



# 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 22 OCTOBER 2012.**

## MINUTES

### PRESENT WERE:

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

### 107/12 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 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.

### 108/12 APOLOGIES FOR ABSENCE

Cllr M Croucher.

### 109/12 DECLARATIONS OF INTEREST

There were none.

### 110/12 MINUTES OF MEETING HELD ON 17 SEPTEMBER 2012

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

### 111/12 MATTERS ARISING FROM THE MINUTES

The Chairman referred to the proposals for further development at Bramshott Place (Minute 91/12); many letters of objection had been received from residents of Bramshott Place, & subsequently the developer had withdrawn the proposals.

**112/12 MINUTES OF MEETINGS HELD ON 24 SEPTEMBER 2012**  
These were confirmed & signed as being true records of the meetings.

**113/12 MATTERS ARISING FROM THE MINUTES**  
Cllr Mrs Easton queried whether the Parish Council would automatically be notified of the results of the Golf Course application (Minute SDNP/12/01373/FUL). It was advised that the Parish Council had eventually received formal notification of the application & should, therefore, receive notification of the outcome.

**114/12 PUBLIC PARTICIPATION SESSION**  
Public Questions (items not on the agenda).  
Mr Trotter (North Cottage, Bohunt Manor) asked for an update on the lack of a replacement tree for TPO'd oak tree felled with permission (39366/015/TPO) at Bohunt Manor. Cllr Evans was chasing this & had received several e-mails from Mr Swallow (EHDC Development Inspector); including one dated 20 September 2012 which was read out to members. The e-mail stated that the replacement tree was included in the landscaping scheme of the reserved matters application for the new medical centre, but would not be planted at present as it could be damaged during construction. Cllr Evans had received further e-mails which would be circulated to other Committee members & Mr Trotter. Mrs Wells (EHDC Planning & Compliance Manager) had telephoned him that day, but he had not had time to return her call. Mr Trotter confirmed that the tree that was felled would have been in the middle of the car park for the proposed medical centre. **Afternote:** An e-mail was received from Mrs Wells on 23 October 2012, confirming that the replacement tree would be included in the landscaping scheme for the proposed medical centre & advising that a meeting with the solicitor re: possible prosecution for unlawful work to protected trees had been scheduled for 13 November. Public Participation. Permitted by the Chairman (see Minute 107/12).

**115/12 PLANNING APPLICATIONS APPLICANT**

**115/12.1**

**21933/028 Retention of farm buildings - land north of Wey Cottage, Mr Gould**  
**Cllr R Evans Tunbridge Lane, Bramshott**

Cllr Evans explained that permission had been granted some time ago for agricultural buildings which were erected, albeit not in strict accordance with the consent. The buildings were smaller than those approved & used metal profile cladding, which the applicant claimed was usual for farm buildings. Cllr Jordan asked what the buildings were used for, & Cllr Evans replied that they were used for storage. Cllr Evans stated that both he & the neighbours considered that the buildings were suitable.

**Decision:** No objections.

**115/12.2**

**22042/026 Removal of Condition 9 of 22042/013 to allow for ancillary Tony Purslow**  
**Cllr Mrs B Easton car sales - Tony Purslow Ltd, Mercedes-Benz Garage, Ltd**  
**Seven Thorns Lane, Bramshott Chase**

Cllr Mrs Easton advised that the permission granted some years ago did not include car sales for highway safety grounds. However, as the garage was no longer adjacent to the A3, this was no longer an issue &, as some car sales had been conducted, the applicant wanted to formalise the position.

**Decision:** No objections.  
**115/12.3**

**24409/010** **Nine three-bedroom terraced dwellings, car ports & parking, Renworth Homes**  
**/011** **after demolition of existing out-buildings & single-storey (Windsor) Ltd**  
**Cllr P Robinson** **extension - 14 London Rd, Liphook**

Cllr Robinson explained that a similar application for seven new houses had been submitted in 2007. The Parish Council had objected to the piecemeal development of this potentially large area which they wanted put to mixed use. They also raised concerns about the design of the houses & the inadequate access. EHDC refused permission on the grounds of low density, piecemeal development which did not make the best use of the land available. The applicant appealed against the refusal, but the appeal was dismissed, & the applicant was now proposing a similar development, albeit with more houses in an attempt to overcome EHDC's original objection to a low density development.

Cllr Jordan, who had assessed the original application, reminded members that the site was land-locked, with a very narrow access. He claimed that it would be detrimental to accept this small development when a much larger area needed to be re-developed. This would put a block on any future development, resulting in lost opportunities. He proposed that the Parish Council should continue to object on the same grounds as in 2007; this was agreed.

**Decision:** Object to piecemeal development within the large area surrounding the site, from HSBC car park linking to the Little Rec, which the Parish Council would like to see put to mixed usage. Additionally, consider that the design of the dwellings does not enhance the Conservation Area & have concerns about increased usage of the inadequate access which is almost directly opposite Childerstone Close.

**115/12.4**

**27470/014** **Detached four-bedroom dwelling with access from Tower Mr Parris**  
**Cllr P Jordan** **Close - land rear of 54 & 56 Headley Rd, Liphook**

Cllr Jordan stated that there had been a similar application for a detached dwelling on the site, the Parish Council had objected & voiced those objections at EHDC Planning Committee, but the objections had been ignored & permission granted. This application was very similar, & he could see no reason for the Parish Council to object to what was effectively a slight amendment to an existing permission.

**Decision:** No objections.

**115/12.5**

**53881** **Conversion of barn to dwelling, after demolition of stable Mr Watkins**  
**Cllr P Robinson** **buildings - Glebe House, Rectory Lane, Bramshott**

Cllr Robinson advised that this was an application to convert a barn, which was currently used for equestrian purposes, into a three-bedroom house. The barn, together with loose boxes & a tack room, formed an L-shaped building with a corrugated iron roof. The barn had been there for a very long time, certainly since 1869. The application would involve replacing doors with windows, but otherwise the appearance would be very similar. The stone footings of the barn would be retained. Due to the low pitch of the roof, most of the accommodation would be downstairs, with just one bedroom with an ensuite bathroom upstairs. The current barn was fairly dilapidated, so this would result in a considerable improvement to the appearance, & should also result in less traffic from the existing access in Woolmer Lane than that generated by the current equestrian use.

**Decision:** No objections.  
**115/12.6**

**54601** **Two-storey extension to side & rear - 37 The Maltings,** **Mrs Elcombe**  
**Cllr Ms J Poole** **Liphook**

Cllr Ms Poole explained that this was a very straightforward application, where the garage would be replaced with an extension which would allow larger bedrooms & extra bath/shower facilities on the floor above. There would be no windows overlooking other properties. The neighbour most likely to be effected, at 35 The Maltings, had no objections & had reached agreement with the applicant about builders going onto their land to construct the extension.

**Decision:** No objections.

#### **TREE APPLICATION**

**115/12.7**

**35064/005** **Prune two oaks overhanging 2 Willow Gardens** **Mr Sprakes**  
**Dr Evans** **- 43 Shepherds Way, Liphook**

Dr Evans stated that the application was to trim back a few specified branches which were impinging on the roof of the adjacent house. He had not been able to speak to the owner of the tree, but had no objections provided that the owner was in agreement & no structural branches were removed.

**Decision:** No objections provided owner of tree does not object & no structural branches removed.

**116/12** **ADDITIONAL APPLICATIONS**

**116/12.1**

**54444** **Single-storey extension to rear, after demolition of existing** **Mr Bird**  
**Cllr Mrs B Easton** **lean-to conservatory - 72 The Avenue, Liphook**

Cllr Mrs Easton advised that the house was on the corner of Longmoor Rd & The Avenue. The application was for a brick single-storey extension & she could see no reason to object.

Cllr Robinson added that the property had been used as a show house & was therefore on a larger plot, so that there should be sufficient room for an extension.

**Decision:** No objections.

#### **TREE APPLICATIONS**

**116/12.2**

**24393/009** **Prune oak & beech - 44 Chitley Lane, Liphook** **Mr Harper**  
**Dr Evans**

Dr Evans stated that the oak in question was the largest in the Parish. A couple of low hanging branches were impinging on a telephone line & he would have no objection to the pruning provided no structural branches were removed. The beech tree was c.40 ft. high & was on the boundary with an open field. The proposal was to crown reduce & thin the tree by 25-30%. It was not a high amenity tree & the work could be beneficial to the tree, so he was in agreement although he considered that a 15-20% reduction would be more appropriate.

**Decision:** No objections to removal of low hanging branches from oak provided no structural branches removed. No objection to crown-

reduction of beech, but would consider 15-20% reduction more appropriate than the proposed 25-30%.

116/12.3

37841/002

**Prune oak - 33 Chiltley Way, Liphook**

**Ms Campbell**

**Dr Evans**

Dr Evans reported that the tree was on a corner site, & very close to a Corsican pine growing in the verge. He had no objections to the application, which was to dead-wood the tree & to trim the lowest three branches to prevent them touching the roof of the house.

**Decision:** No objections.

117/12

**TREE FELLING: BRIDLEWAY 49**

Dr Evans (Parish Tree Warden) reported that the landowner had widened the original hoggin path from Griggs Green to Foley Manor, which had been laid by Hants CC, & in widening the path had felled a row of trees on SSSI land in Woolmer Forest. Dr Evans had advised Natural England, who had agreed to investigate & could request a retrospective application to be submitted.

118/12

**RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

119/12

**RESERVED MATTERS PERMISSION - MEDICAL CENTRE AT BOHUNT MANOR (SDNP/12/00455/REM)**

The Chairman advised that this permission had been granted under delegated powers. He had raised the matter at the recent EHDC training event as he considered that this application should have been considered by EHDC's Planning Committee. The current process was that if there were five or more objections, an application would be referred to EHDC's Planning Committee should one of the three District Councillors for the ward request it. There was also the scope for the Chairman of the Committee &/or the Head of the Planning Dept to call in any application, regardless of how many objections there were. In this instance there were more than five objections, & the application had been referred to the three District Councillors who had all agreed to the application being dealt with under the adopted scheme of delegation. The Parish Council had since contacted the three members; all of whom had confirmed that they had agreed to the application being decided under delegated powers.

The Chairman stated that he personally found this disappointing, particularly as there had been no reference to the Parish Council's main concern that the Medical Centre would be too close to Portsmouth Rd. He suggested that the three District Councillors had been overly reliant on advice from the Planning Officers as they were relatively inexperienced in planning matters. Cllr Jordan stated that there were also concerns about the orientation of the building & he had understood that the architect had also raised concerns about this.

The meeting was then adjourned to allow Mr Trotter (North Cottage, Bohunt Manor) to ask whether there was any way to reverse the decision. The Chairman replied that there was not as reserved matters permission had been granted.

Mr Mahoney (Parish Plan Group) stated that his research had revealed that there was no funding for the medical centre, certainly not from the NHS, & that the application had been driven by the developer without any funding in place. The Chairman concluded that a private medical centre could be built.

Cllr Mrs Easton claimed that should a private developer become involved it was likely that the resultant centre would probably not be a medical centre in the true sense of the word, nor in the way that the Parish Council had envisaged.

Cllr Ms Poole recalled that she had a vague recollection that G L Hearn had floated the idea of building a medical centre for rent by the surgeries.

The Chairman pointed out that there was a danger of it being built, but not used.

Mr Hall (53 Manor Fields, Liphook) asked for an update on the football pitch situation.

Cllr Jordan replied that he understood that Cllr Mouland had been tasked with facilitating meetings with both the football club to clarify their long-term requirements & with EHDC/SDNPA in order to elicit their understanding of what could be done at Bohunt Manor. He did not think either meeting had taken place, but agreed to pursue both issues.

Mr Mahoney (Parish Plan Group) added that he was trying to arrange a meeting with the various sports clubs in order to give the Parish Plan Group an idea of what sports facilities Liphook needed. Cllr Jordan added that Mr Rudgard (Parish Council Sport & Recreation Representative) had been hoping that somebody would come forward to represent the clubs.

The meeting was then reconvened.

Cllr Mrs Easton claimed that the problem with the current planning process was that it allowed a large number of objection letters & a unanimous Parish Council decision to be over-turned by three inexperienced District Councillors. The Chairman replied that this had been discussed at the EHDC training event, & the bottom-line was that there was little the Parish Council could do other than speak to the District Councillors. Cllr Mrs Easton proposed sending a letter to the District Councillors to express Parish Council disappointment & to prevent a re-occurrence. The Chairman added that it was particularly disappointing as one of the District Councillors had been present at the Parish Council Planning Committee meeting when the reserved matters application had been considered, & had therefore been aware of the Parish Council request for the application to go to Committee.

Cllr Jordan suggested that a possible solution would be for the District Councillors to become part of the Parish Council Planning Committee, so that they would have to discuss their views.

The Chairman pointed out that the press were not represented at this meeting, but were likely to be at the following week's full council meeting, when he would raise this issue in his report. He asked for a volunteer to draft that report, together with a letter to the three District Councillors. It was agreed that Cllr Mrs Easton/Cllr Jordan would draft the report & letter.

## **CONCLUSIONS**

This concluded the business of the meeting & the meeting closed at 9.40pm.

Confirmed at the meeting held on 19 November 2012.

Signed .....

Presiding Chairman