



Liss Parish Council

Planning Committee Agenda **Monday 8th December 2025**

Dear Councillor,

I hereby summon you to attend a meeting of Liss Parish Council Planning Committee to be held in the Liss Village Hall on Monday 8th December 2025, commencing at 7.00pm.

Yours faithfully,

Rebecca Lawrence
Assistant Clerk - 3rd December 2025

1. Apologies
2. Declarations of Interests

Councillors are reminded of their responsibility to declare any pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion or, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. Councillors must leave the room when the committee discusses and votes on the matter.

3. Approval of Minutes of Meeting held on 6th October 2025.
4. Matters Arising from Minutes of the Previous Meeting.
5. Adjournment for public deputations (if required).
6. Planning Applications Received:

| Ref. Number | Comment By | Address | Description |
|--------------------|---------------------------------|--|---|
| SDNP/25/04045/FUL | *10 th December 2025 | Land West of The Flying Bull, London Road, Rake, Rogate, West Sussex, GU33 7JB. | Erection of three dwellings (Use Class C3) including associated access off London Road, associated parking and land. |
| SDNP/25/04290/CND | *10 th December 2025 | Saddlers, Farnham Road, Liss, Hampshire, GU33 6JU. | Variation of condition 20 of SDNP/23/03297/FUL to allow substitution of approved plans. |
| SDNP/25/03947/HOUS | *10 th December 2025 | 7 Patricks Copse Rd, Liss, Hampshire, GU33 7EN. | First floor side extension over existing adjoined garage and conversion of the garage to one habitable room. |
| SDNP/25/04395/HOUS | 16 th December 2025 | 1 Flexcombe Farm Cottages, Flexcombe Lane, Liss, Hampshire, GU33 6LH. | Detached garage with storage above. |
| SDNP/25/04472/FUL | 25 th December 2025 | Land to The South of 63-65 Inwood Rd, Liss, Hampshire. | Erection of 30 dwellings, accessed via Inwood Road, with associated parking, landscaping and sustainable drainage features. |

* Extension to comment agreed with Planning Officer

7. Planning Applications Approved:

| Ref. Number | Address | Description | LPC Comment to Planning |
|--------------------|---|--|-------------------------|
| SDNP/24/02174/HOUS | 90 Forest Road, Liss, Hampshire, GU33 7BP. | 1.8 metre fence with gravel board in front of existing hedge. Extend existing garage to include lean to. Roof apex will continue from the single storey part of house over the garage replacing the existing flat roof on the garage. | Objection |
| SDNP/25/02802/HOUS | 123 Forest Road, Liss, Hampshire, GU33 7BP. | Constructing a new 2 storey extension to the rear elevation, extending the west elevation. Creating 2 pitched roofs, keeping original design and removing an old flat roof construction in the 1970s. Adding PVs and roof lights to the roof pitches. Demolishing 2no. out buildings to create a permeable driveway and parking (amended plans received 24.10.2025). | No Objection |
| SDNP/25/03242/HOUS | Cumbers Granary, 35 Andlers Ash Rd, Liss, Hampshire, GU33 7LL. | Single Storey Rear Extension, adjoined Carport including Single Storey Utility room, insulated render replacement cladding. | No Objection |
| SDNP/25/03161/HOUS | 12 Syers Road, Liss, Hampshire, GU33 7DH. | Two Storey Side and Partial Rear Extension (as amended by plans uploaded 31/10/2025). | No Objection |

8. Planning Applications Refused:

| Ref. Number | Address | Description | LPC Comment to Planning |
|--------------------|---|---|-------------------------|
| SDNP/25/03121/HOUS | Tiercel, Brewells Lane, Liss, Hampshire, GU33 7JA. | Proposed side extension to create new garage, workshop and home gym with room in the roof above with dormers. Addition of PV panels to south facing roofs. Outdoor swimming pool. | Strong Objection |

9. Planning Appeals Refused:

| Ref. Number | Address | Description | LPC Comment to Planning |
|-------------------|---|--|-------------------------|
| SDNP/25/00750/FUL | Land West of The Flying Bull, London Road, Rake, Rogate, West Sussex GU33 7JB. | Erection of two detached dwellings (Use Class C3) including associated access off London Road, associated parking and landscaping. | No Objection |

10. TPO Applications Received:

| Ref. Number | Address | Description | Views of LPC Tree Consultant |
|-------------------|--|--|--|
| SDNP/25/04057/TPO | Apple Acre, Plantation Road, Hill Brow, Liss, Hampshire, GU33 7QB. | Eucalyptus tree - Remove major dead wood, re pollard as before crown lift to height of 8 metres as branches now affecting phone cables. Removal of branches very near to house. | No Objection |
| SDNP/25/04255/TPO | 2 Little Barn Place, Rake Road, Liss, Hampshire, GU33 7LB. | T1 - Cedar - Reduce height by 8m and width by 3m leaving a finished height of 16 metres and finished width of 9 metres. Lightly prune several crossing branches T2 - Scots Pine - Crown lift the tree to 6m from ground. | Objection to the height reduction work to T1. No objection to the work to T2. |

| Ref. Number | Address | Description | Views of LPC Tree Consultant |
|-------------------|---|---|---|
| SDNP/25/04371/TPO | 1 Highfield Gardens, Liss, Hampshire, GU33 7NQ. | T1 is a Red Oak - reduce the height by 3 metres from 20 metres leaving a finished height of 17 metres and reduce the width of the tree from 13 metres by 3 metres leaving a finish of 10 metres. T2 is a Hornbeam - reduce the height by 3 metres from 18 metres leaving a finished height of 15 metres and reduce the width of the tree from 12 metres by 3 metres leaving a finish of 9 metres. | Objection as there is no sound reasoning or proof of loss of structural integrity to warrant a whole crown reduction. |
| SDNP/25/03934/TPO | 2 Chase Road, Liss, Hampshire, GU33 7NA. | T1 - Beech tree to be reduced overall by around 25-30% to create a uniform and balanced canopy reducing by a maximum of up to 4m crown lift from ground level Remove lowest limb from the east sector and adjacent lowest limb on the north-east sector of the tree. Remove low small diameter limb Remaining height of around 16m and spread of 8m. | Objection to the crown reduction as there is no arboricultural reason given to undertake such drastic pruning on the tree. |
| SDNP/25/04596/TPO | 25 Pine Walk, Liss, Hampshire, GU33 7AT. | Oak - Partially reduce southern and western lateral canopy by up to 2m to previous growth points Reduce top of tree by up to 1m, with a starting height of 12m and finishing height of 11m. Starting width of 11m and a finishing width of 9m. | Objection as there are no photos provided or evidence that the tree is at a heightened risk of failure which would warrant the pruning requested. |

11. TPO Applications Approved:

| Ref. Number | Address | Description | Views of LPC Tree Consultant |
|-------------------|---|---|------------------------------|
| SDNP/25/03639/TPO | 19 Pine Walk, Liss, Hampshire, GU33 7AT. | T1 Himalayan Cedar Reduce lateral branches on south side of canopy touching dwelling by 1-1.5m back to suitable grown points to create minimum 1m clearance from dwelling roof. | No Objection |
| SDNP/25/02584/TPO | Ivy Dene, Hill Brow Road, Liss, Hampshire, GU33 7PS. | 1x Oak Tree - Cut away all limbs and leave a 15 foot monolith for wildlife. Several Oak seedlings proposed to replace. | No Objection |

12. Update on Andlers Wood development and school courtesy crossing on Hill Brow (Condition 14 of Planning Consent SDNP/19/00669/FUL) Andlers Wood development.
13. Premier illuminated sign.
14. Liss Business Centre.
15. Village Design Statements.
16. Date of next meeting: 12th January 2026.

This meeting will be clerked by Rebecca Lawrence, Assistant Clerk.