



LISS PARISH COUNCIL

Minutes of the Planning Committee held on 8th December 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

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

Four members of the public were also present.

P134/25 Apologies:

No apologies were received.

P135/25 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.

P136/25 Approval of previous meeting minutes:

Resolved: That the minutes of the Planning Committee of 6th October be accepted as an accurate record. Proposed by Cllr Crane and seconded by Cllr Stratford-Tuke with all in favour.

P137/25 Matters arising from minutes of the previous meeting:

No matters were arising.

P138/25 Adjournment for public deputations:

Adjourn to hear from Andy Hollins regarding Planning Application SDNP/25/04472/FUL - Land to The South of 63 - 65 Inwood Road, Liss, Hampshire.

P139/25 Planning Applications Received:

139.1 SDNP/25/04045/FUL - Land West of The Flying Bull, London Road, Rake, Liss, Hampshire, GU33 7JB - Erection of three dwellings (Use Class C3) including associated access off London Road, associated parking and landscaping:

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

139.2 SDNP/25/04290/CND - Saddlers, Farnham Road, Liss, Hampshire, GU33 6JU - Variation of condition 20 of SDNP/23/03297/FUL to allow substitution of approved plans:

Following discussion, the committee were in unanimous agreement that LPC has no objection to this planning application and are happy that the need for a banksman has been acknowledged.

139.3 SDNP/25/03947/HOUS - 7 Patricks Copse Road, Liss, Hampshire, GU33 7EN - First floor side extension over existing adjoined garage and conversion of the garage to one habitable room:

Following discussion, the committee were in unanimous agreement that LPC have no objection to this planning application, subject to the planning officer confirming that there is sufficient parking on site.

139.4 SDNP/25/04395/HOUS - 1 Flexcombe Farm Cottages, Flexcombe Lane, Liss, Hampshire, GU33 6LH - Detached garage with storage above.

Following discussion, the committee were in unanimous agreement that LPC do not object to this planning application subject to the garage being used for storage, is ancillary to the main dwelling house and there is sufficient parking.

139.5 SDNP/25/04472/FUL - Land to The South of 63 - 65 Inwood Road, Liss, Hampshire - Erection of 30 dwellings, accessed via Inwood Road, with associated parking, landscaping and sustainable drainage features.

Following discussion, the committee were in unanimous agreement that LPC have no objection to the design of the site, however would draw the case officer's attention to the ridgeline height. LPC do want to see affordable housing.

P140/25 Planning Applications Approved. The Chair noted that the following applications were approved.

Ref Number	Address	Description	LPC Comment to Planning
SDNP/24/02174/HOUS	90 Forest Road, Liss, Hampshire, GU33 7BP.	1.8 metre fence with gravel board in front of existing hedge. Extend existing garage to include lean to. Roof apex will continue from the single storey part of house over the garage replacing the existing flat roof on the garage.	Objection
SDNP/25/02802/HOUS	123 Forest Road, Liss, Hampshire, GU33 7BP.	Constructing a new 2 storey extension to the rear elevation, extending the west elevation. Creating 2 pitched roofs, keeping original design and removing an old flat roof construction in the 1970s. Adding PV's and roof lights to the roof pitches. Demolishing 2no. out buildings to create a permeable driveway and parking (amended plans received 24.10.2025).	No Objection
SDNP/25/03242/HOUS	Cumbers Granary, 35 Andlers Ash Rd, Liss, Hampshire, GU33 7LL.	Single Storey Rear Extension, adjoined Carport including Single Storey Utility room, insulated render replacement cladding.	No Objection
SDNP/25/03161/HOUS	12 Syers Road, Liss, Hampshire, GU33 7DH.	Two Storey Side and Partial Rear Extension (as amended by plans uploaded 31/10/2025).	No Objection

P141/25 Planning Applications Refused. The Chair noted that the following applications were refused.

Ref. Number	Address	Description	LPC Comment to Planning
SDNP/25/03121/HOUS	Tiercel, Brewells Lane, Liss, Hampshire, GU33 7JA.	Proposed side extension to create new garage, workshop and home gym with room in the roof above with dormers. Addition of PV panels to south facing roofs. Outdoor swimming pool.	Strong Objection

P142/25 Planning Appeals Refused. The Chair noted that the following applications were refused.

Ref. Number	Address	Description	LPC Comment to Planning
SDNP/25/00750/FUL	Flying Bull Properties Limited London Rd, Rake,	Erection of two detached dwellings (Use Class C3) including associated access off London Road, associated parking and	No Objection

	Liss, Hampshire, GU33 7JB.	landscaping.	
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P143/25 TPO Applications Received. The Chair noted that the following applications were received.

Ref. Number	Address	Description	Views of LPC Tree Consultant
SDNP/25/04057/TPO	Apple Acre, Plantation Road, Hill Brow, Liss, Hampshire, GU33 7QB	Eucalyptus tree - Remove major dead wood, re pollard as before crown lift to height of 8 metres as branches now affecting phone cables. Removal of branches very near to house.	No Objection
SDNP/25/04255/TPO	2 Little Barn Place, Rake Road, Liss, Hampshire, GU33 7LB.	T1 - Cedar - Reduce height by 8m and width by 3m leaving a finished height of 16 metres and finished width of 9 metres. Lightly prune several crossing branches T2 - Scots Pine - Crown lift the tree to 6m from ground.	Objection to the height reduction work to T1. No objection to the work to T2.
SDNP/25/04371/TPO	1 Highfield Gardens Liss, Hampshire, GU33 7NQ.	T1 is a Red Oak - reduce the height by 3 metres from 20 metres leaving a finished height of 17 metres and reduce the width of the tree from 13 metres by 3 metres leaving a finish of 10 metres. T2 is a Hornbeam - reduce the height by 3 metres from 18 metres leaving a finished height of 15 metres and reduce the width of the tree from 12 metres by 3 metres leaving a finish of 9 metres.	Objection as there is no sound reasoning or proof of loss of structural integrity to warrant a whole crown reduction.
SDNP/25/03934/TPO	2 Chase Road, Liss, Hampshire, GU33 7NA.	T1 - Beech tree to be reduced overall by around 25-30% to create a uniform and balanced canopy reducing by a maxim of up to 4m crown lift from ground level Remove lowest limb from the east sector and adjacent lowest limb on the north-east sector of the tree. Remove low small diameter limb Remaining height of around 16m and spread of 8m.	Objection to the crown reduction as there is no arboricultural reason given to undertake such drastic pruning on the tree.
SDNP/25/04596/TPO	25 Pine Walk, Liss, Hampshire, GU33 7AT.	Oak - Partially reduce southern and western lateral canopy by up to 2m to previous growth points Reduce top of tree by up to 1m, with a starting height of 12m and finishing height of 11m. Starting width of 11m and a finishing width of 9m.	Objection as there are no photos provided or evidence that the tree is at a heightened risk of failure which would warrant the pruning requested.

P144/25 TPO Applications Approved. The Chair noted that the following applications were approved.

Ref. Number	Address	Description	Views of LPC Tree Consultant
SDNP/25/03639/TPO	19 Pine Walk, Liss, Hampshire, GU33 7AT.	T1 Himalayan Cedar Reduce lateral branches on south side of canopy touching dwelling by 1-1.5m back to suitable grown points to create minimum 1m clearance from dwelling roof.	No Objection
SDNP/25/02584/TPO	Ivy Dene, Hill Brow Road, Liss, Hampshire, GU33 7PS.	1x Oak Tree - Cut away all limbs and leave a 15 foot monolith for wildlife. Several Oak seedlings proposed to replace.	No Objection

P145/25 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 reported that there have been no major developments at Andlers Wood. CALA is carrying out work on several of the properties, including relaying lawns as part of their snag list. He noted an ongoing issue with wasps, and recent heavy rainfall has caused flooding from the tree farm, resulting in approximately six inches of water entering his garage and damaging its contents. He also advised that residents are concerned that Hillier may sell the remaining land.

P146/25 Premier Illuminated Sign

No update

P147/25 Liss Business Centre

The Chair requested that this item be removed from the agenda.

P148/25 SDNPA Local Plan Documents

After discussion, the Chair decided that the 'Village Design Statements' would be renamed to 'SDNPA Local Plan Documents' on the Agenda'.

The Chair closed the meeting at 20:13 hrs.

Next Meeting: Monday 12th January 2026

Chair