



# BRAMSHOTT & LIPHOOK PARISH COUNCIL

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THE PARISH OFFICE  
HASKELL CENTRE  
MIDHURST ROAD  
LIPHOOK  
HAMPSHIRE GU30 7TN

## A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 12 SEPTEMBER 2016.

### PRESENT WERE:

Cllr Mrs B Easton (Acting Chairman), Cllr C M Berry, Cllr M Croucher, Cllr Mrs T Jourdan, Cllr Mrs J Kirby, Cllr Ms J Poole, Cllr E Trotter, Ms I Swan (Administration Officer) and one member of the press also attended, together with members of the public for parts of the meeting.

### 98/16 CHAIRMAN'S ANNOUNCEMENTS

The Chairman asked for mobile phones to be switched to silent and pointed out the fire exits.

### 99/16 APOLOGIES FOR ABSENCE

Cllr D Jerrard and Mr S Thomas (Parish Tree Warden).

### 100/16 DECLARATIONS OF INTEREST

None.

### 101/16 MINUTES OF MEETING HELD ON 15 AUGUST 2016

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

### 102/16 MATTERS ARISING FROM THE MINUTES

None.

### 103/16 PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda). None.

Public Participation. None.



be retained but would have a pitched roof over. Cllr Kirby stated that this application was sympathetic to the conservation area and would be an improvement to the street scene.

**Decision:**

No objection.

**104/16.6**

**56285  
Cllr J. Kirby**

**9 houses and 7 flats for the over 55s plus associated office and communal gym following demolition of barn  
Land South of 6-12 London Road, Liphook. Mr Parris**

Cllr Kirby explained that this was a relatively small plot of land, within the conservation area, but largely concealed by properties along the London Road and Haslemere Road. It was already included as a SHLAA site by EHDC and previous pre-planning advice had been that the site was suitable for development although consideration would need to be given to the provision of amenity areas for any proposed properties. This would limit the density of any future proposal. The proposal for properties for the over 55s would comply with the JCS where specialist accommodation for an elderly population was in short supply. It was in a very sustainable location with easy access to public transport and shops. Traffic was unlikely to cause problems during rush hour as this was largely associated with school vehicular movements. Cllr Jourdan expressed concern over the loss of an historic barn. Cllr Jourdan further objected to the use of modern materials, and considered the design and layout of the proposal was not sympathetic to the conservation area. It was agreed that a similar mix of stone and brick could be reflected in the materials used for the proposed properties. A number of members of the public were concerned over the potential additional traffic on to the Haslemere Road and difficulty with access. Cllr Kirby explained that there was an existing road on to the site and there was also a small car park with direct access on to the Haslemere Road. There would also be a pedestrian access on to the London Road. Concern was raised about the height of the flats which would be close to the boundary of the gardens of properties along the Haslemere Road. Cllr Kirby advised that the gardens were relatively long and as the flats were only two storey they were unlikely to have a severe impact on neighbouring properties. Concern was raised about the loss of trees. Cllr Kirby confirmed that many of the trees were in poor condition and most were self-seeded and non-native. A line of trees on the boundary with the Green Dragon would be retained to provide screening. A member of the public expressed concern about the loss of some of the mature trees. The crowns of these trees could be seen from the Haslemere Road and were of amenity value.

**Decision:**

Object to the loss of the barn, which it is considered could be incorporated into the plan. Object to the height of the proposed flats. Object to the proposed materials which it is felt should reflect the existing materials used in the barn and listed properties along the Haslemere Road. Further investigation should be carried out to ascertain whether it is necessary to remove all of the trees. The older trees are visible from the Haslemere Road and provide high amenity value.

104/16.7

54635/001  
Cllr Trotter

**Single storey side factory extension, Runfold Plastics Ltd.  
Passfield Mill Business Park, Mill Lane, Passfield.**

**Runfold Plastics**

Cllr Trotter explained that this was a retrospective planning application. A long belt of trees had been removed along the river bank and the extension was much larger than the previous footprint of the original building. There did not appear to have been any application to remove trees within the River Wey Conservation Area. There was considerable inconsistency in the application, in particular relating to change of use and it was considered that it was no longer only warehousing. Several members of the public stated that since the line of trees/hedging had been removed they were experiencing continuous noise and fumes from the original extension, as their properties were directly in line with the unit. In addition the unit was being operated outside of business hours and almost continually. Cllr Trotter advised that he had been unable to find any reports relating to land contamination, flooding or ecological assessments.

**Decision:**

Object to the application on the grounds of change of use from storage (B8 warehouse) to rehouse machinery which is producing unacceptable levels of noise and air pollution. We are concerned about damage to the riparian section of the River Wey Conservation Area. We understand that the business is operating out of agreed business hours. No application has been made to fell the trees in a conservation area. No land contamination report has been submitted and no flood assessment appears to have been carried out. No bat survey has been carried out and a potential bat roosting site has been demolished without permission.

**105/16 TREE WORK APPLICATIONS**

**Trees subject to TPO**

None.

**Trees in Conservation Areas**

None.

**106/16 ADDITIONAL APPLICATIONS/URGENT PLANNING MATTERS**

No applications/urgent matters received prior to the meeting.

**107/16 RESULTS OF PREVIOUS APPLICATIONS (see Appendix 1).**

**108/16 TREE PRESERVATION ORDER**

**Oaklands, 34 The Avenue, Liphook (EH 1020 - 26.2.2016)**

The Meeting was advised that a provisional TPO placed on three oaks on the western boundary of the rear garden has been confirmed without modification.

**109/16 DEVILS LANE APPEAL**

The Acting Chairman read out part of the appeal decision and implications noted.

**CONCLUSIONS**

This concluded the business of the meeting and the meeting closed at 9.15pm.

Confirmed at the meeting held on 10 October 2016.

Signed .....  
Presiding Chairman