

LISS PARISH COUNCIL
Minutes of the Planning Committee held on 9th October 2023 at 7pm



MEMBERS

*Cllr Baldwin *Cllr Budden ✘ Cllr Jerrard
*Cllr Payne Cllr Stratford-Tuke *Cllr Tordoff *Cllr Wilson
Co-opted members with no voting rights: *Mrs Halstead & *Mr Hargreaves

*Present ✘Chair

Also in attendance was one member of the public.

This meeting was clerked by Rebecca Lawrence, Assistant Clerk ("AC").

P119/23 Apologies: Apologies were accepted from Cllr Jerrard and Cllr Stratford-Tuke.

P120/23 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.

P121/23 Approval of previous meeting minutes:

Resolved: That the minutes of the Planning Committee of 11th September 2023 be accepted as an accurate record. Proposed by Cllr Wilson and seconded by Cllr Tordoff, with all in favour.

P122/23 Matters arising from minutes of the previous meeting:

None.

P123/23 Adjournment for public deputations

The Committee adjourned to hear from the proprietor of Burgates Lodge, Farnham Road, Liss, GU33 6JZ.

P124/23 Planning Applications Received:

124.1 SDNP/23/03481/LIS & SDNP/23/03480/HOUS - Burgates Lodge, Farnham Road, Liss, GU33 6JZ: Listed building consent - Front porch and replacement boundary fencing.

Following discussion, the committee were in unanimous agreement that LPC have no objection to the planning application however preference is for the Alternative Option.

124.2 SDNP/23/03919/LIS - Clarks, Huntsbottom Lane, Liss, GU33 7EU: Listed building consent - Construction of a non-weight bearing stud wall to create a boot room and office space within the existing hallway.

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

- 124.3 SDNP/23/03704/FUL - Wenham Holt Nursing Home, London Road, Hill Brow, Liss, GU33 7PD: Demolition of the existing 44-bedroom nursing home and construction of a new care home together with associated works including parking, landscaping, drainage works and alterations to internal access road.**

To follow after site visit. Extension to comment granted until Tuesday 7th November.

Action: AC to arrange site visit to Wenham Holt Nursing Home.

Action: AC to contact Rogate PC and see if their councillors wish to attend the site visit.

Having completed the site visit, following discussion, the committee were in unanimous agreement that LPC have no objection to the planning application, subject to the development of sufficient access visibility splays on the B2070 entrance. We would also encourage the retention of the embankment wall in the rear garden if it is possible to do so (or if the wall needs to be demolished that the stones are retained on site and used for the construction of planters etc).

Cllr Tordoff expressed her concerns around the grounds drainage and landscaping at the rear of the property, indicating areas that fell away steeply at the bottom of the garden. With construction and ground disturbance during the new build, heavy rainfall would be a cause of concern for flooding and impact the grounds below and beyond the property boundary. The surrounding tree line would in part mitigate some of the build up of water within the property. LPC were assured by the developer that minimal disruption and removal of trees on the boundary would be affected.

- 124.4 SDNP/23/04106/FUL - Highbrook Hall, Lyss Place, Hawkley Road, Liss, GU33 6JP: Retrospective application for the retention of agricultural barn for use and for secure storage of materials and equipment associated with the use and upkeep of the Highbrook Hall Estate.**

To follow after comments have been circulated to the planning committee and site visit.

Action: AC to arrange site visit to Wenham Holt Nursing Home.

Having completed the site visit, following discussion, the committee were in agreement that LPC have no objection to the planning application.

P125/23 Planning Applications Approved. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/23/02809/HOUS	19 Upper Mount, Liss, GU33 7RE	Proposed single storey front extension to garage, full garage conversion with new first floor over.	No Objection
SDNP/23/03048/HOUS	4 Barefoots Cottages, Barefoots Lane, Liss, GU33 6JR	Single-storey rear extension after demolition of existing rear single-storey extension.	No Objection
SDNP/23/02703/FUL	Cellnet Site 2308, Andlers Ash Rd, Liss	The removal of existing 15m monopole and the installation of a new replacement 22.5m high lattice mast.	No Objection
SDNP/23/03106/HOUS	44 Patricks Copse Road, Liss, GU33 7DW	Erection of porch on the side of the property. Garage conversion. Replacement carport (as amended by plans received 01/09/2023).	Objection

P126/23 TCA Applications Received. The Chair noted that the following applications were received:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/23/03701/TCA	St Peter's Church, Church Street, Liss GU33 6JY	Crown lift the yew tree and trim lateral branches away from the neighbouring property, Epstocks. Remove all arisings from site.	No Objection

P127/23 TPO Applications Received. The Chair noted that the following applications were received:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/23/03782/TPO	Greywalls Lodge, London Road, Hill Brow, Liss, GU33 7QF	T1 Lime tree - reduce two limbs by approximately 50% to reduce the weight over neighbour's property and remove dead hanging branches and remove the epicorm growth. T2, T3 & T4 - Sweet chestnuts between back of garage and road - raise crown height by removing 2 limbs per tree overhanging road (B2070), road signage and footpath. T5 Fell one diseased horse chestnut and remove to as low as possible. T6 Beech Tree - raise crown height by c1m and reduce height of tree by approximately 5m. This tree is between the house and the garage. From W1 trees on our boundary with Greywalls House - three trees are intertwined: W1 SP (Scots Pine), W1 SC (Sweet Chestnut) and now a new tree is shooting up alongside the pine. This new one is W1 S (Sycamore) in the last couple of years. We would like to (leave the Scots Pine) remove the Sycamore and lift the canopy height over garden of the Sweet Chestnut to 6m and reduce large easterly limb by 5m and remove all large pieces of dead wood. These are plentiful, large and frequently falling.	Objection as to why they are reducing the height of T6 the beech tree? Unless there is a clear structural issue, which undertaking such pruning might help alleviate, do not see why they would be doing it.
SDNP/23/04086/TPO	Hollies, Plantation Road, Hill Brow, Liss, GU33 7QB	T2 Beech: Crown reduction of 19 m to no less than 16 m. Reduce radial spread of tree from 9m to no less than 6m. Reason: to contain overall size in its comparatively small domestic garden setting.	With LPC Tree Surgeon

P128/23 TPO Applications Approved. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	LPC Comment to Planning Appl.
SDNP/23/02824/TPO	9 St Marys Road, Liss, GU33 7AH	T1 - Hornbeam - Selective reduction on lateral spread at all compass points to leave a well-balanced tree. 1.5 – 2m reduction. Gain suitable clearance from BT and Low Voltage power line. 1 m reduction. Remove all basal growth/epicormic growth up to crown break. No height will be effected by works. Finishing lateral spread will be 6 meters at all compass points from trunk. These works are proposed to reduce end weight of over extending laterals, gain suitable clearance from utility cables and remove lower encroachment on front gardens.	No Objection

P129/23 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 reported that there was no update on the Andlers Wood development and no reply from Cllr Mullenger.

P130/23 SDNPA Parish Priority Statement

Mr Hargreaves requested that any comments received regarding the Parish Priority Statement, which is now live on LPC's website and shared via social media, to be emailed to him 2-3 days before the deadline. Final version to go to Full Council on 20th November 2023.

Action: AC to email any comments received to Mr Hargreaves 2-3 days before the deadline.

P131/23 SANG Management Plan

Cllr Payne attended a meeting with Phil Hall from Hillier. A letter is to be sent to SDNP regarding the pond at Kippences SANG. Some areas of Himalayan balsam have been posted and are being treated. Other swathes of Himalayan balsam have not been treated and are on Hillier's land and are their responsibility.

Action: Cllr Budden to draft a letter to SDNP regarding the pond.

P132/23 Any other business

132.1 Cllr Baldwin enquired as to whether there were any public toilets in Liss as she was recently asked by a member of public. Cllr Budden replied that there was a unisex toilet behind the Triangle Centre and a disabled toilet behind Tesco. The disabled toilet requires a radar key which can be obtained from Shopmobility which is located in Petersfield's Central Car Park. There is no obvious signage pointing to the location of the public toilets.

Action: AC to obtain further details from EHDC regarding cast iron public toilet signage.

132.2 Cllr Payne reported that near Flexcombe, a fence has been erected on a property, approximately 4m wide which is additional to their existing boundary. They have also created hard standing which is being used to park cars and the adjoining area was being used as a retail unit. Who owns the land? Should the fence be taken down? Should actions be taken regarding the hard standing and retail use?

Action: Cllr Budden said he would investigate via EHDC Enforcement

133.3 Cllr Payne reported that there is a triangle of land that backs on to the River Rother and faces the rear of some houses in Newfield Road. The land is unmaintained and very overgrown and residents fear that the tall spindly trees may fall onto their properties in the event of a strong wind. The land was previously owned by a developer who has gone bust. Does anyone know who owns the land and whose responsibility it would be to maintain and safeguard the houses?

Action: Cllr Budden to follow up with EHDC re land ownership

132.4 Cllr Wilson reported that one of the Liss Forest residents was worried about flooding. He has put them in touch with EHDC.

The chair closed the meeting at 20:16 hrs.

Next Meeting: Monday 6th November 2023

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Chair