, on the edge of Liss conservation area, would be not only be inconsistent with the street scene but would have a hugely negative visual impact.
- iii. The plans are in direct contravention of policy 4 of the Liss Village Neighbourhood Development Plan which seeks to safeguard Liss landscape and views
- iv. The plans are in direct contravention of SDNPA Local Plan policies:
  - a. SD4, that requires development proposals to conserve and enhance the landscape character;
  - b. SD5, that requires proposals sympathetically complement the landscape character;

- c. SD6, that seeks to safeguards views; and
- d. SD7, that protects relative tranquillity by limiting proposals that are likely to cause changes in the visual environment in the immediate vicinity.

**P315.2 SDNP/20/03104/PA16: Telecommunications Site 78564, Mint Road, Liss, GU33 7BQ. Installation of telecommunications base station.**

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL WOULD STRONGLY OBJECT to the planning application for the following reasons:

- i. The applicant has failed to demonstrate the need for placing the mast in such a location, given it is intended to provide connectivity to a small number of train passengers passing quickly through Liss not residents
- ii. The proposed 17.5-metre-tall mast would be not only be inconsistent with the street scene but would have a hugely negative visual impact
- iii. The plans are in direct contravention of policy 4 of the Liss Village Neighbourhood Development Plan which seeks to safeguard Liss landscape and views
- iv. The plans are in direct contravention of SDNPA Local Plan policies:
  - a. SD4, that requires development proposals to conserve and enhance the landscape character;
  - b. SD5, that requires proposals sympathetically complement the landscape character;
  - c. SD6, that seeks to safeguards views; and
  - d. SD7, that protects relative tranquillity by limiting proposals that are likely to cause changes in the visual environment in the immediate vicinity.

**P315.3 SDNP/20/03033/FUL: Telecommunications Site 78563 at Wylde Farm, Warren Road, Liss Installation of 1 no. 27.5 metres lattice tower with 2 no. antennas, 2 no. 300mm dishes, 2 no. equipment cabinets and associated ancillary works thereto.**

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL STRONGLY OBJECT to the planning application for the following reasons:

- i. The applicant has failed to demonstrate the need for placing the mast in such a visible location, given it is intended to provide connectivity to a small number of train passengers passing quickly through Liss not residents
- ii. The proposed 27.5-metre-tall would have a hugely negative visual impact and would be in direct contravention of policy 4 of the Liss Village Neighbourhood Development Plan which seeks to safeguard Liss landscape and views
- iii. The plans are in direct contravention of SDNPA Local Plan policies:
  - a. SD4, that requires development proposals to conserve and enhance the landscape character;
  - b. SD5, that requires proposals sympathetically complement the landscape character;
  - c. SD6, that seeks to safeguards views; and
  - d. SD7, that protects relative tranquillity by limiting proposals that are likely to cause changes in the visual environment in the immediate vicinity.

**P315.4 SDNP/20/02952/HOUS: Peregrine House, London Road, Rake, Rogate, GU33 7JH. Single storey side extension following demolition of entrance lobby.**

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL HAVE NO OBJECTION to the planning application subject to the planning officer ensuring:

- i. the materials used in the build match the render of the dwelling house, we consider the cladding proposed to be unsympathetic to the character of the property and area
- ii. roof windows are fitted with automatic blinds set to close at dusk or the use of a windows

finish which prevent light emissions to the outside; in line with Policy SD8 of the SDNPA Local Plan which aims to conserve and enhance the intrinsic quality of dark night skies.

**P315.6 SDNP/20/02720/LDP: 8 Rushfield Road, Liss, GU33 7LW. Lawful Development Certification proposed – single storey rear extension to replace existing conservatory.**

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL HAVE NO OBJECTION to the planning application subject to the planning officer ensuring roof windows are fitted with automatic blinds set to close at dusk or the use of a windows finish which prevent light emissions to the outside; in line with Policy SD8 of the SDNPA Local Plan which aims to conserve and enhance the intrinsic quality of dark night skies.

**P315.7 SDNP/20/02948/HOUS: Combe Cottage, Flexcombe Lane, Liss, GU33 6LH. Two storey extension to side with pitched roof. Dormers to front and rear and roof light to rear. Open porch to front. Render and hanging tiles to walls. Following demolition of existing reception room.**

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL HAVE NO OBJECTION to the planning application subject to the planning officer ensuring:

- i. the proposed development does not increase the footprint of the existing dwelling by more than approximately 30%, in line with SDNPA Local Plan Policy SD31;
- ii. materials used in the build match those proposed in the application; and
- iii. the proposed car parking can be achieved, plans are unclear as to how this will happen given the sites challenges.

**P315.8 SDNP/20/03010/HOUS: 6 Summerfield Terrace, Liss, GU33 7LF. Porch to rear.**

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL HAVE NO OBJECTION to the planning application subject to the planning officer ensuring the materials used in the build match the render of the dwelling house, we consider the cladding proposed to be unsympathetic to the character of the property and area.

**P315.9 SDNP/20/02842/HOUS: Hollies, Plantation Road, Liss, GU33 7QB. Two storey side extension and replacement roof following demolition of existing single storey garage/utility.**

Following discussion the committee were in unanimous agreement that LISS PARISH COUNCIL OBJECT to the planning application for the following reasons:

- i. the first-floor extension would produce a much more dominant house that would fill the plot, this would be inconsistent with the character of the area which consists primarily of large houses on large plots;
- ii. we consider it to be an over-development of the site given its rural gateway location on Hill Brow Road against policy 5.6 of the Liss Village Design Statement; and
- iii. if the laurel hedge were to be removed the street scene of Hill Brow Road would be impacted by the urbanisation of the dwellings design which is deemed to be unsympathetic to the local vernacular and so if the officer is minded to give permission, we would ask for a condition to be included mandating the site occupier to maintain this screening between the dwelling and Hill Brow Road.

**P316/20 SDNPA Applications Approved:** It was noted that the following applications had been approved:

Ref. Number	Address	Description
SDNP/20/01833/HOUS	9 St Mary's Road, Liss, GU33 7AH	Single storey front extension, removal of existing first floor staircase replaced with new to converted loft space to bedroom with en-suite, following demolition of existing conservatory and dormer window to rear (amended description) (amended by plan received 06/07/20).
SDNP/20/02110/HOUS	Mangers Cottage, Warren Road, Liss, GU33 7DG	Detached Oak Framed Tractor and Agricultural Equipment Barn (existing floorplans received 05/06/20)
SDNP/19/05462/FUL	Land adjacent to Mells House, Farnham Road, Liss, GU33 6JQ	Erection of 4 detached private sale dwellings and 1 affordable dwelling. The erection of 2 x car-ports. The formation of a vehicular access off Farnham Road and the laying of a driveway. Works to the existing access to the north to include a drop kerb, and the laying of a driveway. The provision of 14 private car parking spaces and 1 visitor space. Associated landscaping including a reduction in height of the boundary wall along Farnham Road (AS AMENDED BY PLANS RECEIVED 24.02.2020 and information received 10 March 2020)

The committee noted with regret that SDNP/19/05462/FUL - Land adjacent to Mells House, Farnham Road, Liss, GU33 6JQ had been approved. They requested the chair investigate if they can view plans for parking, materials used and plans for screening the site given the reduction on the boundary wall which they consider to be critical to the street scene of West Liss. **Action: Cllr Budden**

**P317/20 SDNPA Applications Refused:** The chair noted that no applications had been refused.

**P318/20 SDNPA Applications Appeals:** The chair noted that no applications had been appealed.

**P319/20 SDNPA Applications Appeal Decisions:** The chair noted the planning appeal for SDNP/19/04298/HOUS (6 The Green, Liss, GU33 7AP) had been dismissed and drew the committee's attention to the planning officers appeal decision "*paragraph 7.92 of the SDNP, which states a 'small dwelling' is defined as having a total Gross Internal Area of 120m<sup>2</sup> or less*".

**P320/20 SDNPA Applications Withdrawn:** The chair noted that no applications had been withdrawn.

**P321/20 Tree Preservation Order – Referred to the Tree Warden:** The chair noted that two TPOs had been referred to the Tree Warden.

**P322/20 Tree Preservation Order Applications Approved:** The Chair noted that three TPO applications had been approved.

**P323/20 Tree Preservation Orders Made:** The chair noted that no TPOs had been made.

**P324/20 Liss Neighbourhood Development Plan Monitoring:** The Chair noted that the meeting scheduled with Chris Paterson, SDNP Communities Lead, had been delayed once again due to the summer holidays but is planned to go ahead in September 2020.

**P325/20 Update on Cala Development on Andlers Ash Road:** The chair noted that negotiations with Cala were taking place for the developer to move the school crossing on Hill Brow Road to an

alternative and 'safer' position - closer to the school and away from the bend in the road.

The chair made the committee aware of Hampshire County Councils plan to close sections of Andlers Ash road for drainage improvement works under 'Operation Resilience', starting 7th September and expected to last 6 weeks.

**P326/20 Any Other Business:** Cllr Wilson expressed concern over central governments proposed planning regulation reforms though the chair allayed his concerns noting the long consultation period of 30 months during which they are likely to find it isn't the planning process that slows development down, and even if reforms were implemented they would not affect National Parks.

There being no other business, the chair closed the meeting at 20.44.

..... Chair

*Next Meeting: 14<sup>th</sup> September 2020 at 7.30pm*

DRAFT