

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 22nd May 2023 at 7pm



MEMBERS

*Cllr Baldwin *Cllr Budden ✕ *Cllr Jerrard
*Cllr Payne *Cllr Tordoff Cllr Wilson

Co-opted members with no voting rights: Mrs Halstead & *Mr Hargreaves

*Present ✕Chair

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

P57/23 Election of Chair:

Resolved: Cllr Budden was duly elected as Chair of the Liss Parish Planning Committee for the ensuing Council year. Proposed by Cllr Jerrard and seconded by Cllr Baldwin, with all in favour.

P58/23 Apologies: Apologies were accepted from Cllr Wilson and Mrs Halstead.

P59/23 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.

P60/23 Approval of previous meeting minutes:

Resolved: That the minutes of the Planning Committee of 24th April 2023 be accepted as an accurate record. Proposed by Cllr Tordoff and seconded by Cllr Baldwin, with all in favour.

P61/23 Matters arising from minutes of the previous meeting:

P61.1 Planning Complaint SDNP/19/00951/FUL Mells House and Illuminated shop sign in Premier Window: Cllr Budden informed the committee that he would pass these enquiries on to the new District Councillors for Liss Ward, Cllr Ian James and Cllr Roger Mullenger, and ask them to update the Planning Committee once a response is gained from EHDC.

P62/23 Public deputations: Chair adjourned the meeting to allow the three members of the public present to talk about the planning application SDNP/23/01481/FUL: Lower Green and answer any questions from committee members.

Two members were the applicants and the other was in opposition of the plans.

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

P63/23 Planning Applications Received:

63.1 SDNP/23/01481/FUL: Lower Green, Rake Road, Liss, GU33 7EF - Two semi-detached dwellings and conversion of Lower Green to single dwelling.

Following discussion and a vote with 3:2 in favour that Liss Parish Council does not object to the planning application but we regret the small nature of the gardens that only just meet planning requirements. If the Planning Officer is minded to grant permission we request it be conditioned to

ensure sufficient border planting to screen the site from the neighbouring property and bin storage is provided.

We would like to draw the Planning Officer's attention to the on site access issues given the plans submitted make use of a piece of land that the developers neither control or know who the owner is. This land is used by Primrose Cottage who, given the time they have used it, have a right of access but Lower Green does not.

63.2 SDNP/23/01923/APNW: Flexcombe Farm, Flexcombe Lane, Liss, GU33 6LH - Application to determine if prior approval is required for excavation to create a reservoir for the purposes of Agriculture.

Following discussion the committee were in unanimous agreement that Liss Parish Council submit the following response to the Planning Authority:

Liss Parish Planning Committee request that this application be called in by the SDNPA to allow the impact be fully assessed. In particular we would like them to consider the impact a 50,370m³ capacity reservoir would have on the areas biodiversity and important local views. We request the Planning Authority review how the unnatural 201m x 116m shape proposed would look from Wheatham Hill, which is a designated in in the Liss Neighbourhood Development Plan as an Important View (see Policies Map Part 3).

Additionally, we would like further evidence be sought that Batt's Brook is sufficient to feed such a large reservoir without severely impacting the downstream ecology of the Brook.

63.3 SDNP/23/01695/HOUS: 37 Pine Walk, Liss, GU33 7AT - Removal of existing single storey rear projection and erection of a two storey rear extension, conversion of garage to habitable accommodation and fenestration changes to existing house.

Following discussion the committee were in unanimous agreement that Liss Parish Planning Committee do not object to the planning application provided the Planning Officer is satisfied adequate on site parking provision for 4 cars can be achieved without the need for tandem parking.

63.4 SDNP/23/01626/HOUS: Sunnyside, Mill Road, Liss, GU33 7DZ - New sash window to be added to first floor of detached house on east side elevation. Overlooking blank side wall of neighbouring house which has no openings whatsoever.

Following discussion the committee were in unanimous agreement that Liss Parish Council does not object to the planning application. We would like to draw the Planning Officer attention to the neighbours objections and wonder if border planting would help screen the proposed window from the neighbouring property.

P64/23 Planning Applications Withdrawn. The Chair noted that the following application had been withdrawn:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
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 (further plans submitted 9/3/23).	Strong Objection

P65/23 Planning Applications Approved. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/23/01069/HOUS	96 Station Road, Liss,	Right side and rear extension between ground floor and first level with new roof at	No Objection

Ref. Number	Address	Description	LPC Comment to Planning Appl.
	GU33 7AQ	first floor level with roof lights. Internal works and changes to door on rear elevation. (Amended plans received 18.04.2023)	
SDNP/23/00261/FUL	45 Liss Delivery Office, Station Road, Liss, GU33 7DP	Rebuild the sorting office and extension to a 1 bed flat with garden	No Objection
SDNP/23/01091/HOUS	Stonefield, St Patrick's Lane, Liss, GU33 7HQ	Detached Garage Outbuilding.	No Objection
SDNP/23/00148/HOUS	Langley House , London Road, Hill Brow, Liss, GU33 7QJ	Replace wooden windows with UPVC flush sash look. Colour from white to Agate Grey W/Grain 7038 with White w/grain internal. Replace wooden front and backdoors with UPVC doors agate grey and grey inside	No Objection
SDNP/23/00853/HOUS	Maltsters , Farnham Road, Liss, GU33 6JQ	Proposed conversion of existing redundant stable to ancillary residential use	No Objection

P66/23 TPO Applications Approved. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
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.	No Objection
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	No Objection

P67/23 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 informed the committee that she had chased SDNPA Development Officers, Richard Ferguson and Rob Ainslie for an update on the school courtesy crossing on Hill Brow, but had yet to hear back from them. as they had offered to contact Hilliers to progress alterations as it would likely encroach onto their land.

P68/23 SDNPA Parish Priority Statement

The APC shared a example SDNPA Parish Priority Statement , which has been requested by the SDNPA with a deadline of 20th October 2023 and are LPC's opportunity to set out the principal needs and prevailing views of our local community. The SDNPA will use the PPS's during their Local Plan Review to inform decisions made on policy development, land allocations and designations.

The committee discussed the draft statement and noted much of the information is available within the Liss Neighbourhood Development Plan and Village Design Statement which will make the process easier to complete and requested this item be brought back to the next meeting to discuss when Mrs Halstead was present.

P69/23 Any other business

P69.1 Thanks. The APC noted that the meeting would be her last LPC meeting and wished to thank members and the wider LPC for their kindness and wisdom over the last three and a half years working. Rebecca Lawrence will be taking over as Assistant Clerk at the end of the month and clerking the Planning Committee.

The chair closed the meeting at 20:40 hrs.

Next Meeting: Monday 26th June 2023

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Chair