



LISS PARISH COUNCIL

Minutes of the Planning Committee held on 9th June 2025 at 7pm

MEMBERS

*Cllr Baldwin *Cllr Budden✕ *Cllr Crane Cllr Jerrard

*Cllr Payne *Cllr R Smith *Cllr Stratford-Tuke

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

*Present ✕Chair

There were in excess of 30 members of the public in attendance.

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

P60/25 Apologies:

Apologies were received from Cllr Jerrard.

P61/25 Declarations of interests and Role of Charity Trustee:

- Cllr Payne declared a non-pecuniary interest in planning application SDNP/25/01411/HOUS – Kippences, Farnham Road, Liss, Hampshire, GU33 6LD.
- The Chair declared a non-pecuniary interest in planning application SDNP/25/01416/HOUS - Three Firs Cottage, London Road, Sheet, Petersfield, Hampshire, GU31 5AP.
- Mrs Halstead declared a non-pecuniary interest in planning application SDNP/24/05206/FUL - Farnham Road, Liss, Hampshire GU33 6JU.

P62/25 Approval of previous meeting minutes:

Resolved: That the minutes of the Planning Committee of 12th May be accepted as an accurate record.
Proposed by Cllr Payne and seconded by Cllr Crane, with all in favour.

P63/25 Matters arising from minutes of the previous meeting:

No matters were arising.

P64/25 Adjournment for public deputations:

Adjourn to hear about planning application SDNP/25/01411/HOUS – Kippences.
Adjourn to hear about planning application Heathmount.

Meeting adjourned for a comfort break at 20:29.

Meeting reconvened at 20:32.

P65/25 Planning Applications Received:

- 65.1 SDNP/25/01215/HOUS - Wellwood, Hill Brow Road, Liss, Hampshire, GU33 7LE - Rear Conservatory extension. New roof over Pantry. Rear Bifold Doors and Right Side window:**
Following discussion, the committee were in unanimous agreement that LPC have no objection to this planning application.

- 65.2 SDNP/25/01063/FUL - Heathmount Nursing Home, London Road, Hill Brow, Liss, Hampshire, GU33 7PG - Demolition of Copper Beaches and Silver Birch buildings and the construction of 68 new residential dwellings, including the conversion of the existing Heathmount to residential use, associated landscaping and access:**
Following discussion, the committee were in unanimous agreement that LPC object to this planning application due to:
- The site is outside the settlement policy boundary.
 - It is not a rural exception site.
 - The sustainability of the site is questionable.
 - The proposed development is urbanising
 - Significant development as proposed would undermine the character of the ridge along the A3, which makes an important contribution to the character of the national park in this area and that the development is not integrated into the landscape character of the area.
 - Access to the nearest amenities requires access to a car.
 - Residents without their own form of transport would have no access to public transport.
 - Inadequacy of Hatch Lane for more traffic or walking.
 - The design is totally inappropriate.
 - There is no exceptional need for this development outside the SPB which is what SDNP countryside policies (SD 31) require.
 - Does not Accord with Liss NDP which provides sufficient housing on land which does accord with both SDNP and LISS NDP policies.
 - Scale of development: A 68-unit scheme may be disproportionate for a village the size of Liss which has already taken significant allocations raising issues under Policy SD4 (Settlement Setting and Character) and SD5.
 - The influx of 68 households may overwhelm local roads (Hatch Lane), GP services and schools.
 - Increased traffic on London Road (B2070): A significant rise in vehicle movements raises safety concerns, 50mph speed limit would need to be reduced.
 - The development may conflict with the Liss Neighbourhood Development Plan (LNDP), which aims to safeguard village character by restricting urban-style developments.
 - The 2 x 4-story flats are disproportionate to the setting.
- 65.3 SDNP/25/02081/PNTEL - Beverley, Rake Road, Liss, Hampshire - The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus outside Beverley, Rake Road:**
Following discussion, the committee were in unanimous agreement that LPC have no comment on this planning application.
- 65.4 SDNP/25/02079/PNTEL - 1 Inwood Road, Liss, Hampshire, GU33 7LZ - The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus outside 1 Inwood Road:**
Following discussion, the committee were in unanimous agreement that LPC have no comment on this planning application.
- 65.5 SDNP/25/02146/PNTEL - The Roundabouts, Liss, Hampshire, GU33 7BB - The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus of proposed new telephone pole at the Roundabouts:**
Following discussion, the committee were in unanimous agreement that LPC have no comment on this planning application.
- 65.6 SDNP/25/01411/HOUS - Kippences, Farnham Road, Liss, Hampshire, GU33 6LD - Single storey extension to rear following demolition of two existing extensions and partial demolition of single storey ancillary building and associated landscaping:**
Following discussion, the committee were in unanimous agreement that LPC have no objection to this planning application.
- 65.7 SDNP/25/01346/HOUS - Mangers Cottage, Warren Road, Liss, Hampshire, GU33 7DG - Demolition of the kitchen and detached home office outbuilding. Partial demolition of the integral garage. Development to provide a two-storey side extension at the ground and first floor on the north elevation. In addition, a single-storey extension on the south elevation with pitch roof and vaulted ceiling and new porch on the east elevation:**
Following discussion, the committee were in unanimous agreement that LPC have no comment on this planning application.

- 65.8 SDNP/24/05206/FUL - Cricket Pavilion, Farnham Road, Liss, Hampshire GU33 6JU - Ground improvements including 8 x 15m floodlights, a 50 seater stand, and ball stop net:**
Following discussion, the committee were in unanimous agreement that LPC maintains its previous objection to this planning application from 10/03/25, more detailed information can be found on the SDNPA Planning Portal:
Following discussion, the committee were in unanimous agreement that LPC strongly object to this planning application due to:
- *Loss of amenity.*
 - *Outside the settlement boundary.*
 - *No reports have been provided regarding the urbanising impact this application would have on Liss, no provision for parking, no ecological aspects, insufficient lighting assessment, no noise disruption survey. These reports should be provided.*
 - *This is a major planning application and should the officers be minded to decide in favour of this application, we request it should be referred to the SDNPA for consultation.*
- 10/06/25 - Additional documentation has been uploaded to the SDNPA Planning Portal.
- 65.9 SDNP/25/01401/HOUS - 24 Syers Road, Liss, Hampshire, GU33 7DH - Single storey rear extension and single storey side extension following demolition of single storey rear lean to:**
Following discussion, the committee were in unanimous agreement that LPC have no objection to this planning application subject to there being no detrimental impact on the neighbours.
- 65.10 SDNP/25/01416/HOUS - Three Firs Cottage, London Road, Sheet, Petersfield, Hampshire, GU31 5AP - Addition of an attached single storey, pitched roof, garden room to the south west rear facing elevation of the property:**
Following discussion, the committee were in unanimous agreement that LPC have no comment on this planning application.
- 65.11 SDNP/25/01835/HOUS - 9 Silver Birch Close, Liss, Hampshire, GU33 7HP - Part two storey and single storey rear extension. Alterations and replacement of windows:**
Following discussion, the committee were in unanimous agreement that LPC have no objection to this planning application subject to there being no detrimental impact on the neighbours.

P66/25 Planning Applications Approved. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	LPC Comment to Planning
SDNP/25/01996/PNTEL	25 Patricks Copse Road, Liss, Hampshire, GU33 7DL	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Outside 25 Patricks Copse Road.	No Comment
SDNP/25/01997/PNTEL	31 Patricks Copse Road, Liss, Hampshire, GU33 7DN	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus outside 31 Patricks Copse Road.	No Comment
SDNP/25/01998/PNTEL	1 Dennis Way, Liss, Hampshire, GU33 7HJ	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus outside 1 Dennis Way.	No Comment
SDNP/25/01999/PNTEL	47 Dennis Way, Liss, Hampshire, GU33 7HL	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus outside 47 Dennis Way.	No Comment
SDNP/25/01865/APNB	Flexcombe Farm, Flexcombe Lane, Liss, Hampshire, GU33 6LH	Prior Approval for a Metal enclosure to house a pumping equipment, filters and control gear (in association with a consented irrigation reservoir to the west	No Objection

		under ref. SDNP/23/01923/APNW).	
SDNP/25/01690/BBPN	Land adjacent 57 Greenfields, Rake Road, Liss, Hampshire, GU33 7EL	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - Install fixed line broadband electronic communications apparatus under Regulation 5, detailed as 9M Light Wooden Pole	No Comment
SDNP/25/01691/BBPN	Outside 24 Greenfields, Liss, Hampshire, GU33 7EL	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - install fixed line broadband electronic communications apparatus under Regulation 5, detailed as 9m light wooden pole.	No Comment
SDNP/25/01693/BBPN	Outside 5 Greenfields, Liss, Hampshire GU33 7EQ	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - install fixed line broadband electronic communications apparatus under Regulation 5, detailed as 9m light wooden pole.	No Comment
Ref. Number	Address	Description	LPC Comment to Planning
SDNP/25/02178/OHL	Kippences, Farnham Road, Liss, Hampshire, GU33 6LD	Section 37 of the Electricity Act 1989 for a proposal to install or keep installed an electric line above ground.	No Objection
SDNP/25/00777/CND	71 Station Road, Liss, Hampshire, GU33 7AD	Variation of condition 2 of SDNP/20/01644/FUL to allow increase of occupancy to 35 children and 8 staff.	No Objection
SDNP/25/00334/HOUS	First Floor Flat 14A Station Road, Liss, Hampshire, GU33 7DT	Proposed single-storey rear extension to replace the existing extension and wooden lean-to.	No Objection
SDNP/25/00109/HOUS	Vellondreath, Hill Brow Road, Liss, Hampshire, GU33 7LQ	Single storey extension to side and rear following demolition of existing detached garage (amended plans and confidential planning statement received 13.05.2025).	Objection

P67/25 Planning Appeals Refused. The Chair noted that the following applications were refused:

Ref. Number	Address	Description	LPC Comment to Planning
SDNP/24/00553/FUL	The Newman Collard Playing Field, Hill Brow Road, Liss, Hampshire, GU33 7LE	Formation of a multi-use games area (MUGA) with 3m high fence surround and 4no 6m high floodlight columns.	No Objection

P68/25 Planning Appeals Withdrawn. The Chair noted that the following applications were withdrawn:

Ref. Number	Address	Description	Views of LPC Tree Consultant
SDNP/25/02179/PNTEL	Greenfields, Liss, Hampshire, GU33 7EH	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus on Greenfields/Rake Road.	No Comment
SDNP/25/00575/HOUS	Highfield Lodge, 6 Highfield Gardens, Liss, Hampshire, GU33 7NQ	Two storey extension to North West Elevation.	No Objection

P69/25 TPO Applications Received. The Chair noted that the following applications were received:

Ref. Number	Address	Description	Views of LPC Tree Consultant
SDNP/25/01724/TPO	Home Farm, Duckmead Lane, Liss, Hampshire, GU33 7JT	Root severance of TPO tree T1 Oak for installation of root barrier. The works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. TPO application has previously been granted.	No Objection, however as the house is not built on shrinkable clay soils the tree cannot be a contributing factor to any subsidence.
SDNP/25/01488/TPO	Hollow House, The Flat, Hill Brow Road, Liss, Hampshire, GU33 7PX	G1 -Group of 7 Hornbeam trees - To reduce height by 4 meters leaving a finishing height of 8 meters. Reason of works - The trees are located on a steep slope and weighted heavily towards high risk targets. They above work proposed will reduce the risk of tree failure in the future.	Objection on the grounds there is no proof to suggest the trees were unstable or that there is a heightened risk that they are likely to fail. Also 4 meters is a substantial amount of photosynthetic material to remove.
SDNP/25/01817/TPO	Sunnycroft, London Road, Hill Brow, Liss, Hampshire, GU33 7QJ	T1 Birch - Fell. Plant replace with Hawthorn (Crataegus monogyna) - Approximately 3m height. T2 Birch - Fell - to allow oak to develop a fuller canopy. T3 Oak - Crown reduction to a final height of 14m with a horizontal radial canopy spread of 6m. T4 Beech - Fell - Replace with Field Maple (Acer campestre) - Approximately 3m height.	No Objection

P70/25 TCA Applications Approved. The Chair noted that the following applications were approved:

Ref. Number	Address	Description	Views of LPC Tree Consultant
SDNP/25/00358/TCA	Coryton Almshouses, Farnham Road, Liss, Hampshire, GU33 6JU	T1 Yew - Reduce Northern side of canopy to gain 1.5 meters clearance from tree and property. The overall spread will not be affected by these works and no height will be touched. The works are proposed to remove the encroachment onto property.	No Objection

P71/25 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 R Smith gave the following update:

CALA are going to maintain ownership of the Andlers Wood development for another two years then the management of it will be handed over to the residents. Lots of attendees on the Zoom call.

P72/25 Premier Illuminated Sign

Cllr Budden reported that he had not heard from Tim Slaney.

P73/25 Liss Business Centre

Cllr Crane reported that the Liss Business Centre had been under offer for £1 million and due to exchange shortly. Cllr Budden to investigate further.

P74/25 Village Design Statements

No update.

P75/25 South Downs Local Plan Review & Housing Allocation

No update.

The Chair closed the meeting at 20:56 hrs.

Next Meeting: Monday 7th July 2025

.....
Chair

DRAFT