



# BRAMSHOTT & LIPHOOK PARISH COUNCIL

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

## MINUTES

### PRESENT WERE:

Cllr Mrs A James (Chairman), Cllr R Evans, Cllr P Jordan & Cllr Ms J Poole. Cllr Mrs E Hope (EHDC) & Mrs G Spencer (Information Officer) also attended, together with one member of the press & four members of the public.

### 23/11 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.

She added that the meeting could be adjourned to allow the public to comment on any material planning matters relating to the item under consideration.

### 24/11 APOLOGIES FOR ABSENCE

Cllr Mrs B Easton, Cllr Dr S Judge, Cllr P Wilson & Dr M Evans (Parish Tree Warden).

### 25/11 MINUTES OF MEETING HELD ON MONDAY 21 FEBRUARY 2011

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

### 26/11 MATTERS ARISING FROM THE MINUTES

There were none.

### 27/11 DECLARATIONS OF INTEREST

The Chairman read out the Declaration & asked whether members had any interests to declare. The Chairman declared that, as a District Councillor, she reserved the right to express opinions at District-level based on all the information received & put before the South Planning Committee, whereas at this meeting she would be acting solely as a Parish Councillor.

28/11

**PUBLIC PARTICIPATION SESSION**

Public Questions (items not on the agenda).

Mr Trotter (North Cottage, Bohunt Manor) asked three questions:

1. Could the car park included in the permission for the allotments at Bohunt Manor be constructed if the allotments were not built? (If so, this should be taken into account, in terms of the cumulative effect on drainage, when considering the Gospel Hall application as it included a large parking area.)
2. Have the trees which would screen the Gospel Hall been cut down?
3. Has the oak tree at the rear of the Parish Office been inspected, & if so, when/by whom? (Concerned as responsible for maintenance of Peak Centre/Index House & fungus at base of tree/tree leaning more than previously.)

It was agreed that the Clerk would investigate & report back.

Members'/Public Participation (Code of Conduct, Paragraph 12 (2)). None.  
Public Participation. Permitted by the Chairman (see Minute 23/11).

29/11

**PLANNING APPLICATIONS**

**APPLICANT**

29/11.1

27625/028  
Cllr P Jordan

**Replacement dwelling with detached garage & parking,  
following demolition of original dwelling - Tree Tops,  
Hill House Hill, Liphook**

**Mr Black**

Cllr Jordan reminded members that there had been numerous applications for the site, the most recent of which the Parish Council had considered last December when Cllr Newman had dealt with the application. The last application had been withdrawn & this current application was very similar. Cllr Newman had reported that the neighbours had been pleased that the application was for a dwelling rather than for a large gypsy site & the Parish Council had not objected. He saw no reason to object provided that the same caveats as before were included.

**Decision:**

No objections provided that:

1. no temporary dwellings/caravans permitted elsewhere on the site at any time;
2. use of garage tied to dwelling & not converted to residential at any time.

29/11.2

30210/001  
Cllr Ms J Poole

**Two-storey extension to side & single-storey extension to  
rear - 30 London Rd, Liphook**

**Mr & Mrs  
Gorton**

Cllr Ms Poole reported that the site was down the small lane which ran alongside the Recreation Ground. She had spoken to neighbours in the three surrounding houses & the only concern raised was about proximity to/overlooking of 34 London Rd. Cllr Ms Poole stated that this should not be a problem as there would be fewer windows & there was a high, thick beech hedge between the two properties. The other neighbours had all been very supportive of the application.

**Decision:**

No objections.

### 29/11.3

**SDNP/34147/004**      **Conservatory to rear - 2 HolmeHills Cottages, Conford Rd,**      **Mr Green**  
**Cllr Mrs A James**      **Conford**

The Chairman reported that this was one of a pair of beautiful cottages at the end of the road through Conford. It would be an attractive conservatory & the neighbours had no objections.

**Decision:**              No objections.

### 29/11.4

**50737/004**              **Two-storey extension to front/side & new porch to front**      **Old Thorns**  
**Cllr R Evans**              **- Brackendale House, Queens Rd, Liphook**

Cllr Evans stated that this would extend an already large house, & his only concern was that it would constitute a significant increase in size. However, the house could not be seen from the road or elsewhere, & it was an attractive design & an improvement.

Cllr Jordan added that an earlier application, which the Parish Council had not objected to, had been for a very modern semi-circular glass extension. This would be much more in-keeping with the rural setting & countryside.

**Decision:**              No objections - fully support improved design.

### 29/11.5

**50951/002**              **Replacement dwelling with associated detached double**      **Old Thorns**  
**Cllr R Evans**              **garage, amended access & landscaping, following demolition**  
**of existing dwelling - The Farmhouse, Old Thorns, Weavers**  
**Down, Liphook**

Cllr Evans stated that the design was a significant improvement & similar to that of Old Thorns. It would, however, be much larger than the existing dwelling & in a different position; it would be a large luxury family house.

The Chairman pointed out that current bungalow had quite a large footprint.

**Decision:**              No objections - fully support improved design.

### 29/11.6

**52732**                      **Conservatory to rear of property - Woolmer View,**              **Mr & Mrs**  
**Cllr Mrs A James**      **Longmoor Rd, Liphook**                                      **Leigh**

The Chairman claimed that this would be a fairly standard conservatory & the neighbour who would be most affected had no objections.

**Decision:**              No objections.

29/11.7

**53194**                      **Change of use of land to mixed use for keeping of horses,                      Mr & Mrs**  
**Cllr P Jordan**            **stable block & stationing of caravans for residential                      Wickens**  
                                  **occupation for single gypsy family with associated**  
                                  **hard-standing & utility room - land to the east of**  
                                  **Alderwood Cottage, Queens Rd, Liphook**

Cllr Jordan stated that the application was for a mobile home, a small stables & a small utility room, adjoining a static caravan. The application included details of who the gypsy family were & why they needed this plot. They used to live in Greengates where permission, restricted to this family, had been granted. The EHDC Case Officer was satisfied that this application was within the current legislation. EHDC's Environmental Officer had made reference to possible contamination on the site, which should be cleared up if found. Cllr Jordan stated that he had no objections to the application provided any contamination was correctly dealt with.

The Chairman proposed that a condition should be added so that if the site was no longer required for a gypsy family the utility room should be removed. Cllr Evans agreed as otherwise it would constitute a change of use. The Chairman added that this was now a standard condition for such applications since the new requirement for utility rooms had been introduced.

**Decision:**                      No objections provided that utility building removed should the gypsy status no longer be required.

**30/11                      ADDITIONAL APPLICATIONS**

There were none.

**31/11                      RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

**32/11                      SDNPA PLANNING COMMITTEE MEETING (11.4.2011)**

**Gospel Hall at Bohunt Manor, Portsmouth Rd, Liphook (SDNP 39366/017)**

Cllr Jordan stated that the application had been deferred three times by EHDC &, as a result, would now be considered by the SDNPA instead of EHDC. He had been appointed to speak on behalf of the Parish Council at EHDC's South Planning Committee, but was unable to attend the SDNPA meeting. He was surprised that the Parish Council would not automatically be invited to speak, but noted that there would be the opportunity for three speakers to support & three to object to the application. He proposed that Cllr Croucher should represent the Parish Council, should the Parish Council be given the opportunity to speak.

It was agreed that Cllr Croucher would speak on behalf of the Parish Council at the meeting, should this be permitted, & that the Clerk would write to the SDNPA to request this.

**33/11                      TREE WORK APPEAL**

**Walnut Tree House, 6A Portsmouth Rd, Liphook (50015/004)**

It was noted that an appeal by Mr Morris (re: refusal to grant permission to prune three English oaks & one Turkey oak) would be determined by the fast track appeals process. Original Parish Council comments ("*Object as no proven need.*") had been forwarded to the Planning Inspectorate.

34/11

**TREE PRESERVATION ORDERS**

**Liphook Service Station South, Liphook By-Pass, Liphook (E.H. 850)**

It was noted that a provisional TPO, which was placed on a black poplar, three oaks & three ash on land to the south of Liphook Service Station South, had been confirmed with an administrative amendment.

**Bohunt Manor, Portsmouth Rd, Liphook (E.H. 843)**

It was noted that a provisional TPO, which was placed on eight individual trees (four on the northern boundary & four to the south of Bohunt Manor) & five groups of trees (three adjacent to Portsmouth Rd, one to the south & one to the south-east of Bohunt Manor), had been confirmed with the exclusion of two groups of trees (adjacent to Portsmouth Rd & comprising eight oaks, two hawthorn, one ash & one sycamore).

Cllr Evans reported that these two groups of trees had had to be excluded as they had been felled, & this had occurred as the EHDC officers had failed to sanction the provisional TPO. He had advised EHDC's Enforcement Team about this & understood that further work, including the felling of an oak tree, had been conducted on trees alongside the drive which were protected by an earlier TPO. Cllr Jordan stated that the whole purpose of TPO's was to protect special trees & proposed that the Parish Council should ask EHDC what action they were taking. The Chairman reminded members that there had been an application to fell the large oak tree & that Dr Evans, the Parish Tree Warden, had reluctantly agreed, provided that a replacement was planted. EHDC had granted permission for this work in August last year. The meeting was then adjourned to allow Mr Trotter (North Cottage, Bohunt Manor) to state that various trees alongside the drive had been trimmed to facilitate the erection of a new fence. The meeting was then reconvened.

It was agreed that the Clerk would write to EHDC to request an update on the status of the TPOs, the violations that had been committed & what action was being taken.

35/11

**CERTIFICATE OF LAWFUL DEVELOPMENT**

**Woolmead Farm, Woolmer Lane, Bramshott (33125/042)**

It was noted that an application had been made to ascertain whether planning permission was required for a rear extension.

36/11

**LICENSING APPLICATIONS**

Cllr Jordan asked that information about applications in the Parish should be included with future agendas. The Clerk advised that it was difficult to produce a hard copy & that it should be available on EHDC's website.

It was agreed to put the website address on future agendas.

**CONCLUSIONS**

This concluded the business of the meeting & the meeting closed at 9.10pm.  
Confirmed at the meeting held on 11 April 2011.

Signed . . . . .  
Presiding Chairman