



# BRAMSHOTT & LIPHOOK PARISH COUNCIL

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**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 16 JANUARY 2012.**

## MINUTES

### PRESENT WERE:

Cllr D Jerrard (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr R Evans, Cllr P Jordan, Cllr Ms J Poole, Cllr P Robinson & Cllr J Tough. Dr Evans (Parish Tree Warden) & Mrs G Spencer (Information Officer) also attended, together with Cllr E Hope & six members of the public for part of the meeting.

### 1/12 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.

He welcomed Cllrs Jordan & Tough to the Planning Committee.

He then explained that the Committee would discuss any applications/agenda items 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.

### 2/12 APOLOGIES FOR ABSENCE

There were none.

### 3/12 DECLARATIONS OF INTEREST

Cllr Croucher & Cllr Jordan both declared an interest in the application for tree work at 9 Willow Gardens, Liphook (Minute 7/12.12) as the applicant was a personal friend.

### 4/12 MINUTES OF MEETING HELD ON MONDAY 12 DECEMBER 2011

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

**5/12 MATTERS ARISING FROM THE MINUTES**

The Chairman reported that a meeting had been held in December about the Lowsley Farm planning application, where the residents had elected a spokesperson & identified the key points for objection to present at EHDC's Planning Committee meeting. An update had been received from Mr Osborne, who had chaired the meeting.

**6/12 PUBLIC PARTICIPATION SESSION**

Public Questions (items not on the agenda).

Mr Osborne (Lowsley Farm Development Campaign) was concerned about an article in the Liphook Herald (13 January 2012) which stated that EHDC had recently rubber-stamped a blueprint, the Joint Core Strategy, which set out the number of homes/jobs needed until 2028. Liphook had been designated as a 'District Centre', & he asked what impact this would have on consideration of the Lowsley Farm application. He had spoken to the Case Officer & been advised that February was the earliest that the application would be considered, although this was unlikely as EHDC were still awaiting a submission from the Highways Agency.

The Chairman replied that it would be necessary to identify the status/timing of the Joint Core Strategy document & also ascertain when EHDC would consider the application as it would be desirable to co-ordinate Parish Council & public spokespersons. He added that Cllr Mrs Easton & Cllr Croucher had presented the application to the Committee, & they would continue to monitor it, together with Cllr Tough's involvement in highway aspects. Cllr Mrs Easton agreed to contact the EHDC Case Officer & liaise with Mr Osborne.

Members'/Public Participation (Code of Conduct, Paragraph 12 (2)). None.  
Public Participation. Permitted by the Chairman (see Minute 1/12).

**7/12 PLANNING APPLICATIONS APPLICANT**

**7/12.1**

<b>20027/006</b> <b>Cllr P Robinson</b>	<b>Annexe with double garage below &amp; single-storey link extension to main dwelling - Orange Lodge, 105 Midhurst Rd, Liphook</b>	<b>Mr &amp; Mrs Gallaher</b>
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Cllr Robinson had visited the property & spoken to the applicants. The extension would occupy the space currently devoted to a flat-roofed brick-walled double garage block with a wood-felted workshop, which was of no architectural merit. The new annexe would be partially tile-hung to match the main house. There were no overlooking issues & there would be no impact on the adjacent stand of beech trees. The neighbours had been advised of the application & had not raised any objections.

**Decision:** No objections.

**7/12.2**

<b>20190/018</b> <b>Cllr M Croucher</b>	<b>Certificate of lawfulness for the existing use of out-building as a dwelling - Hill House, Hill House Hill, Liphook</b>	<b>Ms Cottrell</b>
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Cllr Croucher reported that the applicant was trying to formulise the existing use, which would allow the building to be sold as a separate dwelling. They had provided a great deal of documentation in the application, including council tax records. As the Parish Council could not prove that the house had not been in continuous use as a dwelling for four years, there was no reason to dispute the claim.

**Decision:** No comment.

### 7/12.3

**21695/004**                    **First-floor extension to side, single-storey extension to front, Mr & Mrs**  
**Cllr M Croucher**        **new roof over garage/games room, open veranda to rear, Grant**  
   **porches to front, rebuilding bays to rear & timber cladding**  
   **to first-floor - Tunbridge House, Tunbridge Lane, Bramshott**

Cllr Croucher explained that this was the second house from the Headley Rd junction & was near the Parish Council allotment site. The application was for a number of extensions & he could not see any reason to object as the property was already quite large & was in a large plot.

**Decision:**                    No objections.

### 7/12.4

**28417/024**                    **Renewal of extant planning permission: 28417/023 two-storey Mr & Mrs**  
**Cllr R Evans**                **extension to side - Moss Cottage, Hill House Hill, Liphook Spencer**

Cllr Evans reported that this was a huge plot. The original application was withdrawn as it was too ambitious; a reduced version was then submitted which was granted permission. However the work was not carried out & the applicant now wanted to renew the permission.

**Decision:**                    No objections.

### 7/12.5

**31485/003**                    **Detached single garage to front - 76 Haslemere Rd, Liphook Mr & Mrs**  
**Cllr Ms J Poole**                **Wilkinson**

Cllr Ms Poole explained that the house was in Haslemere Rd, just before & on the same side as Manor Fields. There was not a garage at present, but the applicant had permission for a double garage, but now wanted a single one instead. The driveway, which was shared by Nos 76 & 78, was designed for a garage, & No 78 already had one. Her only concern was that it could affect the neighbour's hedge, but the neighbour had not raised any objections.

**Decision:**                    No objections.

### 7/12.6

**31659/002**                    **Two bay car port with side store - 37 London Rd, Liphook Mrs Hill**  
**Cllr P Jordan**

Cllr Jordan reported that the applicant wanted to erect a very elegant garage in the front garden. This was similar to a previous application, which the Parish Council had not objected to, as the garage would be well screened by a hedge. The neighbours did not object to the application.

**Decision:**                    No objections.

### 7/12.7

**35179/004**                    **Dormer to front - Cherry Tree Cottage, Hammer Vale Mr Prisgrove**  
**Cllr Mrs B Easton**

Cllr Mrs Easton had visited at the weekend & spoken to a neighbour as the applicant was not there. The bungalow already had permission for an extension & this application was for a dormer window in the bedroom. The neighbour was quite supportive of the application & nobody else would be affected.

**Decision:**                    No objections.

## 7/12.8

**50754/002**                      **Two-storey side extension & new parking area - 7 Ottawa**                      **Mr Raeyen**  
**Cllr P Jordan**                      **Drive, Liphook**

Cllr Jordan reported that the house was end-of-terrace with considerable land. The proposal was to build an extension out towards the trees. The windows would not overlook any other properties, but there were three issues to be considered. Firstly, the size of the extension, but that could be left to EHDC to determine. Secondly, the effect on the trees, but Dr Evans (Parish Tree Warden) did not consider the proposed pruning to be excessive. He did however point out that the tree report recommended removing some of the trees to allow additional light to the property, but that was not part of this application. Lastly, there was the impact of further hard-standing on the drainage, & Cllr Jordan had received a letter from a neighbour claiming that the area was prone to flooding. He considered that this should be brought to EHDC's attention.

**Decision:**                      No objections provided that adequate drainage provision is made as the area is prone to flooding.  
NB. The Parish Council would object to any additional tree work, other than the minor pruning specified in this application.

## 7/12.9

**53988**                                      **Conservatory to rear - 17 Childerstone Close, Liphook**                                      **Mr Meredith**  
**Cllr R Evans**

Cllr Evans could see no reason to object as the conservatory would be a reasonable size & would be in-line with the build-line of the adjacent property.

**Decision:**                      No objections.

## 7/12.10

**54011**                                      **Two-storey extension to side, following demolition of garage**                                      **Ms Purver**  
**Cllr J Tough**                                      **- 9 Forest Lane Close, Liphook**

Cllr Tough reported that this was one of a pair of semi-detached houses. The proposal was to remove the separate garage & replace it with three rooms, attached to the wall of the house. Access to the garden would then be on the other side of the house rather than between the house & the garage. On the first-floor level there would be an additional third bedroom, with a flat roof in front. There were windows currently on this side, but there would not be any in the new extension, so there would be no overlooking issues. The extension would be very slightly forward of the build-line. The neighbours most affected, living adjacent & opposite, had raised no objections, although the opposite neighbour had pointed out that parking opposite his house made it hard for him to enter/exit his drive. However, the removal of the garage should have no bearing on this as there was a long driveway sufficient for two parked cars.

**Decision:**                      No objections.

## TREE APPLICATIONS

7/12.11

**24836/021**                    **Crown-lift oak tree to 5m over footpath - Woolmer Croft,**                    **Mr Bonnar**  
**Dr Evans**                    **Longmoor Rd, Liphook**

Dr Evans reported that the tree was a small oak, 40-50 years old, located at the front of the property. The applicant wanted to crown-lift the oak to a level of 5m above the footpath, but Dr Evans considered this excessive as it would alter the shape of the tree. He recommended that the tree should be tip-pruned to give a 3m clearance.

**Decision:**                    Object to crown-lifting to 5m above footpath as would alter shape of tree - recommend tip-pruning to give 3m clearance.

Cllrs Croucher & Jordan left the meeting.

7/12.12

**30758/004**                    **Crown-reduce lime tree by 30% - 9 Willow Gardens,**                    **Mr Beynon**  
**Dr Evans**                    **Liphook**

Dr Evans claimed that the lime was a magnificent specimen, around 18m tall, located on the corner of the property. It was an amenity specimen tree & particularly important as there were not many other such trees in the area. He considered that the proposal was quite radical &, as no reason for the work was given in the application, he recommended that the Parish Council should object.

Cllr Tough thought that the tree was well-proportioned & a beautiful shape, & claimed any clearance at the top would ruin its appearance. Cllr Robinson agreed that it was important as the tree was part of the Berg arboretum.

**Decision:**                    Object as healthy, magnificent specimen with high amenity value.

Cllrs Croucher & Jordan rejoined the meeting.

**8/12**                    **ADDITIONAL APPLICATIONS**

There were none.

**9/12**                    **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

**10/12**                    **CERTIFICATE OF LAWFUL DEVELOPMENT**

**1 Primrose Cottages, Tunbridge Lane, Bramshott**

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

## CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.30pm.  
Confirmed at the meeting held on 20 February 2012.

Signed .....