

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 12th January 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, Cllr H Linsley, Cllr B Mayo, Cllr P Payne, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: 2 members of the public

P01/15 Apologies: Cllrs Linsley, Mayo & Payne.

P02/15 Declarations of interests Cllr Kendall declared an interest in application 14/06063 arising from his acquaintance with the applicant. Members agreed a change in the order of the agenda to receive this item as the last business of the meeting.

P03/15 Minutes of the meetings of 8th & 22nd December 2014

The minutes of the meetings of 8th & 22nd of December 2014, proposed by Cllr Kendall & seconded by Cllr Thomas, were unanimously approved as a correct record.

P04/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves reported that the Steering Group had its first meeting on 8th January. An administrator for the project had been identified, the Terms of reference for the Group would be put to Council for approval & it was hoped to have a draft plan by the end of 2015.

Developers' Contributions Funds – Rolling item to ensure that funds were used before Spring 2015. No cut off arrangements had been received from EHDC. It was agreed that Cllr Kendall would chase up the EHDC officer for the expected letter on the £40k for the pavilion project.

Developer's Contributions Funds – An updated policy had been received from EHDC. The Chairman would prepare a response.

Chichester DC modifications to Local Plan key policies – It was agreed that no response to the consultation was required.

P05/15 Planning Applications

14/06165/OUT – Paddock Land between 125 & 135 Andlers Ash Road – Outline-Three dwellings with associated works, vehicular access from Andlers Ash Road 9all matters reserved).

Members had received a presentation from the landowner's agent immediately prior to the meeting.

Following discussion, on a vote carried by the Chairman's casting vote, the following response was agreed:

Decision: Objection. Liss Parish Council feel that this proposal would create a precedent for development outside of the Settlement Policy Boundary. The SDNPA should determine policy impact.

If the SDNP is minded to approve the scheme, then Liss Parish Council comments that the proposed scale of the development is adequate for the plot size; however, concerns are held over the safety of the access & egress on to Andlers Ash Road.

14/06200/HOUS – 7 Rotherbank Farm Lane – First floor extension to side, enlarged dormer with balcony to rear.

Decision: Objection. Liss Parish Council consider the proposal to be an inappropriate development that will potentially have an overbearing effect on the neighbouring property.

14/06296/HOUS - 6 Vinson Road – Single storey extension to rear.

Decision: No objection.

14/04958/FUL – 43 Station Road – Two storey, one bedroom end of terrace dwelling (amended description). Single storey side & rear extension.

Decision: Objection. Liss Parish Council reiterates its objections submitted in November 2014 & notes that no improvements to access or manoeuvring have been made. Original objections were:

“Objection. This proposal is a gross overdevelopment of this small plot & particular objection is raised over the adequacy of the parking & manoeuvring provision. Vehicle access to the site is potentially dangerous & the proposal for a small space & space for pedestrian safety is unsuitable. There are many users of the footpath at this point that are in wheelchairs, with buggies & with young school children on scooters that would be afforded no protection by these measures. LPC also draws attention to the fact that the footpath in this area was widened to address pedestrian safety issues when it was upgraded a few years ago. LPC would also dispute the applicants claim that the Liss VDS states that the private car park to the rear is under-utilised & we would draw attention to section 5 of the recently adopted Parish Plan that covers parishioners concerns over public parking & the shortage thereof.

LPC notes that there is a considerable amount of vacant land behind units adjacent to this site which together with some of the land to the rear of 43 may have the potential for delivering a more appropriate brownfield, infill development with the potential for rear access onto Bridge Meadows.”

14/06420/FUL – Upper Adhurst Farm, London Road – Industrial unit following demolition of units 3 & 4. (renewal of previous consents 21912/045 & 21912/048).

Decision: No objection.

14/06113/HOUS – 9 The Ridings – Single storey extensions to front & rear, first floor extension to side.

Decision: Strong objection. Liss Parish Council consider this proposal to be an overdevelopment that is out of character with the setting because of the bulk, scale & proposed materials. It is also felt that the garage and particularly the balcony will have a detrimental impact on the neighbouring property.

14/06376/HOUS – Monks Orchard, Reeds Lane – Two storey side extension, single storey front extension, single storey extension to link house and garage and loft conversion with three dormers to rear and two velux windows to front.

Decision: No objection as long as the limits on development are not exceeded.

14/06513/HOUS – The Spinney, Primrose Lane – Double detached garage.

Decision: No objection. Liss parish Council request that a condition be applied to any approval ensuring that the garage remains ancillary to the main dwelling.
Liss parish Council comments that the quality of plans received is poor & supplies inadequate information on vehicular access & manoeuvring.

P06/14 The following other matters were tabled

SDNP Applications Approved

14/03436	Field View, Farnham Road	Variation of conditions 4 & 6 of 13/02466 to amend wording in conditions.
14/03441	Field View, Farnham Road	Reserved matters to 13/02466
14/05367	West Acre, Hill Side Lane	Replacement dwelling.
14/04421	2 The Ridings	Two storey side extension & single storey garden room to rear.
14/05171	33 Andlers Ash Road	Tow storey side & rear extension.
14/04459	East Acre, Hatch Lane	Single storey rear extension to form an orangery.
14/04651	Little Coppins, Rake Road	Single storey side extension.
14/05691	Applestore, St Patricks Lane	Conversion of garage to additional domestic accommodation.
14/05375	39 Rotherbank Farm Lane	Single storey rear extension following demolition of existing conservatory.

Provisional Tree Preservation Orders

EH968 Lynton, Hatch Lane

SDNP Tree Applications - referred to tree warden

14/06080	The Croft, Limes Close	Reduce height of leylandii to 10 metres.
15/00064	2 Little Barn Place	Crown raise 1 cedar.
15/00098	Longmead Flats car park	Crown reduce 1 oak.

SDNP Tree Application Decisions

14/05428	High Trees, Hill Side Lane	Woodland management programme - approved.
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P07/15 Planning Application

14/06063/FUL – Golf Driving Range, Brows farm, Farnham Road – Provision of four floodlights for the golf driving range.

Decision: No objection provided that the technical requirements of the Environmental Health Officer and the SDNP Dark Skies Officer are not breached.

P08/15 Other business

There was no other business.

The meeting was closed at 20.20 hrs.

Next Meeting: Monday 9th February 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 9th February 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, Cllr H Linsley, *Cllr B Mayo, Cllr P Payne, *Cllr Thomas, Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: 2 members of the public

P09/15 Apologies: Cllrs Linsley, Payne & Wright.

P10/15 Declarations of interests Cllr Kendall declared a non pecuniary interest in application 13/02300 arising from his membership of Liphook Golf Club.

P11/15 Minutes of the meetings of 12th January 2015

The minutes of the meeting of 12th January 2015, proposed by Cllr Thomas & seconded by Cllr Hargreaves, were unanimously approved as a correct record.

P12/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves reported that there was to be an open forum meeting in the village hall on Saturday 14th February. A meeting had been held with Rogate Parish Council & further meetings were planned with other neighbouring parishes.

SDNP - The SDNPA's assessment of SHLAA sites in Liss had been received giving details of sites put forward as suitable for development as well as sites ruled out or not considered.

Developers' Contributions Funds – Rolling item to ensure that funds were used before Spring 2015. EHDC's officer had indicated that funds allocated prior to 2010 were ring fenced.

SDNP Developers' Contributions Policy – The Chairman reported that the SDNP had agreed to apply the lower residential development threshold to allow the SDNPA to seek affordable housing and tariff style infrastructure contributions from development of between 6 & 10 units rather than the ten level to be applied outside of national Parks.

West Sussex CC – The list of sites included in the Minerals Local Plan was noted.

Development at Bohunt Manor Estate, Liphook – A request had been received from the SOS Bohunt Manor Community Action Group to support their objection to a planning application to develop the Bohunt manor Estate. Councillors agreed that no action was necessary.

P13/15 Planning Applications

14/06629/FUL – Old Heath Lodge, Hill Brow Road – Two dwellings with associated access following demolition of original dwelling – alternative scheme to permitted SDNP/13/00762 – Plot 2 now to be accessed from Plantation Road with provision of detached garage.

The Chairman introduced the application & read a letter of objection from Mr Lutener. An email of objection from Mr Smith had been circulated prior to the meeting.

Members then agreed an adjournment to receive comments from the public.

Mr Lutener made comments objection to the proposal.

The meeting was then reconvened.

Decision: Liss Parish Council object to the creation of a new access when there is a perfectly functioning, safer access as agreed in the planning permission granted. It is felt that the loss of the existing wall, that adds character to the setting, will create an adverse environmental impact & is contrary to Planning Policy H9c. Liss Parish Council also object to the reintroduction of a garage on plot 2, particularly in the proposed location.

If SDNP are minded to approve this application then it is suggested that the existing gateway is closed utilising materials from the reduction of wall height.

13/02300/FUL – Land north of Allington Cottage, Langley Lane, Rogate – New heathland golf course. Cllr Kendall took no part in the discussion or decision.

The Chairman introduced the application & reminded Members of the history of the application that dated back to 2013.

Members then agreed an adjournment to receive comments from the public.

Mr Croft, representing Liss VDG & Mr Lutner made comments objection to the proposal.

The meeting was then reconvened.

Decision: Objection. Liss Parish Council maintains its objection to this proposal and further, adds that any required development would adversely impact on the landscape & would be contrary to the first objective of the National Park.

For record, the parish's comments of objection submitted in December 2013 were:

“LPC considers that this proposed development adjacent to the SSSI of Weavers Down, the SPA & the Shipwrights Way would severely impact the public's quiet enjoyment of the countryside. There is scepticism whether the applicants could manage the construction & ongoing routine maintenance without causing damage to the wildlife & plants on the site.

LPC also hold concerns over the erosion of commoners' rights, grazing rights & horse riders' access & use of bridle paths.

There is grave concern over the impact on wildlife, particularly ground-nesting birds, & the cumulative urbanisation that this development would bring. It is felt that managed leisure use of this site would restrict wildlife connectivity and increase pressure on adjacent areas.

It is considered that there are dangers posed by stray shots from golfers hitting walkers using the footpaths or exercising a right to roam off path.

It is felt that access to the course would require a made up pathway wide enough to cope with the 8 seated golf buggies that are proposed & this would be of further detriment to the countryside.

Concern that the long term commercial viability of a course with no on site player facilities or equipment storage may lead to further development pressure that would be detrimental to the area.

LPC also suggest that this application should be called in by the SDNPA for decision.”

15/00012/HOUS – 9 St Mary's Road – Single storey office building & shed following demolition of previous office building & shed.

Decision: Objection. It is impossible to make a decision based on the drawings & information supplied. The drawings are inconsistent & incomprehensible & there is no information as to what has been replaced.

14/06113/HOUS – 9 The Ridings – Single storey extensions to front & rear, first floor extension to side (as amended by plans received 27/1/15 & 28/1/15).

Decision: Objection. Liss Parish Council welcomes the removal of the balcony but feel that it is insufficient to overcome previous objections which were:

“Liss Parish Council considers this proposal to be an overdevelopment that is out of character with the setting because of the bulk, scale & proposed materials. It is also felt that the garage and particularly the balcony will have a detrimental impact on the neighbouring property.”

15/00367/HOUS – 13 The Oval – Outbuilding (retrospective).

Decision: Objection. Liss Parish Council feels that this shed is overlarge in its location & that no case for the need or purpose has been put forward.

If the SDNP is minded to approve this application then Liss Parish Council request that a condition be applied ensuring the shed remains ancillary to the main dwelling, is not used for any purpose that would be

detrimental to the surrounding dwellings or for any commercial purpose which would increase traffic in the area.

15/00432/HOUS – 5 Greenfields – Single storey side extension.

Decision: No objection.

P15/15 The following other matters were tabled

Applications Withdrawn

14/06097	Blue Bell Inn, Farnham Road	Three detached two storey dwellings with detached garages.
14/06200	7 Rotherbank farm Lane	First floor extension to side enlarged dormer with balcony to rear.

SDNP Applications Refused

14/05837	Clarke House, Farnham Road	Variation of condition 2 of 13/02430 to allow extension of trading hours.
14/06165	Paddock land between 125 & 135 Andlers Ash Road	Outline - three dwellings & associated works & access.

SDNP Applications Approved

14/05990	4 Western Road	Single storey rear extension.
14/06058	6 Greenfields	Single storey side & rear extension.
14/04904	11 Riverside Close	retention of single storey storage area to side.
14/06296	6 Vinson road	Single storey extension to rear.

SDNP Tree Applications - referred to tree warden

SDNP/14/05032	Apple Acre, Plantation Road	Crown lift 2 eucalyptus trees.
SDNP/14/06090	34 Pine Walk	Crown lift 1 hornbeam.
SDNP/15/00524	Little Hunts, Huntsbottom Lane	Crown lift 2 oaks.

SDNP Tree Application Decisions

14/06166	Public open space, Upper Mount	Fell goat willow, maple & 2 birch trees. Approved.
14/06080	The Croft, Limes Close	Reduce height of leylandii. Approved.
14/06091	Malvern Lodge, Malvern Road	Prune 1 scots pine. Approved.

P16/15 Other business

The Chairman requested the Clerk to establish the position on reported tree felling in St Patrick's Lane. The Clerk was asked to approach EHDC's compliance officer to establish if the yellow facing bricks being used on the Smith's site were agreed materials & if so, why they were permitted when they are out of character with the area.

The Clerk was asked to establish when pre-application advice on the pavilion project would be received from EHDC.

The Chairman said that there were items on upcoming SDNPA Planning Committee agendas that needed attendance from the Neighbourhood Plan group members.

There was no other business.

The meeting was closed at 21.10 hrs.

Next Meeting: Monday 9th March 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 9th March 2015.

MEMBERS

Cllr S Halstead, *Cllr K Budden, *Cllr R Hargreaves, Cllr M Kendall, Cllr H Linsley, *Cllr B Mayo, Cllr P Payne, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

P17/15 - Election of Chairman

In the absence of Cllr Halstead, Cllr Budden was unanimously elected as Chairman for the meeting.

P18/15 Apologies: Cllrs Halstead, Kendall, Linsley & Payne.

P19/15 Declarations of interests There were no declarations.

P20/15 Minutes of the meetings of 9th February 2015

The minutes of the meeting of 9th February 2015, proposed by Cllr Hargreaves & seconded by Cllr Thomas, were unanimously approved as a correct record.

P21/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves reported that there had been a successful open forum meeting in the village hall on Saturday 14th February. The steering group was now formulating a work programme & the three working groups had been formed.

Developers' Contributions Funds – Members agreed that Council approval that a bid for any un-allocated Developers Contributions held by EHDC for use in upgrading the entrance to the Riverside Walk should be made.

Alton Neighbourhood Plan – Cllr Budden had reviewed the consultation document & after discussion it was agreed that Cllr Hargreaves would examine the document & formulate any response that might be appropriate.

EHDC CIL consultation It was agreed that no response from LPC was necessary as the revised charging schedule applied only to areas outside of the National Park.

Smith's Garage site – A response from EHDC enforcement to the complaint over materials being used had been received. It confirmed that these were as agreed in the permission. Members agreed that it was unfortunate that parishes were not consulted on amendments.

Forestry Commission – A letter to the landowners of the land at Langley that had been subject to tree clearance had been received. The letter instructed the landowner to restock the area by June 2016.

P22/15 Planning Applications

15/00571/HOUS – Apple Acre, Plantation Road – Two storey extension to side.

Cllr Hargreaves declared a non-pecuniary interest in the application as it was from a neighbour of his & took no part in the discussion & decision.

Decision: No objection.

15/00761/HOUS – The Old Bakehouse, Farnham Road – Two storey front extension, single storey side extension & internal alterations.

Decision: No objection.

15/00873/HOUS – Ostlers Cottage, Farnham Road – Creation of a new access & removal of section of boundary wall to Farnham Road.

Decision: No objection so long as HCC Highways are content with the proposal. LPC regret the loss of the section of walling & request that any new construction uses as much salvaged materials as possible.

15/00875/HOUS – 75 Forest Road – Proposed dropped kerb & new access.

Decision: No objection but LPC request that HCC Highways are content with any impact the proposal may have on their scheme of works for Forest Road.

15/00709/LIS – Ciddy Hall, Rake Road – Minor alterations to include a new doorway opening, removal of plasterboard ceilings & softboard cladding, removal & reinstatement of 1st floor tile hanging, floor strengthening, amendments to chimney breast, external painting.

Decision: No objection.

P23/15 The following other matters were tabled

SDNP Applications Refused

14/04742 170 Forest Road Two storey rear extension.

SDNP Applications Approved

14/06420 Upper Adhurst Farm, London road Industrial unit following demolition of units 3 & 4.

14/04378 Rake Hill, Primrose Lane CLD - standing of a mobile home for purposes incidental/ancillary to main dwelling.

14/06513 The Spinney, Primrose Lane Detached double garage.

15/00012 9 St Mary's Road Single storey office building & shed.

14/05636 23 Mint Road Replacement garage.

SDNP Tree Applications

15/00871/TPO Little Hunts, Huntsbottom Lane Fell 2 oak trees.

15/00938/TCA St Peter's Church, Church Street Crown raise 2 yew trees, 1 holly & 1 horse chestnut, fell 2 cypress.

P24/15 Other business

Cllr Wright reported that she was to attend the SDNP planning committee meeting on 12th March where the preferred options on the Local Plan would be discussed & decided.

Cllr Payne had reported that the development of the Smith's Garage site did not appear to be in line with approved plans & work indicated that the height would be greater than that approved. The Clerk would follow the matter up with EHDC Enforcement.

There was no other business.

The meeting was closed at 19.59 hrs.

Next Meeting: Monday 7th April 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 7th April 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo,
*Cllr P Payne, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

P25/15 Apologies: There were no apologies.

P26/15 Declarations of interests Cllrs Halstead, Hargreaves, Wright & Budden explained their working relationship with the applicant of 15/01526 who was contracted as administrator for the Neighbourhood Plan working groups that they were involved with. It was not thought that this constituted a prejudicial interest.

P27/15 Minutes of the meetings of 9th March 2015

The minutes of the meeting of 9th March 2015, proposed by Cllr Budden & seconded by Cllr Mayo, were unanimously approved as a correct record.

P28/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves updated the meeting on the progress of the Neighbourhood Plan. The working groups were looking at their appointed responsibilities & grant funding was being examined. The SDNP would be asked for strategic environmental guidance. The working groups were covering four areas, housing need, housing sites, business/infrastructure & environmental impact.

In discussion it was agreed that if any major development came up before the plan was in place, such as the Inwood Road site, then the NP Group would get together with LPC & the VDG to consider the impact on the Plan; LPC, as statutory consultee, would retain responsibility for submitting consultation comments.

The chairman reported that the SDNP Planning Committee upcoming agenda for a meeting on 15th April covered the Settlement Hierarchy and proposed housing numbers required during the plan period to 2034. Across the whole Park five broad areas are proposed. Liss, within the Western Weald area, is seen as a settlement which has a good connection with a larger settlement in the area, where it is proposed that moderate scale growth should be supported, proportionate to the size of the settlement and its capacity to accommodate further development.

Developers' Contributions Funds – It was noted that the remaining balances of un-allocated Developers Contributions held by EHDC had now been allocated to projects in Liss Forest & on the Riverside Railway Walk.

13/06113, Land adj. To 29 Mint Road – The LPC objecting response agreed by Councillors had been dispatched.

Chichester DC - Notice that the draft CIL charging schedule had been submitted for independent examination had been received & was noted.

14/02392, Springs, Reeds Lane – A notice of appeal had been received. It was agreed that this was now a legal issue & that LPC should only submit comments maintaining its comments of objection already lodged.

P29/15 Planning Applications

15/01153/FUL – White Stones, Hill Brow Road – Detached dwelling following demolition of existing dwelling.

Decision: Objection. The proposal exceeds the limits of Local Plan Policy H16. Should SDNP be minded to approve the application, then LPC request that a condition be applied ensuring that the demolition of the

existing dwelling takes place as soon as the new dwelling is completed. It is also requested that the correct ecological protection is given to the bats inhabiting the site.

15/01147/HOUS – 7 Rotherbank Farm Lane – Front & rear dormers, single storey side & rear extension.

Decision: No objection.

15/06629/FUL – Old Heath Lodge, Hill Brow Road – Two dwelling with associated access following demolition of original dwelling – plot 2 now to be accessed from Plantation Road with provision of detached garage – amended plans received (garage removed).

Decision: Objection. LPC maintains the objections already lodged regarding the access issues onto Plantation Road.

15/01112/HOUS – 16 Willow Road – Conservatory to rear.

Decision: No objection.

15/01215/MPO – Field View, Farnham Road – Deed of variation of S106 agreement to 13/02466 & 14/03428 – substitution of plans.

Decision: It was agreed that a letter be sent to EHDC/SDNP heads of planning expressing concern that the variation has been executed without LPC having an opportunity to respond or obtain an explanation of the implications of this variation.

15/01385/TEL – Wheatham Farm, Wheatham Lane – prior notification – replacement of three antennas, replacement of a 300mm diameter dish antenna with a 600mm dish antenna, installation of three additional 600mm dish antennas & development ancillary thereto.

Decision: Due to the detrimental impact on the landscape of this mast it was agreed that SDNP be asked if the possibility of replacing the mast with a more rural option, such as the blasted oak style, could be investigated.

15/01430/OUT – Apple Acre, Plantation Road – Single storey dwelling to include room in roof space, including dormer & utilising existing vehicular access.

Decision: No decision was necessary as the application had not been validated by SDNP.

15/01526/HOUS – 35 Patricks Copse Road – Single storey side extension (left & right) & widening of existing garage frontage.

Decision: No objection; however, LPC regret the proposal of a flat roof for the garage.

15/01448/HOUS – Canaan Copse, Pruetts Lane – Two storey front & rear extensions.

Decision: No objection.

P30/15 The following other matters were tabled

SDNP Applications Withdrawn

14/03187	3 Burgates Farm Cottages, Farnham Road	Single storey extension to rear & side & conversion of loftspace to habitable accommodation - bat report received.
14/06376	Monks Orchard, Reeds Lane	Two storey side extension, single storey extension to link house & garage & loft conversion with 3 dormers & 2 velux.

SDNP Applications Approved

14/04958	43 Station Road	2 storey, 1 bedroom end of terrace dwelling.
14/06113	9 The Ridings	Single storey extensions to front & rear, 1st flr extension to side.
14/05448	Brows Farm Cottage, Farnham Road	Change of use of redundant farm
15/00367	13 The Oval	Outbuilding (retrospective)
15/00432	5 Greenfields	Single storey side extension.

SDNP Tree Applications - referred to tree warden

15/01205/TPO Old London, Rake Road Prune 1 yew.

SDNP Tree Application Decisions

14/06090	34 Pine walk	Crown raise 1 hornbeam, fell 1 scots pine - approved.
14/05032	Apple Acre, Plantation Road	Crown lift 1 eucalyptus - approved.
15/00064	2 Little Barn Place, Rake Road	Crown raise 1 atlantic blue cedar - approved.

P31/15 Other business

Cllr Thomas raised concerns about the level of tree felling taking place on a plot in Woodlands Lane. The Clerk would report the matter to the Forestry Commission.

Cllr Budden reported that a scrap metal dealer had attached notices high up on a lamp post in Chase Road. The Clerk would investigate.

The Chairman informed the committee that the EHDC enforcement team had been contacted by residents over concerns that the development at 15 Mint Road was being built higher than planning permission.

There was no other business.

The meeting was closed at 20.14 hrs.

Next Meeting: Tuesday 5th May 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 5th May 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, *Cllr R Hargreaves, *Cllr M Kendall, Cllr H Linsley, *Cllr B Mayo, *Cllr P Payne, *Cllr Thomas, *Cllr A Wright.

*Present plus 1 member of the public

Clerk: S. Smith.

P32/15 Apologies: Apologies were received from Cllr Linsley.

P33/15 Declarations of interests: Cllr Budden explained a working relationship with the applicant of 15/01535/HOUS. It was not thought that this constituted a prejudicial interest. Cllr Hargreaves advised that he lived next to the applicant of 15/01430/OUT and therefore would not take part in any discussion or vote on the application.

P34/15 Minutes of the meetings of 7th April 2015

The minutes of the meeting of 7th April 2015, proposed by Cllr Budden & seconded by Cllr Mayo, were unanimously approved as a correct record.

P35/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves reported that work was gaining pace in the working groups, that the website would be ready shortly, that SDNP funding of £5,000 had been received and that a full report would be given at the next meeting of Council. It was noted that the April 15th Meeting of the SDNPA Planning Committee had agreed the way forward for the Local Plan as proposed in their agenda reports which had been noted at LPC's Planning meeting on 7th April.

EHDC – The proposed submission of Local Plan on housing and employment allocations was out for consultation. However, the Site Allocation Plan only covers East Hampshire outside the SDNP and so does not apply to Liss.

SDNP – Details on a revised scheme involving delegation had been sent to parishes. It was not thought that this would give rise to any changes for Liss given the delegation and link officer arrangement already in place. **It was resolved that** the Assistant Clerk would clarify with the SDNPA.

EHDC – LPC had been requested to adjudicate on the correct road name (Wheatham/ Barefoots/Coldhayes) given inconsistencies in naming between HCC and Royal Mail. **It was resolved that** the Chair would advise the name Barefoots should be used unless the Historical Society or Land Registry deeds suggested otherwise. (**NOTE:** Following further investigation it was agreed that the name Wheatham Road should be used as the official name).

SDNP – An acknowledgment had been received advising that SDNP were investigating LPC concerns and a response would be forthcoming on application SDNP/15/01215/MPO (Field View, Farnham Road).

District Cllr Gray – An update had been received advising that application SDNP/14/06629/FUL (Old Heath Lodge, Hill Brow Road) had now been granted under delegated powers following some success in achieving improvements.

Land adj. to 15 Mint Road – EHDC enforcement correspondence advise that developers have submitted documentation to substantiate the claim that current levels on the site are in accordance with planning permission.

EHDC – CIL main issues to be examined in public on 1st June. It was noted that this did not apply to Liss, but that LPC should keep a watching brief on the outcome.

Daly International – A pre-application consultation had been received on a proposed change to the comms mast at the West Liss Mainline Business Centre. **It was resolved that** LPC would strongly object due to the much increased height and bulk which would have a detrimental impact on the surrounding environment.

Dept. of Environment, Food & Rural Affairs – A letter had been received inviting contributions to the Secretary of State Appointments to the Areas of Outstanding National Beauty. This did not apply to Liss.

Dept. for Communities and Local Government – A letter had been received advising that following consultation and consideration of responses on the section 106 affordable housing and tariff contributions, a lower threshold of 5-units or less would apply in rural areas designated under section 157 of the Housing Act 1985, which includes National Parks and therefore Liss. This was in line with LPC views and was welcomed.

P36/15 Planning Applications

15/01388/FUL – The Blue Bell Inn, Farnham Road – Three detached two storey dwellings with detached garages following demolition of public house.

Members then agreed an adjournment to receive comments from the public.

Mr Croft, representing Liss VDG made comments and objected to the proposal.

The meeting was then reconvened.

Decision: Strong Objection.

Liss Parish Council considers that an inadequate case has been made for not retaining at least part of the existing Georgian property as has been achieved successfully in other local settlements i.e. The White Hart in Petersfield, The Sun at Rake and The Crossing Gate in Liss. West Liss is the historic centre of Liss where new development needs to be of an appropriate scale, sympathetic to the rural surroundings, reflecting the historic context of the settlement through high quality design of individually designed homes built of appropriate materials.

Should some redevelopment prove to be totally unfeasible then Liss Parish Council feels strongly that these unimaginative house designs lack character. The increase in height of the new development over the existing would be detrimental to the street scene. Liss Parish Council feels that little change has been made to the previous proposals in terms of design and that they are not in keeping with the recommendations of the Liss Village Design Statement, adopted by the SDNPA, which states at 6.1 that “building design should respect and enhance the character and distinctiveness of the settlements” and at 5.1 “any development on the edge of settlements should be built of such materials and be of a density, bulk and design that does not detract from the rural setting.” Liss Parish Council also highlights the need to respect the boundary hedge to the rear and location of the garages in relation to the neighbouring property.

On a separate matter, Liss Parish Council also notes that there is a potential SHLAA site behind the proposed development and wonder whether the developer is aware of this.

15/01576/HOUS – 2 Pophole Cottages, Hill Brow Road – Rear & side extension including two dormers.

Decision: No objection to the principle of the extension but Liss Parish Council feels that tile hanging or slate would be a preferable finish to timber cladding which is out of character with the construction of the house and surrounding buildings.

15/01535/HOUS – 4 Bishearne Gardens – Increase roof height above garage to form additional living accommodation at first floor level.

Decision: No objection to the extension but Liss Parish Council is concerned that the timber cladding would be out of keeping with the rest of Bishearne Gardens.

15/01740/HOUS – 7 St Mary’s Road – Single storey front extension, first floor rear extension & loft conversion to include dormer.

Decision: No objection. However, it would have been helpful if drawings could have been provided to provide further information, e.g. a site plan and setting.

15/01649/FUL – Saddlers, Farnham Road – Three detached two storey dwellings.

Members agreed an adjournment to receive comments from the public.

Mr Croft, representing Liss VDG made comments and objected to the proposal.

The meeting was then reconvened.

Decision: Strong Objection.

Liss Parish Council is of the opinion that that the proposals do not adequately address the previous Appeal Inspector's numerous concerns. The development remains over-intensive and would be severely detrimental to the character and appearance of Church Street and the setting of the ancient church (listed building). Liss Parish Council feels that it is imperative to preserve the character of what is the oldest and most historic part of the village which is a conservation area. Rather than improving the character and quality of the area, the proposed rather urban development of substantial houses detracts from the sense of place and will dominate the houses opposite in Church Street. Replacement landscaping following the removal of the evergreen hedge to enable tandem parking for plot 1 appears quite inadequate. On site parking arrangements are awkward and likely to create parking and access problems which will adversely affect the functioning of the area and the living conditions of existing residents. The future of the important oak tree on plot 1 remains a concern as do drainage issues.

15/01430/OUT – Apple Acre, Plantation Road – Single storey dwelling to include room in roof space, including dormer & utilising existing vehicular access.

Decision: Objection. The proposed development is within an H9 Area of Special Housing Character where the policy seeks to protect the low density character of the area from intensification of development. Infilling development will not be permitted. To allow development on this site would set a most unfortunate precedent.

15/01940/CND – Former site of Mill Race, Mill Road – Variation of condition 1 of SDNP/14/02154/REM to allow substitution of plans for plots 2 & 3.

Decision: No objection.

P37/15 The following other matters were tabled

SDNP Applications Approved

15/00571	Apple Acre, Plantation Road	Two storey extension to side.
15/01385	Wheatham Farm	Prior notification, replacement antennas.
15/00761	The Old Bakehouse, Farnham Road	two storey front extension, single storey side extension & internal alterations.
14/06629	Old Heath Lodge, Hill Brow Road	Two dwellings with associated access following demolition of original dwelling.
15/00709	Ciddy Hall, Rake Road	Minor alterations.

SDNP Applications Withdrawn

15/00873	Ostlers Cottage, Farnham Road	Creation of new access & removal of section of wall.
15/00875	75 Forest Road	Proposed dropped kerb & new access.

SDNP Tree Application Decisions

15/00524 Little Hunts, Huntsbottom Lane

15/00938 St Peter's Church

15/01205 Old London, Rake Road

15/00871 Little Hunts, Huntsbottom Lane

Crown reduce 2 oaks - approved.

Crown raise 7 trees &
fell 2 cypress - approved.

Prune yew tree - approved.

Fell two oaks - refused.

P38/15 Other business

It was noted that recent representations regarding the environmental impact of additional or larger antenna had not been acknowledged or taken on board. The Assistant Clerk would write a letter to the SDNPA to request their assistance.

The meeting was closed at 21.00 hrs.

Next Meeting: Monday 1st June 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 1st June 2015.

MEMBERS

*Cllr S Halstead, Cllr K Budden, Cllr R Evans, *Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, Cllr B Mayo, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

P39/15 Election of Chairman: Cllr Halstead, proposed by Cllr Wright & seconded by Cllr Thomas, was duly elected as Chairman for the ensuing Council year.

P40/15 Apologies: Apologies were received from Cllrs, Budden, Mayo & Evans.

P41/15 Declarations of interests: Cllr Thomas declared an interest in application 15/02264 as the property adjoined his own. It was agreed that this application be taken as the last item of business. Cllr Halstead explained that she knew the parents of the applicant for application 15/01753 & would not therefore vote on the decision if it was required.

P42/15 Minutes of the meetings of 5th May 2015

The minutes of the meeting of 5th May 2015, proposed by Cllr Wright & seconded by Cllr Kendall, were unanimously approved as a correct record.

38/15 - The Chairman commented that following advice from Liss Area Historical Association, EHDC had been advised that the name Wheatham Road should be used.

38/15 – The Clerk was asked to pursue SDNP for a response to the letter sent re Daly International's pre-application on the change to the communications mast at Mainline Business Centre.

P43/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves reminded Members that a report had been submitted to the May Council meeting & that a further update would be presented to the June meeting. The Steering Group were meeting on 4th June to assess the progress so far. A great deal of information gathering had taken place. There would be a public forum meeting on 11th July & this would be widely advertised. This meeting would show the potential development sites but not communicate any preferences. It was intended to commission a strategic environment assessment using the same consultants as the SDNP; there was a cost involved but hopefully this would be funded by Locality.

15/01215, Fieldview, Farnham Road – Deed of variation of S106 agreement on 13/02466 & 14/03438, substitution of plans.

There had been an informal meeting of the planning committee on 22nd May in order to submit consultation comments in time to meet the deadline.

Members endorsed the submitted comments which were:

Strong objection: critically, the proposed development must not be allowed until a credible Green Travel Plan has been agreed and approved by HCC

Liss Parish Council reiterates its comments made on previous applications & states that it has never been content with the scale of the proposed development in this prominent rural location.

The original permission granted on this site was for four houses constructed in an arts & crafts style. Revised applications plus a series of modifications has increased the scale of development dramatically and eroded the proposed rural design. Each modification has reduced the character and quality of the development. Liss PC regrets this further move from the original design.

With regard to the bungalow proposal, Liss PC is disappointed that the promised improvement in design has not been delivered.

With regard to the green travel plan, Liss PC feel that it is both factually inaccurate and impractical. The travel plan must not be agreed for the following reasons:

This location is not accessible by public transport. Despite bus stops remaining in Farnham Road and Station Road, all bus services along both roads were discontinued some years ago. Bus service 38 now only serves the village centre and only operates between 8am & 6.10pm on weekdays on a two and three hourly basis. There is no weekend service at all. This bus timetable would completely fail to match the timing required by any staff working the indicated shifts.

The walking distance along the road from the site to the bus stops in the village centre is .8 of a mile. To the station the walking distance is .7 of a mile.

The suggested use of footpath no. 501 to the rear of St Mary's Church is not realistic. This footpath is uneven, muddy in wet weather, has no lighting & will leave some users in a vulnerable position.

Given this location and lack of public transport the number of parking spaces on site would appear totally inadequate. Local experience with the many nursing and residential homes already operating in the village tells us that they generate a high level of traffic and demand for parking.

Any overflow parking on the A325 would be dangerous and totally unacceptable.

Such issues on the A325 currently exist next door at Whitegates where due to insufficient parking a string of vehicles is frequently parked on the highway, dangerously restricting sightlines.

The Land Registry plan included with the submitted documents lacks clarity over the designated site access points.

The Land Registry plan appears to show the proposed new footway inside Whitegates boundary where they currently have 6 parking places. Are these to be replaced elsewhere?

If the footway is to be created outside Whitegates boundary wall, there is doubt whether this could be achieved without narrowing the width of the A325 road.

There seems to be no provision for ambulance parking/access in case of emergencies or for regular transport to hospitals for routine treatments.

It is suggested that if parking problems occur then a permit system could be introduced. It would not be practical for medical professionals to park off-site and walk.

The proposed arrangements for special events are completely impractical. The suggested parking areas in the village are not all available or accessible. Public parking spaces in the village centre already operate close to capacity. The Tennis Club/ Playing Field is private property. School parking is a mile away and already insufficient. Parking at the station is expensive. For such events the only sensible solution could be a commercial arrangement with Browns farm.

Liss PC suggests that it is imperative that a shuttle bus is permanently available for transporting staff, visitors, & residents to & from the development on a daily basis.

It is felt that the management support proposals are flimsy & not likely to be successful or enforceable on a long term basis. They must not be restricted by the operating budget.

Liss PC feel that there is a complete lack of credibility in the transport plan which appears to have been done in a rush, not allowing adequate time for consultation. It contains too many flaws and must not be approved until it has green travel plan approval from HCC. Until such time no use of the site for the proposed purposes should be allowed.

SDNP – It was reported that SDNP had not responded to the query on the effect of the proposed revised delegation procedure on Liss. The Clerk was asked to follow this matter up.

15/01649, Saddlers, Farnham Road – A copy of a resident's letter of objection was noted. The Clerk was asked to enquire if this application had been called in by SDNP.

P44/15 Planning Applications

15/02035/Hous & 15/02036/LIS – Old London, Rake Road – Detached garage following demolition of existing garage.

Decision: No objection.

15/01753/CND – Plestor House, Farnham Road – Variation of condition 2 of 13/02403 to allow the extension of trading hours, plus provision for an additional six car parking spaces to rear.

Decision: No objection to the extension of trading hours & no objection to the parking provisions as long as HCC Highways are content that they are adequate. LPC also request that appropriate directional signage to the car park is made a condition of approval.

15/01806/FUL – Flexcombe Farm, Flexcombe Lane – Change of use from barn to dwelling with rooms in roof space addition of two rear dormers.

Decision: Strong objection. The proposal fails to meet the criteria of Local Plan planning policies GS3 & C14. Previous farm building conversions on this site were permitted solely on the grounds that they were necessary to fund new farm buildings required to ensure the future viability of the farm. This conversion fails the first criteria of GS3 that “*it is necessary for farming, forestry, countryside recreation, small scale tourism or any other genuine and proven need for which a countryside location is essential.*” No justification has been put forward with this application. To allow it would set a precedent for future conversions contrary to key local plan policies.

Should SDNP be minded to approve the application it is imperative that the permission should be for a single holiday let unit only.

15/02105/HOUS – 92a Station Road – Single storey side extension & new front porch.

Decision: No objection.

15/02179/HOUS – 4 The Arcade, Station Road – Single storey side extension & new pitched roof on garage replacing flat roof.

Decision: No Objection.

15/02442/HOUS – 5 Syers Road – Conservatory to rear.

Decision: No objection.

15/02285/HOUS – Ciddy Hall, Rake Road – Placing of twenty four solar panels on northeast corner of the site.

Decision: No objection.

15/01997/HOUS – Burgates Farm Cottages, 3 Farnham Road – Detached garage to rear.

Decision: No objection.

P45/15 The following other matters were tabled

SDNP Applications Refused

15/01153	White Stones, Hill Brow Road	Detached dwelling following demolition of existing dwelling.
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SDNP Applications Approved

15/01147	7 Rotherbank Farm Lane	Front & rear dormers, single storey side & rear extensions.
15/01112	16 Willow Road	Conservatory to rear.
15/01388	Blue Bell Inn, Farnham Road	Three detached two storey dwellings with detached garages.

15/01526	35 Patricks Copse Road 2 Pophole Cottages, Hill Brow Road	Single storey side extensions. Rear & side extension.
15/01448	Canaan Copse, Pruetts lane	Two storey front & rear extension.

SDNP Tree Applications - referred to tree warden

15/02366	St Peter's Church	Fell one cypress.
15/02351	2 Chase Road	Fell one horse chestnut. Approved as tree dangerous.

Tree Preservation Orders

EH396		
1998	2 Birch Close	Revoked.
EH968		
2014	Lynton, Hatch Lane	Not confirmed.

P46/15 Other business

The Chairman raised concerns expressed by the VDG over recent tree works carried out in St Peter's churchyard. The Clerk would establish the extent of these works & any threat to the yew trees there. It was noted that recent representations regarding the environmental impact of additional or larger antenna had not been acknowledged or taken on board. The Assistant Clerk would write a letter to the SDNPA to request their assistance.

It was also agreed to establish what TPO's were in place on the oak trees on footpaths 5, 6 & 7. The Chairman read a copy of an email from a resident to SDNP Planning relating to complaints over the height of the development adjacent to 15 Mint Road. It had been copied to District Councillor Mrs Onslow.

Cllr Thomas left the meeting at this point

P47/15 Planning Application

SDNP/15/02264/FUL – Rudloe Cottage, Hill Brow Road, - Detached dwelling and re-profiling of land.

Decision: Objection. The site is located in an area designated in the Local Plan policy as H9, an area of special housing character where infill development is not permitted.

The meeting was closed at 20.55 hrs.

Next Meeting: Monday 29th June 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 29th June 2015.

MEMBERS

*Cllr S Halstead, Cllr K Budden, Cllr R Evans, Cllr R Hargreaves, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, Cllr Thomas, *Cllr A Wright.

*Present

Clerk: S. Smith.

P48/15 Apologies: Members accepted apologies from Cllrs, Budden, Hargreaves and Thomas.

P49/15 Declarations of interests: Cllr Kendall declared a pecuniary interest in application 15/02608 as the property was next to his own and an interest in application 14/06063 due to his acquaintance with the applicant. It was agreed that these application be taken as the last items of business.

P50/15 Minutes of the meetings of 1st June 2015

The minutes of the meeting of 1st June 2015, proposed by Cllr Linsley & seconded by Cllr Wright, were unanimously approved as a correct record.

P43/15 - Cllr Kendall undertook to seek a status update on application 15/01215, Fieldview, Farnham Road, following strong objection by LPC.

P51/15 Matters Arising & other items

Neighbourhood Plan - The Chair advised that the Saturday morning stand outside Tesco's was successful, with members of the Steering Group and Working Group talking to members of the public and highlighting the Public Forum that would take place in the Village Hall on 11th July. Traffic on Andlers Ash Road was a common issue raised. The stand would also be outside Tesco's on 4th July.

EHDC - The CIL charging schedule correspondence was noted. Cllr Kendall undertook to seek clarity over issues which could arise through EHDC and SDNPA introducing CIL on different timescales.

15/02264 Rudloe Cottage – It was noted that two letters of objection had been received and that these raised the same issues as LPC, namely that the site is in an area designated in the Local Plan policy as H9 where infill development is not permitted. Cllr Kendall would follow up on why it was thought H9 didn't apply.

EHDC - The Chair advised that correspondence had been received on the Wheatham Road name issue seeking to change the name to Lane. LPC had previously been requested to adjudicate on the correct name (Wheatham/ Barefoots/Coldhayes) given inconsistencies in naming between HCC and Royal Mail. **It was resolved that** the Clerk would advise EHDC that LPC's position which highlighted evidence supporting the use of Wheatham Road still stood, but pointing out that there may be people who would like to change this to Lane.

SDNP - The Chair advised Members that advice had been received stating that LPC would not be affected by the revised scheme of delegation, as the scheme of delegation and link officer arrangement were already in operation in Liss. The Chair would also clarify with the parish appointee to the SDNPA.

SDNP - A response from SDNPA was noted following concerns raised by LPC with regards to parish consultation responses on telecoms towers not being taken on board. The Clerk would check whether Daly International had shared proposals for an increase in size of a communications mast at the Mainline Business Centre with SDNPA as requested.

13/06113, 29 Mint Road – The dismissal of the appeal was welcomed by LPC.

14/06165, Paddock 125-135 Andlers Ash Road – Comments had been invited for a notice of appeal. **It was resolved that** the LPC objection would remain. In addition to supporting the planning authority's reasons for refusal, it would also be stressed that this point in Andlers Ash Road is already stressed by on-street parking which would be exacerbated by additional access and egress.

P52/15 Planning Applications

15/02490/HOUS – 28 St. Mary’s Road – Loft conversion with dormer to rear and velux windows to front.

Decision: No objection providing that the Highways Agency are content with the parking which seems impractical and inadequate.

15/02077/HOUS – Forest Lodge, 15 Pine Walk – Installation of solar panels on flat roof garage.

Decision: No objection.

15/02640/LDE – Caravan, 4 Duckmead Lane – LDC for an existing use – reinstatement of mobile home.

Decision: No objection providing this is in conformity with the relevant legal requirements.

15/02739/HOUS – Woodlands, London Road, Hill Brow – Single storey front extension and replacement of doors and windows.

Decision: No objection providing that proper parking access and egress is achievable.

P53/15 The following other matters were tabled

SDNP Applications Refused

15/01430	Land adjacent Apple Acre, Plantation Road	Single storey dwelling to include room in roof space, including dormer, and utilising existing vehicular access onto site of existing dwelling.
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SDNP Applications Approved

15/01535	4 Bishearne Gardens	Increase roof height above garage to form additional living accommodation.
15/01740	7 St Mary's Road	Single storey front extension, first floor rear extension & loft conversion.
15/01940	Mill Race, Mill Road	Variation of condition 1 of 14/02152 and substitution of plans plots 2 & 3.
14/04653	49 Newfield Road	2 storey rear extension and new parking area at front.

SDNP Applications Withdrawn

15/02036	Old London, Rake Road	Listed Building Consent - detached garage following demolition of existing garage.
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SDNP Tree Application withdrawn

15/02351	2 Chase Road	Fell one horse chestnut. Approved as tree dangerous.
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P54/15 Tree Preservation Orders/ Issues

Yew trees in St Peter's Church – EHDC had advised that these were not covered by TPOs but by Conservation Area legislation and that they were not known to be at risk of felling.

Mill Road - **It was resolved** that the Clerk contact HCC to advise that LPC have concerns over the trees on the highway verge in front of the new Mill Chase houses.

Land adjacent to footpaths 5, 6 and 7 - It was noted that the Neighbourhood Plan Environment Working Group were taking action regarding the oak trees.

Cllr Kendall left the meeting at this point.

P55/15 Planning Application

SDNP/ 15/02608/FUL – Chatterwood Nursing Home, Huntsbottom Lane - Ground & first floor extensions to existing building, regrading of embankment including the formation of a proposed ramped access to communal recreational use of Milkwood's garden.

Members noted the difficulty in establishing changes in a revised application. The Chair would raise this at the next EHATPC meeting in September.

Decision: Objection. LPC consider the proposal to be an overdevelopment of a site that has already exceeded the limits of Local Plan Policy H16. There are also serious concerns over the site access from Huntsbottom Lane, a narrow country lane that has no passing points. It is noted with concern that, following the proposed extension, an additional 15 members of staff will require access to the home in an area where public transport is extremely limited. LPC is of the view that it may be appropriate to require the applicant to provide a green transport policy.

Should the SDNP be minded to approve the application, LPC request that no lighting be permitted in the car park area and that suitable conditions be applied to ensure the preservation of the screening. There is also a need for a tight, legal condition to be applied in order that the site cannot be used as a precedent for other applications that would exceed LPP H16 limits.

LPC also request that the SDNPA aboricultural officer survey the site and arranges TPOs where appropriate.

SDNP/ 14/06063 - Golf Driving Range, Brows Farm - Provision of four floodlights for the golf driving range (additional information received 8th June - lighting impact).

Decision: Despite no objection previously, LPC note and support the concerns of the dark skies officer. However, LPC also has concerns about the alternative provision for taller down lighting which could have a potential adverse impact on the landscape. This needs to be fully assessed by the National Park landscape officer.

P56/15 Other business

There was no other business to be discussed.

The meeting was closed at 20.32 hrs.

Next Meeting: Monday 27th July 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 27th July 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, Cllr R Evans, *Cllr R Hargreaves, Cllr D Jerrard, *Cllr M Kendall, Cllr H Linsley, *Cllr B Mayo, *Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

P57/15 Apologies: Members accepted apologies from Cllrs, Jerrard & Linsley.
Absent with no apologies, Cllr Evans.

P58/15 Declarations of interests: Cllr Kendall declared an interest in application 14/06063 due to his being acquainted with the applicant; Cllr Hargreaves declared an interest in application 15/03360 arising from its location in the same road as his dwelling.

P59/15 Minutes of the meetings of 29th June 2015

The minutes of the meeting of 29th June 2015, proposed by Cllr Wright & seconded by Cllr Mayo, were unanimously approved as a correct record.

P51/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves updated Members on the progress of the Plan. A successful public meeting had been held on 11th July. Housing sites had been identified & public feedback was awaited. The next public forum would be on 24th October & there would be an item in the next issue of the Village Voice. The maps were now on the NP website.

SDNP – An information newsletter had been received giving details of works undertaken in May. The Clerk was asked to circulate it to Members. Cllr Hargreaves commented that the draft SDNP Local Plan had been agreed by the SDNPA for public consultation in September.

Daly International – A response to LPC's concerns over upgrade to aerial at Mainline Business Centre had been received. It was agreed to express thanks to Daly International & state an interest in how much lower the mast was & what possible compromise to service this would lead to.

EHDC – A response had been received from the arboriculture officer informing that there were no TPO's in place at St Peter's Church but the area had Conservation Area protection. The trees to the front of the development at Mill Race were on HCC land & HCC had assured the Clerk that they would not be removed. The Clerk was asked to get assurance from HCC that they would consult LPC on any work proposed on the trees.

Wheatham Road – A copy of a petition to EHDC from the residents of Wheatham Road supporting a name change to Wheatham Lane & Barefoots Lane had been received. Members agreed that LPC had no objection to this proposal & would confirm this to EHDC.

CDC – A notice had been received from CDC informing that the Local Plan – Key Policies for 2014-2029 had been adopted.

EHDC - A notice had been received informing that the Local Plan 2011-2028 had been submitted to the Secretary of State.

45 Station Road – A letter had been received from Liam Russell Architects informing that they intended to progress the development application on a "no car" basis.

DCLG – The publication on proposed reforms to planning procedures was noted.

P60/15 Planning Applications

15/02656/LDP – 71a Station Road – Lawful development certificate for proposed use – retail shop (A1) at ground floor with two flats (C3).

Decision: Objection. There is a lack of evidence or local experience of the flats being occupied in recent memory. There is also no information provided by the applicant on parking provision which is essential in this location.

15/02707/HOUS – Durford Edge, London Road – Retention of freshwater pond.

Decision: No objection.

15/02899/HOUS – 49 Newfield Road – Detached outbuilding to rear.

Decision: No objection as long as the outbuilding is conditioned to prevent use for any commercial purposes.

15/002214/HOUS – 7 St Mary's Road – Detached timber garden cabin to rear to be used as a home office.

Decision: LPC has concerns over the loss of the space that is currently used for parking; the applicant has supplied no details as to proposed future arrangements. It is also noted that the submitted drawings give no indication of the proposed height of the development.

Should SDNP be minded to approve the application then it is requested that a condition be applied restricting any commercial use to the residents of 7 St Mary's Road only & that the development remains tied to the main dwelling.

15/03087/HOUS – 32 Syers Road – Pitched roofs over flat roofed extension.

Decision: No objection.

15/02968/HOUS – Heather Cottage, Warren Road – Replacement pool house building following demolition of existing stores & new garage with storage & alterations to existing driveway.

Decision: No objection.

15/03265/HOUS – 17 Forest Road – Conservatory to rear.

Decision: No objection.

15/02956/HOUS – 1 Sherwood Close – Front porch extension.

Decision: LPC has concerns over the possible detrimental impact that this development will have on 2 Sherwood Close and the street scene. It is felt unfortunate that both dwellings are not being modified in the same manner in a joint operation.

15/03358/HOUS – Durford Edge, London Road – Modification of existing driveway.

Decision: No objection.

15/03360/HOUS – Tinkers Wood, Plantation Road – Two storey side & rear extension following demolition of existing front & single storey extension to include steel roof & new fenestration.

Decision: No objection. LPC request that measures are put in place to protect the significant tree specimens on the site.

15/03135/HOUS – 4 Hillside Cottages, Hill Brow Road – Amendment to roof & elevations of previously approved application (15/00586)

Decision: No objection.

15/03233/HOUS – Ciddy Hall, Rake Road – Construction of an underground garage to include access.

Decision: No objection. However, LPC comments that the standard of drawings supplied are not adequate; artist's impressions, although aesthetically attractive, make it difficult to fully understand dimensions.

15/03249/HOUS – The Old Pump House, Warren Road – Double garage & carport with rooms in roof space following demolition of existing building.

Decision: No objection. However, a condition that no residential use is permitted & that it must remain ancillary to the main dwelling must be applied.

SDNP is requested to ensure that the limitations of policy H16 are not exceeded.

15/03458/HOUS – Ashlyns, Hill Brow Road – Two storey rear extension & refurbishment of dwelling.

Decision: No objection so long as the limitations of policy H16 are not exceeded. SDNP are also requested to take measures to impose Tree Preservation Orders for the specimen trees on the boundary.

SDNP are also requested to investigate the applicant's proposals for dealing with collection of waste as it would appear that the space currently used for putting bins out may be diminished.

Given the scale of the proposed alterations it is disappointing that more detailed plans have not been provided, i.e. heights, garage plans, and detailed site plan.

15/02992/LDE – Batts Brook, Hawkley Road – Certificate of lawful development for existing use as a dwelling – in breach of planning condition 8 of EHDC 30508/001 (agricultural occupancy).

Decision: No objection.

15/03164/HOUS – 6 Birch Close – Single storey rear extension.

Decision: No objection.

P61/15 The following other matters were tabled

SDNP Applications Withdrawn

15/02490/HOUS 28 St Mary's Road

Single storey rear extension, loft conversion with dormer to rear & velux windows to front (amended description).

SDNP Applications Refused

15/01649 Saddlers, Farnham Road

Three detached two storey dwellings.

SDNP Applications Approved

14/04650 51 Newfield Road

Two storey rear extension with internal alterations & parking to front.

15/02105 92 A Station Road

Single storey side extension with new front porch.

15/02442 5 Syers Road

Conservatory to rear.

15/01753 Plestor House, Farnham Road

Variation of conditions to allow the extension of trading hours.

15/02035 Old London, Rake Road

Detached garage following demolition of existing garage.

15/01997 Burgates Farm Cottages

Detached garage to rear.

15/02179 4 The Arcade, Station Road

Single storey side extension & new pitched roof on garage.

15/02077	Forest Lodge, Pine Walk	Installation of solar panels.
15/02285	Ciddy Hall, Rake Road	Placing of 24 solar panels on site.

SDNP Tree Application Decisions

15/02366	St Peter's Church	Fell 1 cypress - approved.
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P62/15 Other business

Cllr Kendall informed the meeting that the Chatterwood application had been approved on 24th July with no conditions.

The Chairman said that Cllr MacNamara had reported possible evidence of residential activity at Rother Farm. The Clerk was asked to report this to EHDC enforcement as well as Steep PC.

Cllr Kendall said that the ARR Trust was the co-ordinating body for all parties involved in the water catchment area & a management plan would be produced in 2017; he would pass details to the Neighbourhood Plan Group.

Cllr Kendall left the meeting at this point.

P63/15 Application

1406063/FUL – Golf Driving Range, Brows Farm, Farnham Road – Provision of four floodlights for the golf driving range (additional information – lighting impact), (amended elevation drawing – addition of 5.4m high poles & change to lighting angle).

Decision: No objection in principle; however, it is felt that a new lighting impact study is required to confirm that the SDNP dark skies officer's requirements are being met.

The meeting was closed at 20.52pm

Next Meeting: Monday 24th August 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 24th August 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, Cllr R Evans, *Cllr R Hargreaves, *Cllr D Jerrard, *Cllr M Kendall, Cllr H Linsley, *Cllr B Mayo, *Cllr Thomas, Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: Two members of the public.

P63/15 Apologies: Members accepted apologies from Cllrs Linsley & Wright.

Absent with no apologies, Cllrs Evans.

P64/15 Declarations of interests: The Chairman declared interests in applications 15/03652 arising from a friendship with the applicant & 15/03763 arising from her membership of the tennis club. It was agreed that these applications would be taken at the end of the meeting.

P65/15 Minutes of the meetings of 27th July 2015

The minutes of the meeting of 27th July 2015, proposed by Cllr Budden & seconded by Cllr Mayo, were unanimously approved as a correct record.

Cllr Kendall pointed out that with regard to the SDNP approval of application 14/03524 had none of the conditions that LPC had requested.

P66/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves updated the meeting on the NP Group's progress. They were now looking at proposed possible sites in detail in the lead up to the next public meeting on 24th October. Some developers had been invited to come & speak to members of the group so that their proposals could be heard. A grant from Locality would fully fund the Strategic Environment Assessment that would include a habitat Assessment. The group were on course to achieve a draft plan by the end of the year.

The Chairman said it might be a good idea to incorporate some detail from the VDS & suggested that the group liaise with members of the VDG.

Cllr Kendall informed the meeting that he had received an email from a resident regarding possible flood issues on site one in Station Road & wanted the NP Group to be aware of these issues.

SDNP – An information newsletter had been received giving details of activities undertaken in June. This had been circulated to Members. The Chairman noted the good works that SDNP rangers were doing on the Rother & added that they were holding an open day in October aimed at recruiting more rangers.

EHDC – A consultation had been received regarding a minor variation to trading hours at the Blue Fig restaurant, Farnham Road. After circulating the details to members a no objection response had been sent to EHDC.

SDNP – Details of the public consultation on the South Downs Local Plan, Preferred Options & CIL draft charging levy had been received & circulated. The consultation would run from 2nd September to 28th October. SDNP were organising road shows for the public as well as workshops for Councils.

The Chairman felt it was necessary to hold an extraordinary Council meeting to agree a response to the consultation & Members agreed a date of 5th October for that meeting.

HCC Combined Hampshire Authority - Cllr Kendall said that EHDC were holding a Special Council meeting on 26th August relating to the implications of a combined authority & the agenda included increased housing numbers for the EHDC area; it was assumed that this would be for areas outside of the National Park

P67/15 Planning Applications

15/03377/FUL – Barn on land adjoining sewage works off Farnham Road – Steel frame, timber clad barn. The Chairman detailed the application & read an email received from Cllr Wright who had been doing environmental study work for the Neighbourhood Plan that listed concerns over the proposal.

- Members then agreed an adjournment to receive comments from representatives of the Village Design Group. Mrs Effenberg & Mr Croft explained their objections which included the applicants disregard for the updated version of the VDS, no regard for the LCA, size & volume of the development & visual impact on the “hidden village”; they also felt there was a need to warn the residents of Andlers Ash Road of the visual impact of this development.

The meeting was then reconvened.

Decision: Strong objection.

- Inadequate information provided to justify the need for such a large, industrial scale barn in the countryside. To maintain the landscape character and quality of the countryside inappropriate types and scales of development will not be permitted.
- The poor quality of the drawings provided makes it difficult to assess the size of the barn in comparison with the existing sand track, its full impact on the whole site or on Batts Brook which traverses the site.
- The application fails to recognise both the detailed recommendations in the revised (2012) Village Design Statement (VDS) that has been adopted by the SDNP for planning purposes and the Liss Landscape Character Assessment (LLCA). Both of these documents specifically recognise the potential problems that could be caused by management of the countryside for equine use.
- The applicant states that the barn is intended for domestic use only but comments in the justification refer to planning policies covering commercial use.
- It is felt that for domestic use, as indicated in the application documents, the size of the barn is excessive both in footprint & height & more indicative of commercial development.
- VDS 2.2 states “Impact of new large buildings such as barns which are highly visible in the countryside should be minimised through timber cladding & dark roofing materials which blend into the landscape. Roof profiles should be low & kept below the tree line.”
The description in the application details roof to be natural grey & not dark as the VDS suggests.
- VDS 2.3 & 2.4 discourages unsympathetic rural development and encourages the protection of the open countryside between the A3 and the settlement.
- With regard to lighting the EHDC guidance is that they should be shuttered. The applicant states that they will not be used after 8pm, but in winter months & in poor weather there may well be usage without the lights being shuttered. This should not be allowed.
- The LLCA ref 7A39 states “Seek to ensure good management of horse keeping includingavoidance of proliferation of buildings, sheds etc.” The LLCA specifically discourages such a building as this.
- The LLCA ref 7A41 encourages management of streams such as Batts Brook to enhance biodiversity.
- The LLCA ref 7A47 states “Conserve the views from the greensand terrace”. This development would affect the views from Wheatham Farm, one of the key Liss viewpoints & also views from Scotland Farm. This may be significant, particularly if there is a light grey roof & unshuttered lights.
- The LLCA ref 7A49 & 50 seek to retain the rural setting of the A3(T).
- If the Planning Authority should be minded to grant permission the following conditions are requested:
 - Existing hedges to be managed and maintained to maximise screening
 - New buffer planting where necessary to screen barn
 - Management plan for Batts Brook
 - An archaeological survey (nearby digs have revealed ancient settlements in this area)
 - Barn roof to be dark and below the tree line
 - Lighting restricted and adequately shuttered.
 - For personal use only - not commercial use
 - Access to be limited to existing track (no access from Farnham Road)

It was agreed to draw the application to the attention of the SDNP link officer.

15/03213/HOUS – 51 Newfield Road – Summerhouse to rear.

Decision: No objection; however LPC comment that the plans submitted are inadequate & not shown accurately in terms of scale on the submitted site plan.

15/03571/LDP – Tuckenhay, Rake Road – Certificate of lawful development for proposed works – single storey rear extension.

Decision: No objection in principle & cannot comment as this is a legal matter.

15/03602/LDP – 23 Hawks Mead - Certificate of lawful development for proposed works – single storey rear extension following demolition of an existing conservatory.

Decision: No objection in principle & cannot comment as this is a legal matter.

15/03540/FUL – Adhurst Farm Cottage, London Road – New forestry access to B2070.

Decision: Objection. LPC has grave reservation relating to the proposal that HGV traffic turning south will use the central reservation which is felt to be inadequate. The comments of HCC Highways are essential.

15/03666/FUL – A3 Financial Services, 45 Station Road – Refurbishment & two storey rear extension to main building to create new retail space & three flats, & two detached dwellings to rear with associated 2.1m fence.

Decision: Strong objection.

- LPC do not accept the concept of a no-car development as being appropriate for a rural village; it is more suitable for larger towns & cities where there is more public transport provision. There are few facilities or amenities in Liss which will necessitate travel by the residents & while there is a North/South rail service there is no East/West public transport provision.
 - The proposed development does not meet the required parking provision standards.
 - There is no adequate access for service vehicles such as ambulances & waste lorries.
 - There is constant, serious road congestion along this section of Station Road due to the regular rail crossing barrier closures & the narrowness of the road at this point. Off road drop off and parking provision is essential for any residential development on this site.
 - The nearby car park is privately owned to provide parking for designated flats and shops and cannot be relied on to provide parking for others. Abuse could lead to closure.
 - LPC comments that there is no objection to the design proposals.
- It was agreed to draw the application to the attention of the SDNP link officer.

15/03608/FUL – The Flying Bull Inn, London Road – Conversion of ancillary accommodation to two semi-detached dwellings, with a single storey side extension with rooms in roof space, & addition of two dormer windows to front, & dormer windows to rear, & relocation of pub garden.

Decision: Objection. The proposed creation of new dwellings in the countryside is contrary to planning policy & no application for change of use has been submitted.

LPC also comment that there is no evidence of non viability of the current operation to justify any change of use. The pub supplies a much needed provision of visitor accommodation in the National Park of which there is a known shortage. It is understood that the Rogate Neighbourhood Plan has identified the Flying Bull as a Community Asset.

It was agreed to draw the application to the attention of the SDNP link officer.

15/03967/HOUS – 22 Shatterfield Terrace – Single storey extensions.

Decision: Objection. The applicant has failed to provide evidence of adequate off street parking at this confined location, a narrow road that already has on street parking along the whole length of one side.

15/04064/HOUS – 40 Newfield Road – Two dormer windows to rear & two rooflights to front.

Decision: Objection; The additional bedroom should require an increase in parking provision. There is no evidence of adequate parking provision.

15/04067/HOUS – 14 The Oval – Single storey extension to rear.

Decision: No objection provided that the proposed extension is within the limitations required for the boundary.

P68/15 The following other matters were tabled

SDNP Applications Approved

14/03524	Chatterwood Nursing Home, Huntsbottom Lane	Ground & first floor extensions to existing building, re-grading of embankment & formation of new car park.
15/02739	Woodlands, London Road	Single storey front extension & replacement of doors & windows.
15/02968	Heather Cottage, Warren Road	Replacement pool house building following demolition of existing stores & new garage.
15/03087	32 Syers Road	Pitched roofs over flat roofed extensions.

It was agreed to request SDNP to ensure that any lighting installations at Chatterwood Nursing Home require a separate planning application.

Cllr Kendall had declared an interest in this matter & took no part in the decision.

P69/15 Other business

The Chairman suggested that conservation street lighting to the front of the Smith's site development would be appropriate & reflect the existing lamp post style on the opposite side of the road. The Clerk would investigate the possibilities of obtaining such lights & the funding options.

Cllr Halstead left the meeting at this point.

P70/15 Application

15/03652/HOUS – The Jungle, Reeds Lane – Change of use of existing double garage into living accommodation, single storey side extension, first floor extension above garage.

Decision: No objection provided that there is adequate parking provision. LPC also draws attention to condition 3 of EHDC approved application 20195/004 that requires Eglington Cottage which was approved in 1993. This states that the cottage must only be occupied by dependents or relatives of the owners of The Jungle, or by employers of the horticultural. This application indicates that the development will be used to house the existing resident of Eglington Cottage.

15/03763/COND – Newman Collard Playing Field – Variation of condition 3 of 12/03113 to extend the use of floodlights on tennis courts.

Decision: No objection subject to the hours for additional nights being the same as other existing nights.

The meeting was closed at 21.10hrs

Next Meeting: Monday 14th September 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 14th September 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, Cllr R Evans, *Cllr R Hargreaves, Cllr D Jerrard, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, Cllr Thomas, Cllr A Wright.

*Present

Clerk: R Bowery.

P71/15 Apologies: Members accepted apologies from Cllrs Jerrard, Thomas & Wright. Absent with no apologies, Cllrs Evans.

P72/15 Declarations of interests: There were no declarations.

P73/15 Minutes of the meetings of 24th August 2015

The minutes of the meeting of 24th August 2015, proposed by Cllr Budden & seconded by Cllr Mayo, were unanimously approved as a correct record.

P74/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves updated the meeting on the NP Group's progress. They were now in the process of evaluating sites & were meeting those developers who had requested meetings.

There would be a public meeting on 24th October where possible development sites would be shown to the public for comment.

Noted the need to respond to the SDNPA Local Plan: Preferred Options consultation by 28th October. The NP Group were studying the proposed Plan policies carefully to ensure they cover local circumstances and the evolving Neighbourhood Plan adequately.

It was then the intention to put the comments from the Steering Group to the Parish Council.

Members agreed that there should be an Extraordinary meeting of the Council & a proposed date of 13th October was agreed unless there was little business on the Planning Committee agenda on 12th; then the meeting could be held immediately after Planning.

Cllr Kendall joined the meeting at 19.40 hrs.

It was noted that the NP Group had manned information stalls at the LFRA Fun Day as well as the Village Day at NCPF.

P75/15 Planning Applications

15/04192/HOUS – First floor rear extension, West Leigh, Mill Road.

Decision: No objection. LPC request a condition be applied to ensure that no window be put in the third bedroom overlooking Conway House at any point in the future & that any velux windows installed should have no line of sight over adjacent properties.

P76/15 The following other matters were tabled

Application withdrawn

15/02214 7 St Mary's Road

Detached timber garden cabin.

SDNP Applications Refused

15/02264 Rudloe Cottage, Hill Brow
Road

Detached dwelling and re-profiling of
of land.

SDNP Applications Approved

15/02656 71a Station Road

LDC. Retail shop with two flats over.

15/02707	Durford Edge, London Road	Retention of freshwater pond.
15/02899	49 Newfield Road	Detached outbuilding to rear.
15/03249	The Old Pump House, Warren Road	Double garage & carport with rooms in roof space.
15/03265	17 Forest Rise	Conservatory to rear.
14/06063	Golf Range, Browns Farm	Provision of four floodlights for the . golf driving range.
15/02640	Caravan, 4 Duckmead Lane	Lawful Development Certificate for an existing use.
15/02956	1 Sherwood Close	Front porch extension.
15/03164	6 Birch Close	Single storey rear extension.
15/03358	Durford Edge, London Road	Modification of existing driveway - new access.
15/03135	4 Hillside Cottages, Hill Brow Road	Amendment of roof elevations of previously approved application.
15/03213	51 Newfield Road	Summerhouse to rear.
15/03233	Ciddy Hall, Rake Road	Construction of an underground garage to include access.
15/03360	Tinkers Wood, Plantation Road	Two storey side and rear extension following demolition of existing.
15/03458	Ashlyns, Hill Brow Road	Two storey rear extension and
<u>TPO applications</u>		
15/04399	The Old Rectory, Farnham Road	Fell one beech tree
15/04219	41 Pine Walk	Oak tree - crown lift and reduction refurbishment of dwelling.

A response from the Case Officer regarding an LPC query over lighting installation at Chatterwood Nursing Home. Members were dissatisfied with the response as it lacked clarity. It was agreed that the SDNP link officer be contacted with LPC's concerns that any lighting, other than low level installations, would seriously compromise the SDNP's dark skies policies.

Cllr Kendall had declared an interest in this matter & took no part in the decision.

P77/15 Other business

EHDC's newsletter of 7th September on the proposed HIOW Devolution process had been circulated prior to the meeting & was discussed.

It was agreed that a proposal be put to Council on 21st September that a letter be sent to the SDNP expressing concerns that the SDNP had signed above the line in the Hampshire Devolution Prospectus as a contributor to accelerated housing delivery and an 500 additional homes pa. LPC questioned how this decision had been reached and felt it would undermine the SDNPA Local Plan and Neighbourhood Plans that were being produced.

The meeting was closed at 20.35hrs

Next Meeting: Monday 12th October 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 12th October 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, Cllr R Evans, *Cllr R Hargreaves, Cllr D Jerrard, *Cllr M Kendall, *Cllr H Linsley, Cllr B Mayo, Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: Three members of the public.

P78/15 Apologies: Members accepted apologies from Cllrs Mayo & Thomas.
Absent with no apologies, Cllrs Evans & Jerrard.

P79/15 Declarations of interests: Cllr Hargreaves declared an interest in application 15/04121 that was for the property adjoining his own residence.

P80/15 Minutes of the meetings of 14th September 2015

The minutes of the meeting of 14th September 2015, proposed by Cllr Budden & seconded by Cllr Kendall, were unanimously approved as a correct record.

Cllr Wright requested that draft minutes be circulated to all committee members as soon as they were ready & this was agreed.

P81/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves informed the meeting that the next public forum would be on 23rd & 24th October & that five preferred housing sites as well as environmental issues would be displayed for comment.

Notice of Appeal – The Planning Inspectorate was holding an appeal relating to 15/01153, White Stones, Hill Brow Road with comments being required by 4th November. It was agreed that LPC had no further comments to add to the objection already submitted to SDNP.

SDNP Chairman – A response had been received to the LPC letter of concern over SDNP decision process when signing up to the Hampshire Devolution Bid & particularly the implications this had with its accelerated housing delivery. The response said that the SDNP commitment had been on the basis of their current Local Plan consultation & that there was no commitment to deliver additional development; existing Neighbourhood Plans would be unaffected.

SDNP – Copies of the presentations at Parish Workshops had been received.

Flexcombe Farm 15/01806 – After discussion it was agreed that Cllr Kendall would ask the SDNP Planning Committee to request that the property be advertised for a period of six months as a property with possibility to convert for holiday let. As per Local Plan Policy C14.

P82/15 Planning Applications

15/04858/HOUS – Old Heath Lodge, Hill Brow Road - New dwelling for plot two to rear, retention of Old Heath Lodge incorporating existing separate annexe-dwelling back into Old Heath Lodge (alternative to that permitted under 14/06629)

The Chairman introduced the application & gave a brief resume of the planning history for the site.

Members then agreed a period of adjournment to receive comments from members of the public.

Three members of the public expressed objections to the application. The meeting was then reconvened.

Decision: Objection. LPC is concerned that the combination of retention of the existing property & the new property results in an overdevelopment of the site that will detract from the character of the area that Planning Policy H9 seeks to protect.

Should SDNP be minded to permit this application then LPC suggest that the retention of the existing property as a single dwelling could represent an improvement over the previously permitted application, providing there is a reduction in the size of the development on plot two commensurate to the increase in plot one over that approved. It is also suggested that plot two design be revised to a style more harmonious with the existing dwelling.

LPC also request that a legal agreement be put in place to prevent any future sub-division of the main dwelling.

15/04121/HOUS – Prierton, Malvern Road – Two storey side extension & garage following demolition of conservatory.

Cllr Hargreaves left the room & took no part in the discussion or decision.

Decision: Objection. LPC feel that the loss of the gap between dwellings will detract from the character of area that is protected under Planning Policy H9. It is suggested that here should be some reduction in the size of the garage to address this issue and to reduce the impact on the neighbouring property.

LPC comments that it approves of the style of the development.

Cllr Hargreaves rejoined the meeting.

15/04151/HOUS – 30 St Mary's Road – Loft conversion to include dormer window to rear.

Decision: No objection; however, LPC is concerned that the application documents refer to three parking spaces when there is only quite limited space for two small cars .

15/04396/HOUS – Tresco, Plantation Road – Single storey side extension following demolition of existing conservatory.

Decision: No objection.

15/04661/HOUS – Summerdale Farm, Hatch Lane – Detached 3 bay carport.

Decision: LPC note that this is in a location where residential development would not normally be permitted but where very tightly defined residential use has been agreed through a CLU. LPC regrets this extension of domestic development in the countryside but, if permitted, requests that a legal agreement be put in place that ensures the development is used for parking only & that there is no business use or use as accommodation of any sort.

15/04854/HOUS – 148 Andlers Ash Road – Single storey extensions to side & detached double garage to front, retention of rear roof extension to form additional bedroom, velux windows & sun pipes (revision to that approved under 14/01211).

Decision: Objection. LPC feel that this is an overdevelopment of this small site. If SDNP is minded to approve the application then LPC request that a legal agreement be put in place to ensure that the garage is used for parking only & that no business or other use is allowed. On street parking in this stretch of Andlers Ash Road already presents significant problems.

P83/15 The following other matters were tabled

SDNP Application Withdrawn

15/03602 23 Hawks Mead
15/03652 The Jungle, reeds Lane

LDC - rear extension.
Change of use of existing integral double garage into accommodation, single storey side extension, first floor extension over garage.

SDNP Applications Approved

15/02992 Batts Brook, Hawkley Road
15/03571 Tuckenhay, Rake Road
15/03377 Barn adj, to sewage works
15/03967 22 Shoterfield Terrace
15/04064 40 Newfield Road

LDC - for existing use as a dwelling.
CLD - single storey rear extension.
Steel frame, timber clad barn
Single storey extensions.
2 dormer windows to rear & 2 rooflights to front.
Single storey extension to rear.

15/04067 14 The Oval

SDNP Application Refused

15/04192 West Leigh, Mill Road

First floor rear extension.

TPO applications - referred to tree warden

15/03907 Pine Trees, Malvern Road

Crown raise 1 beech & crown lift 1 pine.

15/04464 Land between 29-35 Mint Road

Fell group of trees.

Cllr Wright asked if the tree felling application on land at 29-35 Mint Road could be stopped due to the TPO on these trees. The Clerk replied that LPC's tree warden had advised that, as the application was based on the health of the trees, the EHDC case officer should use her professional expertise to decide the best action.

P84/15 Other business

Cllr Halstead read the response from HCC's street lighting officer to the request for replacement conservation style lighting adjacent to the development of the Smith's site. He had refused the request saying that HCC had no funds & if done would not match the remainder of Linden Drive. After discussion it was agreed to request a site visit in the company of the County Councillor in order to press the case & also investigate funding opportunities.

P85/15 – SDNP Local Plan Preferred Options

Papers giving the consultation comments from the Liss Neighbourhood Plan had been circulated prior to the meeting. Additional comments submitted by Cllr Halstead & Mr R Mullenger were also considered. After lengthy discussion it was agreed that Cllr Hargreaves would finalise the proposed LPC response & circulate it to Members for approval. It was noted that an on-line submission of consultation comments would also be submitted as well as a formal written response.

P86/15 SDNP Community Infrastructure Levy

A draft consultation response had been prepared by Cllr Hargreaves & circulated prior to the meeting. After discussion Members approved the consultation response.

The meeting was closed at 21.30hrs

Next Meeting: Monday 9th November 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 9th November 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, Cllr R Evans, *Cllr R Hargreaves, Cllr D Jerrard, *Cllr M Kendall, *Cllr H Linsley, *Cllr B Mayo, Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

P87/15 Apologies: Members accepted apologies from Cllrs Jerrard & Thomas.
Absent with no apologies, Cllr Evans.

P88/15 Declarations of interests: There were no declarations.

P89/15 Minutes of the meetings of 12th October 2015

The minutes of the meeting of 12th October 2015, proposed by Cllr Kendall & seconded by Cllr Budden, were unanimously approved as a correct record.

P90/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves reported that the public forum on 24th October had been very successful & that the NP Group would now follow up with a report to Council. The steering group had adopted a timetable for completion of the plan & would present that to Council on 16th November for adoption. There would also be a report on sites included & sites excluded from the plan for information.

Rogate and Rake Neighbourhood Development Plan – It was agreed that LPC would submit a consultation response to the Rogate and Rake Pre-submission Document objecting to the proposed development of the Clayton Court site that would have significant implications for Liss. This was a site in the countryside in the SDNP & should not be considered for development. It was felt that LPC had not been adequately consulted on this proposal which the Document states is proposed for consideration in conjunction with the proposed Liss Neighbourhood Plan. It was reported that the Liss Neighbourhood Plan Steering Group did not support development on this site and would also be objecting.

The lack of discussion regarding proposals for Rake was disappointing.

Rother Barn – Farnham Road – It was understood that the planning application for this site in Steep had been withdrawn. SDPN had been advised by LPC that the existing agricultural barn had a chimney, satellite dish & letter box that indicated possible habitation which would be contrary to its planning permission.

57 Station Road – It was understood that the enforcement officer was taking appropriate action over the unsuitable replacement tiles being used on the units to the rear which are within the Conservation Area.

Paddock Land, Andlers Ash Road – members were advised that the planning Inspector dealing with the appeal had requested information on S106 schemes that LPC might have for this development & had advised that they should be closely related to the site of development. The implications on future S106 & CIL contributions was discussed.

Agriculture House – The Chairman updated the meeting on the proposals for the site being put forward by the new owners of the site who had come to LPC to present their proposals.

Flexcombe - Cllr Kendall reported that the officer dealing with the matter had not yet received all the reports commissioned on the application & had not, therefore, finalised her recommendations.

Conservation Street Lighting – It was agreed that the Clerk should press the County Councillor & HCC's street lighting officer for a site visit to discuss the replacement of the standard light installation on the corner of Hill Brow Road & Longmead with a conservation style light.

P91/15 Planning Applications

15/04724/HOUS – Monks Orchard, Reeds lane – Single storey extension to link house to garage, loft conversion with dormers to rear & two veluxes to front, porch extension to front & two storey rear extension to rear.

Decision: No objection as long as the limits on development are not exceeded. LPC request that a condition be attached to any permission granted ensuring that the garage remains attached & ancillary to the main dwelling. LPC assumes that SDNP will ensure that all measures necessary to protect bats will be enforced.

15/05064/HOUS – Tintern, Hill Brow Road – Detached garage with studio over.

Decision: Objection. LPC consider the proposal to be of a size & appearance that is detrimental to the main dwelling. In permitting a similar application on this site in 2009 the Planning Inspector made it very clear that the dormers, materials, brick & tile hanging were important factors influencing his decision, enabling the building to sit aesthetically alongside the main dwelling. LPC believes these elements must be retained. Should SDNP be minded to approve the application it is requested that a condition be attached to the permission restricting the usage to the parking of private vehicles only & for uses ancillary to the domestic use of the main dwelling & that at no point in the future should it be converted to habitable accommodation or sold as a separate dwelling.

15/05105/FUL – St Mary's Church hall – Insertion of roof windows in existing roof, insertion of window in front gable & associated alterations.

Decision: No objection.

15/04919/FUL – Bryn, Rake Road – Change of use of livestock building to form a single unit of visitor accommodation & insertion of roof lights & windows in existing garage building & use of first floor space as an ancillary to the main dwelling.

Decision: No objections with the following comments:

Goat shed - LPC request that adequate conditions be applied to ensure that the outbuilding is used only as visitor accommodation, remains ancillary to the main dwelling & is not used as separate dwelling at any point in the future.

Garage – LPC request that a condition be applied to ensure the garage remains ancillary to the main dwelling.

15/05242/LDP – Heatherlands, Warren Road – Certificate of lawful development for proposed works – single storey front porch extension.

Decision: No objection.

15/05249/HOUS – 6 Willow Road – First floor side extension.

Decision: No objection.

15/05512/FUL – Mainline Business Centre, Station Road – Replacement of existing 17.5m high monopole with proposed 17.5m high monopole, replacement of 1no. dish antenna of 300mm diameter with 3 no. dish antennas, installation of proposed cabinet plus minor ancillary apparatus.

Decision: No objection. LPC welcome the applicant's changes.

P92/15 The following other matters were tabled

SDNP Applications Approved

15/03763	Newman Collard Playing Field	Variation of condition 3 of 12/03113 to extend use of floodlights on tennis court.
15/03540	Field Access at Upper Adhurst	New forestry access onto the B2070

TPO applications - referred to tree warden

15/05244/TPO	The Maples, Plantation Road	Fell 1 Cypress & crown lift
15/05311/TPO	Land north of 8-12 East Hill Drive	Fell 1 trunk of sycamore & reduce height of remaining.

TPO Applications approved

15/04399	The Old Rectory Farnham Road	Fell 1 beech.
15/04464	29-35 Mint Road	Fell group of alder trees.
15/03907	Pine Trees, Malvern Road	Crown raise 1 pine & 1 beech .
15/04219	41 Pine Walk	Crown lift 1 oak.

P93/15 Other business

The Clerk reported that he had been approached by a Dr Moffatt who was volunteering to become a tree warden for LPC to assess & make comments on TPO applications.

The meeting was closed at 8.45 pm

Next Meeting: Monday 7th December 2015, 7.30pm

LISS PARISH COUNCIL

Minutes of the Planning Committee meeting held at 19.30 hrs on 7th December 2015.

MEMBERS

*Cllr S Halstead, *Cllr K Budden, Cllr R Evans, *Cllr R Hargreaves, Cllr D Jerrard, *Cllr M Kendall, *Cllr H Linsley, Cllr B Mayo, Cllr Thomas, *Cllr A Wright.

*Present

Clerk: R Bowery.

In attendance: One member of the public.

P94/15 Apologies: Members accepted apologies from Cllrs Mayo & Thomas.
Absent with no apologies, Cllrs Evans & Jerrard.

P95/15 Declarations of interests:

The Chairman declared an interest in application 15/05867 arising from the application property bordering her own.

Cllr Kendall declared an interest in application 15/02608 arising from the application property bordering his own.

P96/15 Minutes of the meetings of 9th November 2015

Cllr Kendall said that comments attributed to him in minute P90/15 were incorrect. Approval of the minutes was deferred until the January meeting.

P97/15 Matters Arising & other items

Neighbourhood Plan – Cllr Hargreaves updated Members on the progress; he said there were still some issues involving housing & landscape to resolve but the intended delivery plan as agreed by Council was still attainable.

Cllr Linsley asked if the SDNPA could veto the plan & Cllr Hargreaves explained that if SDNPA objected to any part of the Liss Plan then it would be up to the independent examiner to decide.

Rogate and Rake Neighbourhood Development Plan – The consultation response sent to Rogate PC & the SDNPA was ratified.

Rother Barn – Farnham Road – A response from EHDC's enforcement team had been received informing that they had visited the site but had not been able to access it. They had now written to the owner to make an appointment.

Forestry Commission – A consultation on the Woodlands of Rogate Forestry Plan had been received. It was agreed that no LPC response was necessary,

14/02392, Springs, Reeds Lane – A notice had been received from the Planning Inspectorate upholding the appeal against refusal of a lawful development certificate. LPC regretted this decision.

EHDC Local Plan – It was agreed that LPC would comment welcoming the proposed modifications.

SDNP – The October edition of the Highlights of SDNP Work had been received & circulated to Members.

Fieldview, Farnham Road – The Chairman updated Members on the meeting with the developers of 25th November where the revised proposals for the bungalow had been discussed. The applicant had not yet sent any revised travel plan & the Clerk was asked to follow this up.

15/04660, Old Heath Lodge – Cllr Kendall raised concerns over the case officers report that he felt was not strongly worded enough on the requirement to reincorporate the annex into the main dwelling. In discussion Members agreed that LPC objected to the wording of the officer's recommendation & that should permission be granted there should be a strong legal clause that prevented, in perpetuity, any future subdivision of the main dwelling. LPC supported Cllr Kendall taking the matter further with the case officer & taking the application to the SDNPA Planning Committee if necessary.

P98/15 Change of order of business

It was agreed that application 15/05608 be taken first in order that Mrs Effenberg could submit comments & that applications 115/02608 & 15/05867 be taken last so that the Chairman & Cllr Kendall could leave the meeting before they were heard.

P99/15 Planning Applications

15/05608/FUL – Liss House, Station Road – Three dwellings with associated parking.

The Chairman introduced the application explaining the reasons given by the application for the changes to the originally approved scheme. Flood mitigation measures had led to an increase in height to the development. The Chairman added that revised proposals for the development of Agriculture House were for buildings of a similar design.

Members then agreed a period of adjournment to receive comments from Mrs Effenberg on behalf of the VDG.

Mrs Effenberg said that the VDG reservations were on the height, change to ridge line & creation of a tunnel-like effect on Station Road.

The meeting was then reconvened.

Decision: No objection; however, LPC is disappointed at the increased height of the development that will have an adverse effect on the street scene given its closeness to Station Road & the resultant tall buildings on both sides of the street. LPC requests that any approval granted includes a condition requiring planting of hedges to the Station Road boundary to soften the impact.

15/05219/HOUS – 3 Burgates Cottages, Farnham Road – Rear & side extension with loft conversion.

Decision: No objection.

15/05470/HOUS – Stoner, Duckmead Lane – Two storey rear & side extension.

Decision: No objection provided that the development does not exceed the limits of development policies. LPC also comments that it is disappointed by the poor quality of design proposed.

15/05726/HOUS – Lanterns, Hill Brow Road – Double detached garage with rooms in roofspace, including two dormer windows to each side (amendment of approved scheme SDNP/12/00957/HOUS).

Decision: No objection. LPC requests that any permission granted is conditioned that the garage remains ancillary to the main dwelling & is not used as accommodation at any point in the future.

The Clerk was asked to request EHDC to look at the possibility of getting TPOs on any significant trees.

15/05681/HOUS – 23 Hawks Mead – Single storey rear extension following demolition of conservatory.

Decision: No objection.

15/05757/LDP – Farthing Wood, Willow Close – Certificate of lawful development for proposed works – single storey rear extension.

Decision: No objection subject to the limitations of Planning Policy H16.

15/05716/HOUS – Bennath, Mill Road – Single storey front extension.

Decision: Strong objection. LPC feel that the design proposals are appalling & that the applicant should be asked to reconsider proposals for this site.

15/05739/HOUS – 16 Sherwood Close – Single storey rear extension following demolition of conservatory.

Decision: No objection.

15/05628/HOUS – 20 & 22 Shotterfield Terrace – Detached double garage with room over, set astride boundary of both properties.

Decision: No objection; however, LPC request that any approval granted is conditioned that the garage remains ancillary to the dwellings & is not permitted to be used as a separate dwelling at any point in the future.

Cllr Kendall took no part in the discussion or decision of the following application.

15/02608/FUL – Chatterwood Nursing Home, Huntsbottom Lane – Ground & first floor extensions to existing building, regarding of embankment including the formation of a proposed ramped access to communal recreational area for Milkwood's garden (as additional information received 30/6/15 & further Highways information received 18/08 & 28/09/15).

Decision: LPC maintains its comments of objection submitted on 1st July; these were:
Objection. LPC consider the proposal to be an overdevelopment of a site that has already exceeded the limits of Local Plan Policy H16. There are also serious concerns over the site access from Huntsbottom Lane, a narrow country lane that has no passing points. It is noted with concern that, following the proposed extension, an additional 15 members of staff will require access to the home in an area where public transport is extremely limited. LPC is of the view that it may be appropriate to require the applicant to provide a green transport policy.

Should the SDNP be minded to approve the application, LPC request that no lighting be permitted in the car park area and that suitable conditions be applied to ensure the preservation of the screening. There is also a need for a tight, legal condition to be applied in order that the site cannot be used as a precedent for other applications that would exceed LPP H16 limits.

LPC also request that the SDNPA aboricultural officer survey the site and arrange TPOs where appropriate.

Cllr Halstead left the room & took no part in the discussion or decision of the following application.
It was agreed that Cllr Budden take the chair.

15/05867/FUL – 1 East Hill Drive – Detached dwelling with three dormers to front & three dormers to rear & detached double garage following demolition of existing dwelling.

The Clerk read Cllr Halstead's comments submitted in response to EHDC's neighbour consultation.

Decision: Objection. LPC has no objection to the principle of development on this site; however, it is felt that any development should be set further back on the site to allow suitable screening on the East Hill Drive border & lessen the adverse visual impact. It is noted that Planning Policy H9 is aimed at maintaining the character of this area & it is felt that the proposed development is detrimental to this.

Should SDNP be minded to approve this application then LPC requests that suitable measures to protect & preserve trees during construction are put in place.

P100/15 The following other matters were tabled

SDNP Applications Approved

15/04121	Prierton, Malvern Road	Two storey side extension & garage following demolition of conservatory.
15/04415	30 St Mary's Road	Loft conversion to include dormer window to rear.
15/04396	Tresco, Plantation Road	Single storey side extension following demolition of existing conservatory, addition of pitched roof to existing flat roof garage & construction of porch. (revised proposal).
15/04854	148 Andlers Ash Road	Single storey extensions to side & detached double garage to front retention of rear roof extension to form additional bedroom, velux windows & sun pipes.
15/04724	Monks Orchard, Reeds Lane	Single storey extension (to link house to garage), loft conversion with dormers to rear & 2 veluxes to front, porch extension to front & 2 storey extension to side.
15/05105	St Mary's Church Hall	Insertion of roof windows in existing roof. Insertion of window in front gable & associated alterations.

SDNP application withdrawn

15/05242	Heatherlands, Warren Road	LDP - single storey front porch extension.
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SDNP applications refused

15/04661	Summerdale Farm, Hatch Lane	Detached 3 bay car port.
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Provisional TPO order

EH1007 - Land southeast of Homefield Cottages, Hawkley Road

P101/15 Any Other Business

There was no other business.

The meeting was closed at 21.10 hrs

Next Meeting: Monday 11th January 2016, 7.30pm