

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 26th June 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

Also in attendance was Sarah Smith, Clerk.

This meeting was clerked by Rebecca Lawrence, Assistant Clerk.

P70/23 Apologies: Apologies were accepted from Cllr Jerrard, Cllr Payne and Mrs Halstead.

P71/23 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.

P72/23 Approval of previous meeting minutes:

Resolved: That the minutes of the Planning Committee of 22nd May 2023 be accepted as an accurate record. Proposed by Cllr Tordoff and seconded by Cllr Baldwin, with all in favour.

P73/23 Matters arising from minutes of the previous meeting:

None.

P74/23 Planning Applications Received:

74.1 SDNP/23/01935/HOUS: High Firs Cottage, Hatch Lane, Liss, GU33 7NJ - Two storey rear extension, new porches, internal works and additional windows added.

Following discussion the committee were in unanimous agreement that LPC have no objection to the planning application provided the planning officer is content that the proposed development does not increase the footprint of the existing dwelling by more than approximately 30% (using a 2002 base), in line with SDNPA Local Plan Policy SD31.

LPC supports the suggestion that a bat survey should be carried out by an Ecological Officer.

74.2 SDNP/23/01019/FUL: A3 Financial Services Ltd, 45 Station Road Liss, GU33 7DP - Two new dwellings with parking in central Liss.

Following discussion the committee were in unanimous agreement that LPC have no objection to the planning application provided there is sufficient access granted to the properties past the Turtle Bean Café.

LPC has serious concerns over the access from the new properties onto Station Road and how it affects pedestrian safety. Propose that mirrors be installed opposite the access road on U Do DIY.

It was also noted that there appears to be no provision for bin or cycle storage on the plans.

74.3 SDNP/23/01831/HOUS: The Cottage, Huntsbottom Lane, Liss, GU33 7PA - Detached three-bay outbuilding on footprint of existing garage to be demolished.

Following discussion the committee were in unanimous agreement that LPC have no objection to the planning application provided the use of the garage remains ancillary to the use and occupation of the residential dwelling house.

74.4 SDNP/23/01875/FUL: 45 Liss Delivery Office, The Flat, Station Road Liss, GU33 7DP - Splitting 2 bed flat into 2 new 1 bed flats. Removal of the extensions on the ground floor flat permitted in the last application.

Following discussion the committee were in unanimous agreement that LPC have no objection to the planning application although are concerned that there is no car parking provision.

74.5 SDNP/23/02168/HOUS: Mayerling, Huntsbottom Lane, Liss, GU33 7EU - Two storey side and single storey rear extensions.

Following discussion the committee were in unanimous agreement that LPC have no objection to the planning application provided it does not contravene Policy SD30 of the SDNPA Local Plan.

74.6 SDNP/23/02249/HOUS: 6 Silver Birch Close, Liss, GU33 7HP - Pitched roof over existing garage and partial re-cladding.

Following discussion the committee were in unanimous agreement that LPC have no objection to the planning application.

74.7 SDNP/23/01793/HOUS: Gwyn Lodge, Warren Road, Liss, GU33 7DA - Two storey side extension, conversion of conservatory and two rear dormers.

Following discussion the committee were in unanimous agreement that LPC have no objection to the planning application subject to the planning officer being satisfied that there is no loss of amenity to the neighbour's property.

74.8 SDNP/23/02155/HOUS: Pine Croft, Rake Road, Liss, GU33 7EF - Demolition of existing sunroom extension. Proposed new single storey rear and side extension and first floor over existing single storey side element.

It was resolved that LPC should not object to the planning application subject to the planning officer being content that the proposed development complies with the SDNPA's Dark Skies policy as set out in SD8.

P75/23 Planning Applications Withdrawn. The Chair noted that the following application had been withdrawn:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/23/00423/FUL	Land adjacent to Stanleys & Moonfleet, Hatch Lane, Liss	Application for permanent residential dwelling for an essential worker and related arboretum.	Strong Objection

P76/23 Planning Applications Approved. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
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.	No Objection
SDNP/23/00421/HOUS	Eastwood, Hill Brow Road, Liss, GU33 7LH	Conversion of garage at ground floor, replacement flat roofed extension to the north east elevation and full replacement of windows on the main house and garage (Phase 1) (amended description) (as amended by plans received 22/05/2023 and 23/05/2023).	No Objection
SDNP/23/00892/LDP	West Liss Playing Fields, Station Road, Liss, GU33 7AJ	Certificate of Lawful Use for Proposed Development or Use - Installation of a pump track (play/sports equipment) to the rear of West Liss Recreation Ground. This would be 25.52m by 13.70 m (106.2 m ²). The maximum height of modules within the track would be 868mm (on the corners). Although it is planned to be a permanent pump track, the structure can be removed with relative ease and the ground restored to its former condition if desired.	No Comment
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.	No Objection
SDNP/23/01626/HOUS	Sunnyside, Mill Road, Liss, GU33 7DZ	New sash window to first floor side elevation.	No Objection
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.	LPC requested that SDNPA call in the application due to various considerations.

P77/23 TPO Applications Received. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/23/02326/TPO	3 Pine Walk, Liss, GU33 7AT	T1 - Oak Tree - Fell to ground level. Replacement tree not specified. Works are proposed to gain clearance over communal grass area.	Objection
SDNP/23/02370/TPO	Parking And Bin Store, Inwood Road, Liss, GU33 7LY	T1 - Oak - Crown raise to 3 meters above ground level without removing any major limbs. No height or spread will be affected. Works are proposed to gain clearance over communal grass area.	No Objection

P78/23 TPO Applications Approved. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
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 major dead wood T3- Quercus petrea - sessile oak-crown lift.	Objection

P79/23 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 the committee on the Andlers Wood development. The access route from the development to Hill Brow is very popular, particularly with children going to school. Our commitment to see this entrance made into access for all continues to be raised at planning committee, Cllr Tordoff to raise again with SDNP and cc Cllr Mullenger at EHDC. There has been a long standing issue with landscaping including no watering and dead trees. The landscaping is a condition and under an outstanding audit programme set in place by the Enforcement Dept at SDNP with Cala Homes. Cllr Tordoff to list failings and pass to the Assistant Clerk. A letter to be written to Cala and to copied to Richard Ferguson, Enforcement Officer for SDNPA. Cllr Tordoff to draft a letter to SDNPA from Cllr Budden regarding new trees to be replaced in the winter time and for the drainage issues on the site to be addressed.

P80/23 SDNPA Parish Priority Statement

The committee requested this item be brought back to the next meeting to discuss when Mrs Halstead was present. It was agreed that Mr Hargreaves would meet with Mrs Halstead (with Cllr Budden if he wished to be present) to discuss the SDNPA Parish Priority Statement prior to the next meeting.

P81/23 SANG Management Plan

The committee requested this item be brought back to the next meeting to discuss when Cllr Payne was present.

P82/23 Any other business

P82.1 It was noted that Roger Mullenger has been commenting on LPC planning applications via the SDNPA portal. The committee considered whether it would be beneficial for District Councillor Roger Mullenger to be co-opted to the Committee. Cllr Budden to pursue.

The chair closed the meeting at 19:58 hrs.

Next Meeting: Monday 24th July 2023

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Chair