



BRAMSHOTT & LIPHOOK PARISH COUNCIL

www.bramshottandliphook-pc.gov.uk

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 20 JUNE 2011.

MINUTES

PRESENT WERE:

Cllr D Jerrard (Chairman for first part of the meeting), Cllr Mrs B Easton (Chairman for remainder of the meeting), Cllr M Croucher, Cllr R Evans & Cllr Ms J Poole. Dr Evans (Parish Tree Warden), Mrs G Spencer (Information Officer) also attended, together with one member of the press & three members of the public.

67/11 CHAIRMAN'S ANNOUNCEMENTS

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

68/11 APOLOGIES FOR ABSENCE

Cllr Mrs A James & Cllr P Robinson.

69/11 MINUTES OF MEETING HELD ON MONDAY 23 MAY 2011

These were confirmed & signed as being a true record of the meeting, subject to the following changes: "*MEETING HELD ON TUESDAY 3 MAY*" (Minute 59/11); "*SDNPA Planning Committee meeting on 9 May 2011*" (Minute 65/11).

70/11 MATTERS ARISING FROM THE MINUTES

There were none.

71/11 DECLARATIONS OF INTEREST

Cllr Jerrard declared a personal & prejudicial interest in the following two applications:

- Eagles Lodge, Queens Rd as the applicant was known to him (Minute 73/11.4);
- Old Thorns Golf & Country Club, Weavers Down as he had objected to the original application & had subsequently had his membership terminated (Minute 74/11.1).

72/11 PUBLIC PARTICIPATION SESSION
Public Questions (items not on the agenda). None.
Members’/Public Participation (Code of Conduct, Paragraph 12 (2)). Cllr Jerrard stated that he would speak to the item prior to it being considered/leaving the meeting.
Public Participation. Permitted by the Chairman (see Minute 67/11).

73/11 PLANNING APPLICATIONS APPLICANT

73/11.1

20109/004 Rebuild of tree house in rear garden - Oak Tree Cottage, Mr Avarne
Cllr Mrs B Easton Passfield Rd, Passfield

Cllr Mrs Easton explained that the site was down a track to the left of the Passfield Stores. There were a number of houses down this track which were all built at the same time & all had long gardens. The application had been submitted as both neighbours on either side of the site had objected to the tree house as it would overlook their gardens & swimming pool. The applicant claimed that he was rebuilding an existing tree house for use by his future grandchildren, but the neighbours disputed the claim. Cllr Mrs Easton considered that the tree house would be very large & it would be better if it was put in a tree at the end of the garden where it would not overlook other gardens.

Cllr Evans was concerned about damage to the tree & whether the tree house would be safe. The merits of Dr Evans inspecting the tree were discussed, but it was agreed that this was not necessary as the size & overlooking issues were the key planning issues.

Cllr Mrs Easton recommended objecting to the application & this was agreed.

Decision: Object as too large & would overlook neighbouring gardens, thus invading the residents’ privacy.

73/11.2

22316/008 Detached dwelling with detached garage with office in Mr & Mrs
Cllr Mrs B Easton roof-space, following demolition of single-storey dwelling Stubbs
- Queens Cottage, Queens Rd, Liphook

Cllr Mrs Easton reported that eight applications had been made for this site in the past five years, the most recent of which was earlier this year when permission had been granted for a detached dwelling with a separate garage with office above. The house had since been sold & the new owners had decided to self-build a German Hof House &, in accordance with the earlier permission, had demolished the original bungalow. This new application also included a garage with office above, but the garage was twice as large as that of the approved application & similar in size to the house. The design was more in-keeping with a house than a garage.

It was agreed that the garage was overly large, especially compared to the size of the house.

Decision: Object as the garage is overly large compared to the size of the house - the combined footprint would be equivalent to that of two houses.

73/11.3

27589/011 Single-storey extension to rear & air conditioning unit The Southern
Cllr Ms J Poole - Co-operative Retail Services Ltd, 64 Headley Rd, Liphook Co-operative

Cllr Ms Poole reported that the shop was a single-storey building with a series of ad hoc extensions behind it. The proposal was to demolish these single-storey extensions & replace them with a single unit in order to modernise the store. This unit would provide room for an air conditioning unit, office

73/11.6

51865/002 **Temporary siting of cabin with associated parking for five vehicles for period of two years (to assist in construction of warden's base - approved application 51865/001) - land adjacent to Rainbows End, Tunbridge Lane, Bramshott** **National Trust**
Cllr R Evans

Cllr Evans explained that the National Trust wanted a temporary cabin for their wardens, with parking for five cars, until the permitted cabin had been constructed. He could not envisage any problems.

Cllr Mrs Easton asked whether it would be visible from the road; Cllr Croucher replied that it would not as it would be screened by woodland.

Decision: No objections.

TREE APPLICATION

73/11.7

35579/007 **Prune hornbeam - 7 Goldenfields Close, Liphook** **Mrs Banks**
Dr Evans

Dr Evans reported that the proposal was to tip prune the tree, which had been done two years ago when it was interfering with a Copper beech. This was just a repeat of the work & he could see no reason to object.

Decision: No objections.

74/11 ADDITIONAL APPLICATIONS

74/11.1

This item was deferred to the end of the meeting. Cllr Jerrard spoke to the item & then left the meeting & Cllr Mrs Easton took the Chair.

21589/076 **Detached building for 51 hotel apartments with mezzanine floor within roof space (revision to permission 21589/070) - Old Thorns Golf & Country Club, Weavers Down, Liphook** **Old Thorns Golf & Country Estate**
Cllr M Croucher

Cllr Jerrard stated that he wanted to re-iterate the concerns he had expressed when the original application was considered last year: he had been concerned about the increased traffic, especially from a safety point of view. He had also claimed that the design was hideous; it was too big, bulky & ugly on a beautiful site.

Cllr Croucher explained that the applicant already had permission for the 51 apartments, but they now wanted to have additional bedrooms added in the roof space where possible. The windows of these additional bedrooms appeared to overlook the golf course & car park, rather than the nearby residential area. He thought it most unlikely that the extra bedrooms would generate any additional traffic to the site & could see no reason to object to this amendment as permission for the apartments had already been granted.

Decision: No objections.

