

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 6th March 2023 at 7pm



MEMBERS

*Cllr Baldwin *Cllr Budden✕ Cllr Deacon Cllr Hargreaves Cllr Jerrard
*Cllr Linsley Cllr Tordoff *Cllr Wilson *Mrs Halstead

*Present ✕Chair

This meeting was clerked by Lizzy Keeling, Assistant Parish Clerk.

P25/23 Apologies: Apologies were accepted from Cllr Deacon, Cllr Hargreaves, Cllr Jerrard and Cllr Tordoff.

P26/23 Declarations of interests and Role of Charity Trustee: Councillors were reminded of their responsibility to declare any pecuniary interest which they may have in any item of business no later than when that item is reached.

In addition, Councillors were reminded that when discussing Charity business any decision must be made in accordance with the Charities governing documents, rather than for the benefit of Liss Parish Council as a whole.

P27/23 Approval of previous meeting minutes:

Resolved: That the minutes of the Planning Committee of 6th February 2023 be accepted as an accurate record.
Proposed by Cllr Wilson and seconded by Cllr Linsley, with all in favour.

P28/23 Matters arising from minutes of the previous meeting:

P28.1 **Old Post Sorting Office.** Cllr Wilson requested an update is sought from EHDC Planning Enforcement on the notice they had served the owner. Chair agreed to chase this. **ACTION: Chair**

P28.2 **Hilliers Field SANG drainage concerns.** Cllr Wilson had previously requested the Chair to write to SDNPA Planning Enforcement and Hilliers as a matter of urgency to request a review of the drainage provisions. Chair noted he had yet to hear back but would chase the request. **ACTION: Chair**

P28.3 **Andlers Wood Development.** Cllr Wilson requested if the Chairs had managed to secure a date for the site visit from SDNPA to show them the issues with Andlers Wood development and associated footpath and crossing. Chair noted he had been in contact with Tim Slaney's office and hoped to set a date very soon.

P28.4 **Briggs Bridge to Rotherbank, Riverside Walk.** Cllr Baldwin noted she had not managed to find the ownership of the bridge and questioned why there was so little oversight of critical infrastructure on Riverside Walk

P29/23 Public deputations: Chair adjourned the meeting to allow the two members of the public to talk about and answer any questions from committee members.

P29.1 **Member of public 1:** read out a deputation against planning application SDNP/22/05525/FUL: Saddlers, Farnham Road Liss, GU33 6JU and then left the meeting.

P29.2 **Member of public 2:** Outlined the design of a proposed side extension for Madhuban Restaurant to allow them to expand their takeaway delivery capabilities. They noted that particular attention had been paid to ensure these were sympathetic to local area and of a high quality of design.

Chair thanked the member of the public and reconvened the meeting and member of the public 2 left.

Committee asked the APC to write to the member of the public 2 with the following comments: Members thought it was a marked improvement on previous planning applications, they commended the architect on the design that's in-keeping with the local vernacular but request the following items be included:

- Minimum of 4 car parking spaces of a useable width
- Dedicated delivery driver car parking space and entranceway be accommodated into the design
- Separate takeaway entrance allowing for a complete separation of the restaurant dining-in business
- Adequate bathroom facilities for the large number of bedrooms that are likely to be shared occupancy
- Drainage features to mitigate the impact of surface water and foul drainage resulting from the development
- Ensure kitchen extractor unit is not placed or discharge near the bedroom windows or impact neighbouring properties

P30/23 Planning Application Received:

P30.1 SDNP/23/00039/HOUS: 3 Rockpit Cottages, Rake Road, Liss, GU33 7HB - Proposed rear single storey extension and internal alterations

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application though we request the Planning Officer determine there would not be an unacceptable loss of privacy or light to the neighbouring property.

P30.2 SDNP/22/05525/FUL: Saddlers, Farnham Road Liss, GU33 6JU - Three 1/2-storey detached dwellings, alterations to the existing site entrance from Church Street, provisions to car parking and cycle stores, hard/soft landscaping and boundary treatment and other associated works following demolition of existing outbuildings.

Chair and Cllr Linsley both declared a non-pecuniary interest as trustees of the Coryton Almshouses Trust which has properties bordering the proposed development

Following discussion the committee were in unanimous agreement that Liss Parish Council strongly object to the planning application for the following reasons:

- Proposals fail to adopt a landscape-led approach whereby the design of the proposed dwellings, including the use of materials, have not been satisfactorily informed by the surrounding Conservation Area and setting of a Grade II listed Church. Consequently, this application represents an unacceptable suburban development which would not result in a positive contribution to the overall character and appearance of the area. The proposed development is therefore contrary to policies SD1, SD4, SD5 and SD71 of the South Downs Local Plan 2019, the National Planning Policy Framework 2019 and National Park Purposes and Statutory duty of a National Park
- Three houses would constitute an unacceptable and cramped overdevelopment of the site. We strongly urge the Planning Officer to not permit any more than the two dwellings given permission under planning application: SDNP/19/01934/FUL.
- Development would adversely affect the amenity, outlook and privacy of neighbouring properties on Church Street and Farnham Road.
- Access is not suitable for the proposed development and there is concern of an increase in vehicles using Church Street that is also used as a footpath to right of way network.

In addition, Liss Parish council are concerned that neighbouring properties were not notified of the application with sufficient time to comment and ask that an extension be given to comment.

P30.3 SDNP/22/00458/ADJAUT: Carmillie, Plantation Road, Hill Brow Liss, GU33 7QB - Adjoining Authority Consultation for application SDNP/21/06273/HOUS - Further to planning approval SDNP/21/05019/HOUS Detached garage.

Following discussion the committee were in unanimous agreement that Liss Parish Council ask the Planning Authority for further information on this application as no documents were available on which to make a decision. Also, further clarity was needed on why it had been approved by West Sussex when the property is located within Liss parish.

P30.4 SDNP/22/05704/HOUS: Parking areas access & turning area of 38-40 Station Road, Liss, GU33

7DP - Creation of 3 parking spaces to replace 3 existing spaces

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application.

P31/23 Planning Applications Approved. The Chair noted that the following applications had been approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/21/06284/FUL	Wylds Farm, Warren Road, Liss, GU33 7DF	Change of use of existing agricultural buildings, including minor alterations to elevations, to hold 30 events a year, along with the provision of car parking.	No objection

P32/23 Planning Applications Withdrawn. The Chair noted that the following applications had been withdrawn:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/22/02857/FUL	Land adjacent to, Long Acres, Pruetts Lane, Liss	Proposed Upgrade to Agricultural Access Track.	No objection

P33/23 Tree Protection Order (TPO) and Tree in a Conservation Area (TCA) Application. The Chair noted that the following TPO applications had been received:

Ref. Number	Address	Description
SDNP/23/00341/TPO	10 East Hill Drive, Liss, GU33 7RR	T1 beech tree to be removed to ground level due to root system extending to the foundations of the property, excessive surface roots visible. The tree will be replanted with a cherry tree.

Mrs Halstead declared a non-pecuniary interest in SDNP/23/00341/TPO

P34/23 South Downs Local Plan Review - Open Space Assessment due 6th April 2023

APC informed the committee that the SDNPA have asked LPC to provide an Open Space Analysis for Liss by 6th April 2023 which is to be used in their Local Plan review. She directed members to the analysis required and guidance notes received from the SDNPA noting the large body of work that would be required to complete this within the timescales required. C

Mrs Halstead noted that the Liss Neighbourhood Development Plan listed Green Spaces and a map within the appendices. She went on to suggest that this be sent to the SDNP with a request for further detail on which OpenSpaces have already been registered with the SDNP. In addition, a request for all LPC Councillors to inspect the list and identify any greenspaces missing may help streamline workload. **ACTION: APC**

P35/23 Update on Andlers Wood development. Chair noted that Cllr Tordoff had sent her apologies and asked members to wait for an update at the Planning Committee scheduled for 27th March 2023.

P36/23 Update on Hill Brow school courtesy crossing (Condition 14 of Planning Consent SDNP/19/00669/FUL Andlers Wood development).

APC informed the committee that the chairs of Highways and Planning Committee had decided that the Planning Committee would have oversight of this and it would be a standing item. Chair noted there were no updates to inform the committee.

P37/23 Any other business

P37.1 SDNP/19/00951/FUL Mells House - Planning Complaint: Chair directed members to a complaint received from a member of the public about the on site development

The Chair directed members to the non-material amendments signed off by the Planning Officer under SDNP/21/00896/DCOND and in particular “Cond 5 Material Details” downloadable using link below. He noted that EHDC have 'signed off' on the use of these materials and the lowering of the wall therefore the matter is not a Planning Enforcement issue.

Members expressed their strong disappointment that Liss Parish wasn't consulted with any of the non-material amendments, expressing belief that the decisions made will have a negative impact on the development. In addition it was agreed that the Chair would write a complaint to EHDC and request further information on what the Planning Department view as non-material amendments. **ACTION: Chair**

[SDNP/21/00896/DCOND | Discharge Conditions 2 3 5 13 & 16 for 19/05462/FUL - Erection of 4 detached private sale dwellings and 1 affordable dwelling. The erection of 2x car-ports. The formation of a vehicular access off Farnham Road and the laying of a driveway. Works to the existing access to the north to include a drop kerb, and the laying of a driveway. The provision of 14 private car parking spaces and 1 visitor space. Associated landscaping including a reduction in height of the boundary wall along Farnham Road. \(AS AMENDED BY PLANS RECEIVED 24.02.2020 and information received 10 March 2020 and 30 June 2021\) | Land adjacent Mells House Farnham Road Liss Hampshire GU33 6JQ \(southdowns.gov.uk\)](#)

The chair closed the meeting at 20:25 hrs.

Next Meeting: Monday 27th March 2023

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Chair