

Mr A S R GROVES CLERK

Tel: 01428 722988 Fax: 01428 727335

e-mail: council@bramshottandliphook-pc.gov.uk

THE PARISH OFFICE HASKELL CENTRE MIDHURST ROAD LIPHOOK

**HAMPSHIRE GU30 7TN** 

A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 21 FEBRUARY 2011.

### **MINUTES**

#### PRESENT WERE:

Cllr Mrs B Easton, Cllr R Evans, Cllr P Jordan & Cllr Ms J Poole. Cllr Mrs E Hope (EHDC), Dr M Evans (Parish Tree Warden) & Mrs G Spencer (Information Officer) also attended, together with three members of the public.

#### 12/11 MEETING CHAIRMAN

It was agreed that Cllr Jordan would chair the meeting.

# 13/11 CHAIRMAN'S ANNOUNCEMENTS

Cllr Jordan asked those present to switch off mobile phones, made them aware of the loop system & pointed out the fire exits.

He then explained that the Committee would discuss any applications that members of the public had come to listen to first. For each application, the relevant committee member would explain the application, then the meeting would be adjourned to allow the public to comment on any material planning matters relating to that application & the meeting would then be reconvened for the Committee to agree their comments for submission to EHDC.

### 14/11 APOLOGIES FOR ABSENCE

Cllr Mrs A James, Cllr Dr S Judge & Cllr P Wilson.

# 15/11 MINUTES OF MEETING HELD ON MONDAY 17 JANUARY 2011

These were confirmed & signed as being a true record of the meeting.

#### 16/11 MATTERS ARISING FROM THE MINUTES

Cllr Jordan asked whether a letter had been sent to EHDC in response to the request from Mr Taylor, Chiltley Lane Action Group (Minute 07/11.9), & whether a reply had been received. Mrs Spencer confirmed that a letter had been sent, but no reply had been received as yet.

Cllr Jordan stated that, during the discussion about the Gospel Hall application (Minute 07/11.10), he had suggested that the Parish Council should confirm that there would be a S.106 agreement as the development would provide no other gain to the wider community. This was not reflected in the minutes.

#### 17/11 DECLARATIONS OF INTEREST

There were none.

### 18/11 PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda).

Mr Groves (6 The Grove) asked whether members of the Committee had any interests to declare in any of the items on the agenda through membership of a club/association which had submitted an application. Cllr Jordan replied that he presumed that members had no interests to declare as no declarations had been made at Item 6 (Minute 17/11).

Members'/Public Participation (Code of Conduct, Paragraph 12 (2)). None. Public Participation. Permitted by the Chairman (see Minute 13/11).

### 19/11 PLANNING APPLICATIONS

**APPLICANT** 

19/11.1

21589/074 Construction of a grassed earthwork platform, pond & Old Thorns Cllr R Evans landscape planting - Old Thorns Golf & Country Club, Weavers Down, Liphook Manor Hotel

Cllr Evans reported that the proposal was to turn the field adjacent to the housing estate into a garden area, introduce a pond & various native species of trees, as the area was prone to flooding. He could not however see the point in digging out the culvert, but Cllr Mrs Easton pointed out that it should improve the drainage. Cllr Jordan asked whether the neighbours were objecting & Cllr Evans stated that he was not aware of any objections. The application included a very thorough engineer's report, detailing the drainage improvements. He considered that it should improve the drainage for both the field & the surrounding gardens. His only concern was that the digging of the ditch might affect the local wildlife.

**Decision:** No objections but would like to ensure that the work is conducted

in such a way to be as sympathetic to wildlife as possible.

22316/007 Cllr P Jordan Detached dwelling with detached garage with office in roof space, following demolition of single-storey dwelling Mr & Mrs Stubbs

- Queens Cottage, Queens Rd, Liphook

Cllr Jordan reminded members that the Parish Council had seen a similar application last year, when the dwelling was in the ownership of Old Thorns. It had now been sold & the new owners had submitted this application, which was a variation of the earlier application that the Parish Council had supported & EHDC had permitted. The requirement was now to put offices above the garage with an internal staircase, as requested by the EHDC officer, & an increase in the height of the plant room to make it more energy efficient. Cllr Jordan stated that he had no objections to the application. Cllr Evans asked about the size of the office & whether this constituted a change in use. Cllr Jordan replied that one of the earlier applications was for rotundas for use as offices, which had been granted permission, & this option would provide more practical office space.

**Decision:** No objections.

19/11.3

22702/036 /037 Display of illuminated fascia, wall-mounted & freestanding totem signs - Royal Anchor, 9-11 Portsmouth Rd, Liphook

# Cllr Ms J Poole

Cllr Ms Poole explained that, as part of the renovation of the building, the applicant was proposing to replace the existing signage with new signage, which should further improve the appearance. Some of the signage would be illuminated, as was the current signage, which was an important consideration as the building was in the Conservation Area. Her main concern was a flood-lit totem sign that would be in the car park, near the entrance to Longmoor Rd. She had spoken to residents in the surrounding houses & all of them had concerns about illuminated signage. Cllr Jordan pointed out that, although it would be desirable not to have illuminated signs in the Conservation Area, other commercial premises did. He was only concerned about the totem sign, but not about any of the other signage/lighting. Cllr Ms Poole recommended accepting the proposals, provided that the proposed illumination was within lighting guidelines for a Conservation Area.

**Decision:** 

No objections provided that the intensity of the lighting, particularly from the totem sign adjacent to Longmoor Rd, is strictly regulated & suitable for the Conservation Area & all illumination is switched off outside trading hours.

19/11.4

**52017/002** Cllr R Evans

Detached garage & store with games room at first-floor Mr Gaul level (amendment to 52017/001 previously approved scheme) - Medlars, Bramshott Vale

Cllr Evans stated that his only concern was the height of the garage & about the possibility of it becoming a separate dwelling at some point in the future. Cllr Mrs Easton pointed out that it had been granted permission before, but now it had been re-located & drainage had been added for a WC & basin. There was a TPO'd beech tree close by, & the application included a report detailing how the tree would be protected. Cllr Jordan proposed that, as the Parish Council had not objected to the earlier application, the proposal should be accepted on the proviso that it was not used as a separate residential dwelling.

**Decision:** 

No objections provided not used as a separate residential dwelling at any time in the future.

#### 19/11.5

53212 Cllr Mrs B Easton Single-storey extension to side with external fire escape, following demolition of existing boiler house, alterations to fenestration at rear first-floor level & loss of two parking spaces - Milford Tyres, Unit 1b, Mill Lane, Passfield

Passfield Industrial Estates LLP

Cllr Mrs Easton reported that the site in Passfield was the base for Milford Tyres who provided general garage services. The proposal was to demolish the boiler house, which had a rather unsightly corrugated iron roof, & replace it with a new brick extension to house a second vehicle hoist & workshop. This would improve the appearance of the building. It would mean the loss of two parking spaces, but these would be relocated to the side of the building outside the main reception area. Cllr Jordan stated that the Parish Council should support all local businesses & employment.

**Decision:** No objections.

#### TREE APPLICATION

19/11.6

50985/002 Fell Douglas fir tree - 69 Shepherds Way, Liphook Mr Locking Dr M Evans

Dr Evans reminded members that the Parish Council had seen an application last December to fell this tree & crown-lift a nearby large oak. The Parish Council had objected to the tree being felled as it was deemed to be an amenity tree, & EHDC had agreed & refused permission. The applicant was going to appeal against this decision, but had instead appointed Kingsley Tree Care to survey the tree. Their report stated that the tree had suffered structural damage in its canopy, which required extensive removal of branches to make it safe. Dr Evans was unable to determine whether the tree was structurally sound & recommended that EHDC should inspect it. He would prefer it to be retained as it was an amenity tree, valued by residents of neighbouring houses.

**<u>Decision</u>**: Object to felling of the tree (unless it is proven to be structurally

unsound) as it is a valued amenity tree, which neighbours would

like to be retained.

20/11 ADDITIONAL APPLICATIONS

There were none.

21/11 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

22/11 TREE PRESERVATION ORDER

Land west of the Silent Garden, Portsmouth Rd, Liphook (E.H. 844)

It was noted that a provisional TPO, placed on an oak adjacent to the northern boundary & on a group of three oaks on the western boundary, had been confirmed without modification.

#### CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.00pm. Confirmed at the meeting held on 21 March 2011.

Signed										
Presiding	(	Cl	18	ai	rı	m	ıa	n		