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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 11 MARCH 2013.

#### **MINUTES**

#### PRESENT WERE:

Cllr P Jordan (Chairman), Cllr M Croucher, Cllr Ms J Kirby, Cllr T Maroney, Cllr Ms J Poole & Cllr P Robinson. Mrs G Spencer (Information Officer) also attended, together with three members of the public for parts of the meeting.

#### 21/13 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/SDNP.

#### 22/13 APOLOGIES FOR ABSENCE

Cllr D Jerrard, Cllr R Evans, Cllr B Mouland (EHDC) & Dr M Evans (Parish Tree Warden).

#### 23/13 DECLARATIONS OF INTEREST

There were none.

#### 24/13 MINUTES OF MEETING HELD ON 18 FEBRUARY 2013

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

#### 25/13 MATTERS ARISING FROM THE MINUTES

There were none.

#### 26/13 PUBLIC PARTICIPATION SESSION

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

Public Participation. Permitted by the Chairman (see Minute 21/13).

27/13.1

SDNP/13/00294 Retention of extended car park & smoking shelter, & change Mr Northcott of use of shower block to garden room with awning

Cllr M Croucher - The Deers Hut, Griggs Green

Cllr Croucher reminded members that the previous application was for a shower block for the caravans, which had been relocated to the rear of the site. This application was to regularise the use of a building as a smoking room. He did not recommend objecting, as the previous use was an external bar in the garden. Cllr Robinson claimed that smoking areas should be open on three sides. Cllr Jordan proposed not objecting provided the building satisfied such requirements for a smoking room. A vote was taken (all in favour).

**<u>Decision</u>**: No objection provided shelter satisfies requirements for smoking

areas, which are understood to be that the shelter is open on three

sides.

27/13.2

21589/079 Display of three LED graphic boards (two existing, one proposed) - Old Thorns Golf & Country Club, Weavers Down, Golf Club Liphook

Cllr Ms Poole explained that two of the boards had already been erected & had been functioning, but had been disconnected when the applicant realised that planning permission was required. They also wanted a panel on the new leisure centre area at the rear of the building. The applicant had switched the boards on so that Cllr Ms Poole could see the effect, & she considered that they looked fine. They would be used to display information about events/special offers, directions for golfing days & congratulatory messages for private functions. She claimed that they were a good design & were very clear. Cllr Robinson asked whether the illumination was likely to impinge on neighbouring houses, & Cllr Ms Poole advised that they were not sufficiently close to do so. She recommended not objecting provided the boards met light pollution regulations. A vote was taken (all in favour).

**<u>Decision:</u>** No objections provided boards meet light pollution regulations.

27/13.3

21773/002 Single-storey extension to side & rear - 77 Haslemere Rd, Mr Anderson Cllr Ms J Poole Liphook

Cllr Ms Poole reported that this was a detached house & the proposal was to add a single-storey extension to the side & rear to 'square off' the building. Only one neighbour at 79 Haslemere Rd would be affected & they had no objections. She therefore recommended not objecting. A vote was taken (all in favour).

**Decision:** No objections.

22768/004 First-floor extension to rear & alteration to garage roof to Cllr P Jordan create a pitched roof - 50 Tunbridge Crescent, Liphook Quicke

Cllr Jordan reminded members that the Parish Council had considered a number of similar applications & had not objected. However, EHDC had refused the previous applications on the grounds of excessive bulk/out-of-keeping, & the proposals had now been modified to make the extension smaller. As the Parish Council had raised no objections to the earlier, larger extensions, he proposed not objecting to this application. A vote was taken (all in favour).

**Decision:** No objections.

27/13.5

24112/005 Attached garage & utility/kitchen extension, following Mr & Mrs Cllr P Robinson demolition of existing detached garage & utility/kitchen extension - 10 Shepherds Way, Liphook

Cllr Robinson explained that the proposals were to add a single-storey extension between the house & double garage, which was at an angle to the house, with an alleyway to the rear garden between the two. The existing garage would be demolished & replaced with an improved garage with single access at the front & a longer length to bring it in-line with the rear of the property. The garage would be attached to the house, thus removing the existing alleyway. The work would not compromise the boundary nor lead to any loss of privacy for neighbouring properties. The rear garden was very large & although there were TPO'd trees in it, none were close enough to suffer root damage. The plans indicated a small pitched roof at the front of the garage, tiled to match the existing roof of the house. Cllr Robinson considered that the work would improve the aesthetic appearance of the property, & added that other houses in the road had had similar work done.

Cllr Maroney asked whether there would still be external access to the rear garden once the alleyway between the house & garage was removed. Cllr Robinson replied that there was a wide access along the side of the house.

Cllr Robinson proposed not objecting to this application. A vote was taken (all in favour).

**Decision:** No objections.

27/13.6

### 24279/007 Alterations to shop front & front elevation - Jarvis House, Mr Collison Cllr Ms J Kirby 20-22 The Square, Liphook

Cllr Ms Kirby reported that the building was adjacent to the florists & incorporated the previous Nationwide office. It covered quite a large area, & the plans would leave the size of the building unchanged. The upstairs would be converted to residential, with a large hall/stairway area on the ground floor to serve the residential area, which would result in the loss of around 20 sq. m of ground floor business space. The new shop unit would have a central entrance. The black & white tiles on the front of the building would be removed & the wall would be rendered, which would improve the external appearance. She queried whether there should be an application for change of use.

Cllr Robinson questioned the lack of parking space. Cllr Ms Kirby replied that it was not an issue as there had never been any parking for the building.

Cllr Jordan proposed not objecting to the alterations, but requesting supporting documentation for any change of use. A vote was taken (all in favour).

**<u>Decision</u>**: No objections to proposed alterations, but should there be a change

of use would want to see supporting application.

33125/045 Conservatory to rear - Woolmead Farm, Woolmer Lane, Mr & Mrs Cllr M Croucher Bramshott Cole

Cllr Croucher reported that this was a single-storey bungalow which overlooked open countryside at the rear. The plan was to build an infill conservatory at the rear. It would not be seen from the road, so there was no reason to object. A vote was taken (all in favour).

**<u>Decision</u>**: No objections.

27/13.8

37139/001 Single-storey extension to front for self-contained annexe, Mr Palmer Cllr P Jordan conversion of integral garage to wet room & detached garage - Bourne End, 26A London Rd, Liphook

Cllr Jordan explained that the house was at the end of a small lane, adjacent to the entrance to the Recreation Ground. The application was for a single-storey extension, a garage conversion & a new detached garage. There was no reason to object as the extension/garage would not impact on the adjacent properties, which were both separated by high fences/thick hedges. A vote was taken (all in favour).

**Decision:** No objections.

27/13.9

38634/004 Two-storey extension to side, single-storey extension to rear & Mr & Mrs Cllr T Maroney relocation of existing conservatory - The Beeches, 1 Ottawa Haigh Drive, Liphook

Cllr Maroney advised that the site was at the rear of Sainsbury's petrol station & was a small three-bedroom end of terrace house on a large triangular plot. The proposal was to relocate the conservatory further back into the garden, & put a kitchen extension/utility room, with a fourth bedroom above, where the conservatory was. The extensions were designed using materials to blend in with the existing house. There was a thick hedge with timber fence curving away from the gable end of the terrace, which would screen the ground floor. There were no objections from the neighbour & Cllr Maroney proposed not objecting. A vote was taken (all in favour).

**<u>Decision</u>**: No objections.

27/13.10

49551/002 Detached triple barn-style garage with non-habitable Mr & Mrs Cllr Ms J Kirby accommodation over - Adventure, Hewshott Lane, Liphook Balogun

Cllr Ms Kirby reported that this was a large house, which had been extended/renovated in 2006. The 2006 approval had included permission for a garage on the left-hand side of the property, which had not been built. The applicant now wanted to build a garage of a different design on the other side of the house. It would be a large garage with a gym above. It would complement the house & would be well screened from the road by a bank with holly & pine trees, so she proposed not objecting. A vote was taken (all in favour).

**Decision:** No objections.

### 54772 Single-storey extension to rear - 7 Childerstone Close, Liphook Mr & Mrs Cllr P Robinson McGraph

Cllr Robinson advised that the application was for a single-storey extension with a mono-pitched roof to the rear of the property, which would occupy the area currently taken up by a paved patio. The proposed half-glazed door & the relocated windows did not infringe on the privacy of neighbouring properties as the garden was enclosed by a six-foot timber-boarded fence on one side & a substantial privet hedge on the other side. The extension was far enough away from TPO'd trees in neighbouring gardens to ensure that there would be no root damage. Cllr Robinson could see no reason to object to the application. A vote was taken (all in favour).

**Decision:** No objections.

27/13.12

### 54812 Conversion of garage to habitable accommodation with Mr Lunnon Cllr T Maroney alterations to roof - 125 Haslemere Rd, Liphook

Cllr Maroney explained that the property used to be a garage/workshop for the adjacent property, 127 Haslemere Rd, which was also owned by the applicant. The two properties had a shared drive & there had been an application last November to break through an ancient wall to form a new entrance to allow vehicles to enter/leave without having to reverse into the main road. The north & west sides of 125 Haslemere Rd were so close to the boundary fence that there was no back garden. The front was just a gravel drive around a large oak tree, which formed the shared drive. If a boundary fence were erected between the two properties, there would still be a problem with vehicles entering/leaving the site. Conversely, if both properties were to share the two drives, operating a one-way system, there would be no parking space for the smaller property. The existing plans showed two rooms on the ground floor & one in the attic, plus a double garage with a toilet. The proposed plans showed the same floor area with the garage becoming a lounge/diner/kitchen, with a hall/study & bedroom, & stairs to a second bedroom in the attic. The new door would open directly into the lounge, which had one other small window, & Cllr Maroney questioned the amount of light & ventilation to the room, particularly if a boundary fence was erected. He was also concerned as the property was not registered for either council tax or business rates, & recommended objecting to the application; he considered that an application for change of use would be more appropriate.

The meeting was then adjourned to allow Mr Hayward, the applicant's agent, to address these concerns. He stated that there were no plans for a boundary fence & that EHDC had accepted that this was a separate property but had not been used as such. The applicant did not plan to sell this property; he was elderly & was proposing to use it for a live-in carer. The application was primarily to alter the roof-line to improve the appearance & put in a new front door. He disputed Cllr Maroney's claims about lack of light/ventilation.

Cllr Croucher confirmed that the property had been used by the owner as a home office.

Cllr Robinson asked whether the new access had been implemented yet. Mr Hayward replied that it had not, but would be introduced before this work was carried out.

The meeting was then reconvened.

Cllr Jordan recommended not objecting provided the new access was implemented & a change of use application included. A vote was taken (all in favour).

**Decision:** 

No objections subject to approved application for additional access (34714/003) being implemented, so that there is a common access for both properties, & the application being accompanied by a change of use application to allow residential use.

#### TREE APPLICATIONS

#### 27/13.13

21549/039 Fell silver birch - Chiltlee Manor, 50 Chiltlee Manor Estate, Emitoption Ltd Liphook

Dr Evans was unable to attend the meeting, but had reported his findings & recommendations. This application claimed that the reason for felling the tree was that the roots were damaging the car park, & could possibly damage the adjacent block of garages. Dr Evans claimed that there was no evidence of any damage to the garages & that the damage to the tarmac was just around the base of the tree. He recommended objecting to felling the tree as it was an attractive, healthy amenity tree which could be seen from Sainsbury's car park & in fact shielded the Manor House from the car park. It was a mature tree, at least 50/60 years old. He considered that allowing it to be felled would set a precedent & could therefore put other trees, including a beautiful plane tree, at risk. He felt that the solution would be to reduce the size of the car park by removing the tarmac under the tree's canopy. This would only result in the loss of two or three spaces, & there appeared to be plenty of other parking available on the site. A vote was taken (all in favour).

**Decision**:

Object to felling this healthy amenity tree as there is no proven need & it could set a precedent. Recommend removing the tarmac under the tree's canopy, which would result in the loss of just two or three parking spaces.

#### 27/13.14

### 51260/001 Fell Norway spruce - Pine Lodge, Longmoor Rd, Liphook Mr Mansbridge Dr M Evans

Dr Evans had been unable to gain access to the rear garden, where the tree was, & had instead viewed it from the grounds of Old Thorns. It was an attractive tree & formed a valuable part of a strand of silver birches. He saw no reason to fell the tree unless it was unsafe, but as he had not been able to get close enough to determine whether this was the case, he therefore recommended objecting unless the tree was deemed unsafe. A vote was taken (all in favour).

**Decision:** Object unless the tree is deemed unsafe.

#### 28/13 ADDITIONAL APPLICATIONS

28/13.1

## 22742/001 Two-storey extension to rear & replacement garage with Mr & Mrs Cllr T Maroney studio over - 45 Haslemere Rd, Liphook Caporn

Cllr Maroney reported that this was a two-storey house, with the second floor stepped back around 1.8m, with a dormer window to a small rear bedroom overlooking the neighbour's conservatory. It was situated between a row of bungalows on the left, an access lane to the Recreation Ground & a single bungalow on the right. The application was to demolish the existing garage & replace it further back with a double garage with studio above. The back of the house would be extended into the back garden & the second floor brought out to the same line, but with the gutter-line kept low by use of two dormer windows. This extension would provide a kitchen, study & two new bedrooms, with the existing small rear bedroom becoming a bathroom.

He had consulted the neighbours on both sides. Those at 47 Haslemere Rd objected to the garage, claiming that it would block their view; however he did not consider this to be a concern as their property was not that close to the garage & there was a large bushy cedar tree in the garden of 45 Haslemere Rd which already blocked their view. The neighbour at 43 objected as he claimed that the second floor extension would block the light to his conservatory, block the view from his conservatory & the new kitchen window would infringe on his privacy.

Cllr Maroney did not consider the extension to be excessive as it turned a small three bedroom house into a modest four bedroom house. He proposed that the Parish Council did not object provided the new kitchen windows were fitted with obscure glass or a fence was erected between the two properties to maintain privacy.

The meeting was then adjourned to allow Mr Horton (43 Haslemere Rd) to voice his objections, which were that there had already been an extension, the new extension would be excessive in terms of extending to the rear/upwards & too close to the boundary, & the ground floor windows should have obscure glazing as they would look into his conservatory.

Cllr Robinson asked whether the garage would impact on the large tree in the rear garden; he asked whether it was TPO'd & was concerned about damage to the roots. Cllr Maroney replied that it was an Atlas cedar & was not subject to a TPO.

Mr Horton claimed that the size of the garage would be excessive, particularly the height, & was concerned that it might be converted into habitable accommodation in future.

The meeting was then reconvened.

Cllr Ms Kirby agreed that the garage was quite high, but claimed that there were no technical grounds for objection.

Cllr Jordan recommended not objecting provided there was no risk to the tree, but raising concerns about the size of the extension/proximity to the adjacent property. A vote was taken (all in favour).

#### **Decision:**

No objections to proposed extension, although some concerns about the size, in particular the increase in footprint compared to the original & proximity to adjacent property, 43 Haslemere Rd. No objections to garage provided no risk to adjacent Atlas cedar tree.

#### 28/13.2

26673/003 Amendment - single-storey extension to rear, two-storey
Cllr P Jordan extension to side & extension to front of garage
Pretorius

- 9 Goldenfields, Liphook

Cllr Jordan reminded members that the property was on the Berg Estate & that the Parish Council had objected to the original application on the grounds of size & bulk; the neighbour had objected & members had agreed with their objections. The amendment was that the large picture window which would have overlooked the adjacent house had been changed to a slit window, & Cllr Jordan recommended that members needed to decide whether this would overcome the earlier objections. It was proposed to continue to object, but just on the grounds of bulk & loss of light, & not loss of privacy as before. A vote was taken (five in favour; one abstention).

**<u>Decision</u>**: Consider amendment to be an improvement, but continue to object

on the grounds of:

- 1. over-development;
- 2. loss of light to adjacent house, 4 Willow Gardens.

#### 28/13.3

# 51489/004 Retention of weather-boarding & porch to front Mr Gould Cllr Ms J Kirby - Wey Cottage, Tunbridge Lane, Bramshott

Cllr Ms Kirby stated that this was a retrospective application as the work which had been conducted did not comply with the planning approval. However, it matched the rest of the building, so she considered that there was no reason to object. A vote was taken (all in favour).

**<u>Decision</u>**: No objections.

#### 29/13 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

#### 30/13 PLANNING APPEAL

#### Land to west of Admers Lane, Liphook (SDNP/12/01276)

It was noted that an appeal by Liphook Golf Club (re: refusal of planning permission for continued use of land for golf-related purposes) would be conducted by means of an Informal Hearing (date/location TBA). Original Parish Council comments ("No objections.") had been forwarded to the Planning Inspectorate.

#### 31/13 NEIGHBOURHOOD PLAN WORKING PARTY (NPWP) (Appendix 2).

Cllr Jordan reported that the WP included three members of the Committee, including Cllr Ms Kirby who was chairing the WP. He referred to the notes of the last WP meeting, & advised that a further meeting was scheduled to take place this week.

#### CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.30pm
Confirmed at the meeting held on 15 April 2013.

Signed.											
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