



LISS PARISH COUNCIL
Minutes of the Planning Committee held on 7th September 2026 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").

One member of the public was also present.

P86/26 Apologies:

Apologies were received from Cllr R Smith and Cllr Stratford-Tuke.

P87/26 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.

P88/26 Approval of previous meeting minutes:

Resolved: That the minutes of the Planning Committee of 3rd August 2026 be accepted as an accurate record. Proposed by Cllr Crane and seconded by Cllr Jerrard with all in favour.

P89/26 Matters arising from minutes of the previous meeting:

No matters were arising.

P90/26 Adjournment for public deputations:

The member of the public present was given the opportunity to speak but declined.

P91/26 Planning Applications Received:

91.1 SDNP/26/02039/FUL - Copper Beeches Nursing Home, London Road, Hill Brow, Liss, Hampshire, GU33 7PG - (Amended Plans and Description) Demolition of Copper Beches and Silver Birch buildings and development of 27 no. dwellings including the restoration of Heathmount together with both private and public gardens/open space, car parking, conversion of existing outbuildings to offices, revised accesses, associated landscaping and drainage:

Following discussion, the committee were in unanimous agreement that LPC still maintains their previous comments: LPC have no objection to the design of the site, however would draw the case officers attention to the ridgeline height. LPC do want to see affordable housing.

The Regulation 19 Plan allocates only part of SDA29 Copper Beeches for 25 dwellings, despite the site previously being the subject of a planning application for 68 homes, including affordable housing. This raises questions as to whether the development potential of this previously developed site has been properly optimised.

The reduction in housing yield on SDA29 places additional pressure on the allocation of sensitive greenfield land at SDA28. We feel it is reasonable to ask whether a greater proportion of housing growth can be accommodated on SDA29.

Particular consideration should be given to whether the retention of Heath Mount unnecessarily further constrains the delivery potential of SDA29 as appears to possess very limited architectural or historic significance, and is now a fire gutted shell. It is unclear why its retention should limit further the overall development capacity of the site.

Liss Parish Council believe that the underutilisation of this brown field site places unnecessary pressure on the village's greenfield sites, that is fundamentally contrary to the ethos of a national park to protect the natural environment, and Government guidance regarding priority to brown field development.

P92/26 Planning Applications Approved. The Chair noted that the following applications were approved.

Ref Number	Address	Description	LPC Comment to Planning
SDNP/25/04898/HOUS	1 Opie Gardens, Farnham Road, Liss, Hampshire, GU33 6JQ.	Proposed rear orangery.	No Objection
SDNP/26/02782/PNTEL	Telecommunications Mast, Mint Road, Liss, Hampshire.	NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE REGULATIONS 2003 TO UTILISE PERMITTED DEVELOPMENT RIGHTS. Upgrade of existing base station, comprising the internal upgrade of existing Alpha 8 monopole, equipment cabinet and all ancillary works thereto.	No Comment
SDNP/26/03061/SUPD	Wyld Green Lane, Lower Green, Liss, Hampshire.	Application Under Royal Mail Statutory rights Schedule 6 of the Postal Services Act 2000. Pouch Box Removal - Forest Road/Wyld Green Lane, Lower Green Liss, Hampshire.	No Comment
SDNP/26/01307/HOUS	Glen Thorne, Hill Brow Road, Liss, Hampshire, GU33 7LE.	Single storey rear extension.	No Objection
SDNP/26/00840/HOUS	164 Forest Road, Liss, Hampshire, GU33 7BX.	Demolition of existing single storey rear and construction of new single storey rear and side extension.	No Objection
SDNP/26/02778/DCOND	Saddlers, Farnham Road, Liss, Hampshire, GU33 6JU.	Discharge Conditions 12 - Dark Skies, 13 - External Lighting, 16 - Biodiversity Gain, of approved application SDNP/23/03297/FUL (as varied under SDNP/25/04290/CND).	No Comment
SDNP/26/00840/HOUS	164 Forest Road, Liss, Hampshire, GU33 7BX.	Demolition of existing single storey rear and construction of new single storey rear and side extension.	No Objection

P93/26 Planning Applications Withdrawn. The Chair noted that the following applications were withdrawn.

Ref Number	Address	Description	LPC Comment to Planning
SDNP/25/02181/DDDT	25 Pine Walk, Liss, Hampshire, GU33 7AT.	Remove a dead Silver Birch Tree located to the rear of 24 Pine Walk, Liss, GU33 7AT.	No Comment

P94/26 Planning Applications Split Decision. The Chair noted that the following applications were split.

Ref Number	Address	Description	LPC Comment to Planning
SDNP/26/02044/DCOND	Wenham Holt Nursing Home, London Road, Hill Brow, Liss, Hampshire, GU33 7PD.	Discharge of Condition 23A (major multi res prior commencement) in relation to SDNP/23/03704/FUL.	No Comment

P95/26 TPOs Received. The Chair noted that the following applications were withdrawn.

Ref Number	Address	Description	Views of LPC Tree Consultant
SDNP/26/02483/TPO	The Grange Nursing Home, Farnham Road, Liss, Hampshire, GU33 6JE.	T2 - recommended for removal. T2 has significant indications of root plate heave to the north aspect, with the soil levels considerably raised, and the area being friable and aerated. T1 & T8 require pruning. Tree 1 has an included bark union at 19m with a lean over the garden, and is vulnerable (as with T2) due to the loss of a tree to the West aspect of it. 4m height reduction is necessary with the view of reducing wind loading by 35-40% Tree 8 has an extended west aspect limb going over the residents garden with a 'ball and socket' joint. This has been shown via pull testing studies to entail a strength loss of up to 30% , relative to a properly formed union. 3m reduction of the 11m limb, potentially entailing a reduction of wind loading by over 50% Trees 5, 8, 9, 10, G14 and 16 require deadwood or hanging limb removal.	No Objection
SDNP/26/02754/TPO	9 Kiln Field, Liss, Hampshire, GU33 7SW.	T1 Mature multi stemmed Quercus robur > 25m (1 of 2 stems has failed within the last 5 days) - Fell remaining standing 1x stem as extensive root decay visible from failed stem, and there is a lean towards the property which is within striking distance.	No Objection

P96/26 SDNPA Local Plan for Reg 19 Consultation

The Chair reported that the South Downs National Park Authority is still working their way through the comments submitted in response to the Regulation 19 consultation. It is still expected that the Regulation 16 documents will not be submitted until December 2026.

P97/26 Neighbourhood Plan Survey

The Neighbourhood Plan Survey will be submitted to NALC by 25th September 2026.

P98/26 Planning Application SDNP/25/04472/FUL - Land to The South of 63-65 Inwood Road Liss, Hampshire.

- a. The bike track was totally unauthorised and ad-hoc and not in any way endorsed for use by LPC.
- b. LPC supported the idea of development of the site as per the neighbourhood plan, we also supported the officer's objection on the basis of no affordable housing provision.
- c. LPC welcomed any additional planting and would seek a condition that existing woodland was protected.
- d. LPC recognised Hampshire Highways had no objection to the new layout of the bell mouth off Inwood Road but still had our own reservations about parking capacity.
- e. Include a condition that the woodland is maintained and not under threat.
- f. Key objection is that LPC want to see affordable housing.

The Chair closed the meeting at 19:25 hrs.

Next Meeting: Monday 5th October 2026

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Chair