

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 27th 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.

P38/23 Apologies: Apologies were accepted from Cllr Deacon and Cllr Wilson

P39/23 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.

Cllr Jerrard noted a non-pecuniary interest in planning application SDNP/23/01069/HOUS: 96 Station Road, as the applicant is known to him.

Mrs Halstead noted a non-pecuniary interest in planning application SDNP/23/00423/FUL: Land adjacent to Stanleys & Moonfleet, as the applicant is known to her.

P40/23 Approval of previous meeting minutes:

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

P41/23 Matters arising from minutes of the previous meeting:

P41.1 SDNP/19/00951/FUL Mells House - Planning Complaint: Cllr Budden informed the committee that he had been in communication with EHDC Planning Enforcement regarding this application but as Head of Planning had recently resigned that no updates were available at present. He noted that Simon Jenkins would be acting as interim Head of Planning at EHDC.

P42/23 Public deputations: No members of public were present at the meeting.

P43/23 Planning Application Received:

P43.1 SDNP/22/03225/HOUS: Reeds, Reeds Lane, Liss, GU33 7HU - Erection of single storey guest accommodation building, following the demolition of two existing outbuildings (as amended by plans received on 15/03/2023). (Officer note: amended plans have removed the proposed renovation of the existing barn and enlargement of detached garage).

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application. If the Planning Officer is minded to grant permission we request it be conditioned to ensure the guest accommodation remain ancillary to the use and occupation of the main residential dwelling house.

P43.2 SDNP/23/00389/HOUS: 80 Newfield Road, Liss, GU33 7BW - Construction of an oak framed garden room, single storey side extension, enlarged drive and dropped kerb.

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

- P43.3 SDNP/23/00421/HOUS: Eastwood, Hill Brow Road, Liss, GU33 7LH - Full replacement of windows on the main house and garage. Removal of pitched rooves on 3 extensions and replacement with flat rooves with an additional storey on one extension. Replacement of hung tiles with render finish.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application. If the Planning Officer is minded to grant permission we request it be conditioned to ensure the garage remains ancillary to the use and occupation of the main residential dwelling house.

- P43.4 SDNP/23/00673/HOUS: Bramhall, Stodham Lane, Liss, GU31 5AQ - Three extensions following demolition of conservatory and porch, raise roof to create first floor with dormers and convert garage.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application. If the Planning Officer is minded to grant permission we request it be conditioned to ensure the garage remains ancillary to the use and occupation of the main residential dwelling house. Additionally we request that roof lights are fitted with blinds that close at dusk to protect the dark night skies.

- P43.5 SDNP/23/00423/FUL: Land adjacent to Stanleys & Moonfleet, Hatch Lane, Liss - Application for permanent residential dwelling for an essential worker and related arboretum.**

Mrs Halstead noted a non-pecuniary interest as the applicant is known to her.

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

1. It would result in development in an area of countryside outside the Liss settlement boundary.
2. The application does not meet the requirements of Policy 32 because the arboretum business is neither established or extensive enough to warrant worker accommodation.
3. The applicant has demonstrably failed to show a proven need for a permanent residential dwelling in this location and would also suggest that an arboretum business is unlikely to require on site accommodation. In our opinion the proposed three-bedroom dwelling is excessive for what a residential worker would require and note the comments of the neighbours objection to the application.

- P43.6 SDNP/23/00261/FUL: Liss Delivery Office, 45 Station Road, Liss, GU33 7DP - Rebuild the sorting office and extension to a 1 bed flat with garden.**

Following discussion the committee were in unanimous agreement that Liss Parish Council welcomes the site being developed and does not object to the planning application in principle but are concerned about the total lack of car parking. If the Planning Officer is minded to grant permission we request that the substantial number of roof lights are fitted with blinds that close at dusk to protect the dark night skies.

- P43.7 SDNP/23/00873/FUL: The Grey Barn, Unit 2, Brows Farm Business Park, Farnham Road, Liss, GU33 6JG - The change of use from a classic car storage facility to a workshop for the mechanical restoration, repair, servicing and storage of motor cars.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application. If the Planning Officer is minded to grant permission we request it be conditioned to ensure the change of use is tied to the current occupiers.

- P43.8 SDNP/23/00853/HOUS: Maltsters, Farnham Road, Liss, GU33 6JQ - Proposed conversion of existing redundant stable to ancillary residential use.**

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application though request that the Planning Officer check that there is adequate parking and vehicle turning space on site. If minded to grant permission we request it be conditioned to ensure the accommodation remain ancillary to the use and occupation of the main residential

dwelling house. In additional

- P43.9 SDNP/23/01069/HOUS: 96 Station Road, Liss, GU33 7AQ - The new proposed design is to include the following items ; 1. Right Side and rear extension between ground floor and first level. 2. Removal of existing chimney stack and walls - all internal only. 3. Changes to the rear door set located in the rear elevation. 4. New roof at first floor level with roof lights.**

Cllr Jerrard noted a non-pecuniary as the applicant is known to him.

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

- P44/23 Planning Applications Approved.** The Chair noted that the following applications had been approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/22/05800/HOUS	1 Rockpit Cottages, Rake Road, GU33 7HB	Single storey rear infill extension. Outbuilding ancillary to the main use following demolition of existing garage	No objection
SDNP/21/05189/HOUS	Silver Birch Cottage, Willow Close, Hill Brow, Liss, GU33 7QE	Conversion of garage roof to home office (as amended by plans received 21/03/2023)	No objection

- P45/23 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/23/00930/TPO	Joys Oak, Malvern Road, Liss, GU33 7PZ	Oak - 18 metres height, reduce height by 3 metres leaving a finished height of 15 metres. 14 metres spread, reduce spread by 2 metres leaving finished spread of 12 metres. Reason: Prevent it outgrowing its space.
SDNP/23/01061/TPO	12 Highfield Gardens, Liss, GU33 7NQ	T1 - Ilex aquifolium – holly - dead remove T2 - Robinia Pseudoacacia - black locust - crown reduce and remove deadwood T3 - Quercus petraea - sessile oak - crown lift

- P46/23 Update on Andlers Wood development and school courtesy crossing on Hill Brow (Condition 14 of Planning Consent SDNP/19/00669/FUL Andlers Wood development).**

Cllr Tordoff updated members on the site visit undertaken on 16th March 2023 with SDNPA Development Officers, Richard Ferguson and Rob Ainslie and members of the Andlers Wood Residents Association. She reported the visit helped highlight the issues facing residents and had the following outcomes:

- 1. School courtesy crossing on Hill Brow.** SDNPA were open to CIL funding being used to create an accessible route down from the crossing down to the path leading to Andlers Wood. SDNPA offered to contact Hilliers to progress alterations as it would likely encroach onto their land.
- 2. Andlers Ash Road - path leading down to roadside.** SDNPA agreed the path was located in the wrong position but that it is not required to be changed. Visibility of pedestrians crossing is reduced by conservation hedging and Hampshire Highways should be engaged to suggest suitable modifications to make it safer – possibly a pedestrian road hazard sign.
- 3. Andlers Wood building issues.** SDNPA Buildings Regulation Team will make further investigations into quality and safety as there is concern about the bowing of high sided walls.
- 4. Drainage and flooding.** SDNPA agreed that a visit by Hampshire County Council and the Environment Agency would be required to review the issues sites
- 5. Andlers Wood Landscaping.** SDNPA agreed to investigate the outstanding audit that was due to be completed Autumn 2022.

P47/23 Any other business

- 47.1 SDNPA OpenSpaces.** Mrs Halstead enquired about the OpenSpaces and was informed that the deadline had been extended to October 2023. Cllr Hargreaves noted that the SDNPA had informed LPC they would not provide any support for parishes that were reviewing their Neighbourhood Development Plans.
- 47.2 Illuminated shop sign in Premier Window.** Mrs Halstead enquired if EHDC Enforcement may improve with a change in management and Cllr Budden agreed to chase this with EHDC's interim Head of Planning.
- 47.3 SDNP/22/00458/ADJUT: Carmillie, Plantation Road, Hill Brow Liss, GU33 7QB.** Mrs Halstead asked if the Planning Authority had provided further information on why the application had been approved by West Sussex when the property is located within Liss parish. Cllr Budden noted he had not heard back from his enquiry.

The chair closed the meeting at 19:57 hrs.

Next Meeting: Monday 24th April 2023

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Chair