



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 18 NOVEMBER 2013.

MINUTES

PRESENT WERE:

Cllr D Jerrard (Chairman) for part of the meeting, Cllr M Croucher, Cllr P Jordan, Cllr Ms J Kirby, Cllr T Maroney, Cllr Ms J Poole & Cllr P Robinson. Mrs G Spencer (Information Officer) also attended, together with Cllr B Mouland (EHDC), one member of the press & seven members of the public for parts of the meeting.

114/13 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 apologised as he had to leave the meeting early and asked that the two items relating to Bohunt Manor be dealt with first, so that he could participate. This was agreed.

He then explained that the Committee would discuss any applications/other agenda items that members of the public had come to listen to next. 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/SDNPA.

115/13 APOLOGIES FOR ABSENCE

Cllr R Evans & Dr M Evans (Parish Tree Warden).

116/13 DECLARATIONS OF INTEREST

None, although it was noted that Cllrs Ms Kirby, Ms Poole & Robinson all belonged to the SOS Bohunt Action Group.

117/13 MINUTES OF MEETING HELD ON 21 OCTOBER 2013

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

118/13

MATTERS ARISING FROM THE MINUTES

Cllr Ms Kirby reported that she & Cllr Maroney had attended the Bramshott Place site visit (Minute 113/13). It was agreed that Cllr Ms Kirby, Cllr Maroney or Cllr Croucher should represent the Parish Council at the EHDC Planning Committee meeting on 28 November when the application would be considered.

119/13

PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda).

The meeting was adjourned to allow Mr Ellis (21 The Avenue) to ask whether the houses could be built on the OSU site without the work units. He had noted that the site where the units were to be located was up for sale, & was concerned that the houses would be built & the work units would not.

Cllr Croucher advised that he understood that the two permissions were linked, with the development phased so that the work units would be built early on &, if they were not, no further houses could be built. Cllr Mouland (EHDC) confirmed that this was his understanding. Cllr Croucher added that whoever bought the site would be subject to the same planning conditions. It was agreed that this should be checked.

The meeting was then reconvened.

Afternote:

The two applications for housing & employment use (33993/071; 072) are tied together by an S106 legal agreement which stipulates the maximum number of houses that can be built prior to each stage of the development of the employment site.

Public Participation. Permitted by the Chairman (see Minute 114/13).

120/13

BOHUNT MANOR - 31 OCTOBER 2013 MEETING WITH EHDC (see Appendix 1).

Cllr Croucher reported that a number of Parish Councillors had meet with EHDC officers & Cllrs Parkinson, Mouland & Mrs Glass to discuss the problems that had occurred with trees at Bohunt Manor. Mr Murray had explained that the officers had taken too long preparing the papers for any prosecution to take place & he had apologised for this. It had been agreed that the replacement trees would be planted within a reasonable distance of the original trees. There was a difference of opinion about the size of the replacement trees, & it had been agreed that Dr Evans (Parish Tree Warden) would liaise with the EHDC Arboricultural Officers to agree the size of the trees to be planted & the protection that would be provided for them. Most Parish Councillors were pleased that the meeting had taken place & with the outcome. It had also been agreed that the tree connected with the Medical Centre would be planted at the same time & would be protected when the Medical Centre was built. Mr Murray & his officers had recently visited Chiltley Lane & found some trees removed/damaged. EHDC would be drawing up a list of candidate trees in Chiltley Lane for TPO. It had been agreed that Dr Evans & Cllr Trotter would walk Bohunt Manor to identify any other candidate trees there.

121/13

BOHUNT MANOR WORKING PARTY

Cllr P Jordan reported that he had received a telephone call from Mr Cox, the owner of Bohunt Manor, regarding the lack of dialogue between Bohunt Manor & the Parish Council. Mr Cox had subsequently sent several e-mails to update the Parish Council on the current situation. The Local Authority had decided that there was no requirement for additional primary school facilities in Liphook & no funding would be made available until 2017. There had been discussions about a Special Needs School & a planning application had been submitted for an outdoor classroom which would be associated

122/13.4

34310/019 **Variation of Condition 6 of 34310/008 to allow proposed** **Argyll Homes**
Cllr Ms J Kirby **play area to be grassed open space - land at Lowsley Farm,** **South Ltd**
Lark Rise, Liphook

Cllr Ms Kirby advised that the developer had never installed the proposed play area & the EHDC Case Officer at the time had recommended not including it as they considered that it would become a nuisance to residents. The open space area was fairly small, but the management company had done a great deal of work to improve it, & all the residents were in agreement about not wanting a play area. In addition, the designated area was so small that it would not be able to accommodate sufficient equipment for a decent play area.

Decision: No objections.

122/13.5

38531/003 **Conversion of approved extensions at flats 3/6 to provide** **Mr Sellitto**
Cllr M Croucher **attached two-storey dwelling - Chiltlee View, 31 Haslemere**
Rd, Liphook

Cllr Croucher explained that Chiltlee View was a block of six flats with a drive through an arch to a parking area at the rear. There was already permission to extend two of the flats, & the applicant now wanted to use that space to create an additional unit instead. The applicant had achieved the extra space required by relocating the bin store area & adopting more formal parking arrangements. The earlier permission would have been for a single-storey extension, which would be increased to two-storey to match the rest of the building.

Decision: No objections.

122/13.6

55200 **Increase in roof height, single-storey & two-storey extensions** **Mr Prisgrove**
Cllr P Robinson **to provide additional accommodation at ground & first-floor**
levels - Southlands, Limes Close, Bramshott

Cllr Robinson had visited the site & found the property to be empty & unoccupied. It was currently a two-bedroom chalet-style bungalow with a small detached garage, & the proposal was to raise the roof level & extend it to create a four-bedroom house. The new roof line would match that of the adjacent house, & other properties in the cul-de-sac had had similar extensions. Although the garage would be lost, there was adequate space to park at least three vehicles at the front of the house. None of the proposed windows would infringe the privacy of the neighbouring properties, no trees would be affected & none of the neighbours objected.

Decision: No objections.

TREE APPLICATION

122/13.7

29663/003 **Prune two Acers - 8 Willow Gardens, Liphook** **Mr Halliday**
Dr M Evans

Dr Evans was unable to attend the meeting, but had advised that he had no objections to the work as it was just a repeat of what had been done before in 2004, & would probably need to be repeated every nine or ten years to prevent the trees becoming too spindly.

Decision: No objections.

123/13.1

**SDNP/13/02300/FUL Neighbouring parish application - new heathland golf course Old Thorns
Cllr P Jordan - land north of Allington Cottage, Langley Lane, Langley, Golf Club
Rogate, West Sussex**

Cllr Jordan advised that he was no longer a member of Old Thorns & had not played golf there for at least three years. He reported that an earlier application in 1993 had been refused, largely due to the proposed amount of earthworks. He added that the site was largely devoid of anything: it was mostly vegetation mixed with trees on the site boundaries which were Forest Mere, the railway line & cottages, all of which were a good distance way. The land was managed for agricultural purposes with some cattle grazing. Some of the site was in SSSI & other similar designated land & all was in the SDNP. Golf was a major activity at Old Thorns & corporate golf was causing congestion on the current course, hence the proposal for the new course which would be much easier & faster to play. The site currently made no contribution to Old Thorns & had been on the market for two years, but had not attracted any interest for various reasons. It was well used by walkers, including dog walkers, & dogs were disturbing the wildlife & birds. The new course would lead to the employment of additional staff & would be designed to retain commoner's rights & to protect the land with strict controls over dogs. The management of the land by grazing would be similar to that of the golf course in Burley in the New Forest & walkers would be welcome, although some land would be fenced off to protect it. Transport to the course would be by walking or golf cart.

Cllr Robinson was concerned about the distance to the nearest toilets, especially given the SSSI designation. Cllr Jordan replied that there was a similar situation on the current course, which also housed endangered species.

Cllr Ms Kirby asked whether this application was any different to the application that the Parish Council had objected to last year, & which had subsequently been withdrawn. Cllr Jordan replied only in that it included an evaluation of the impact on the ecology of the area.

Cllr Ms Kirby added that she had worked on heathland, & that it was a manmade habitat which benefitted by being walked. The important issues were that it would be economically sustainable & that conservation should take priority over public enjoyment. The Hampshire Wildlife Trust, who currently grazed the heathland, had objected to the previous application & if this went ahead it would be important for the applicant to work with them in order for the land to retain its SSSI status.

Cllr Jordan advised that he had abstained when the Parish Council voted on the last application, but he was now in favour as he believed that this would protect the heathland, encourage wildlife & birds, provide some limited employment & attract visitors to the SDNP. He proposed not objecting to the application. A vote was taken (four in favour; one objection; one abstention).

Decision: No objections.

123/13.2

**SDNP/13/05256/FUL Conversion of 'eastern barn' to two holiday-lets - barn at Mr Northcott
Cllr P Robinson Foley Farm, Foley Estate, Liphook**

Cllr Robinson advised that the 'eastern barn' was a single-storey Atcost barn constructed of concrete blocks & a prefabricated concrete frame, which was clad in timber with a corrugated asbestos cladding roof. The proposal was to convert this into a pair of single-storey two-bedroom cottages. No trees would be affected, there was sufficient parking & the windows would not compromise the privacy of the other nearby buildings, which had similarly been converted into habitable occupation.

Decision: No objections.

123/13.3

21589/083 **Variation of Condition 20 of permission 21589/080 to allow** **Old Thorns Golf**
Cllr M Croucher **substitution of plans - Old Thorns Golf & Country Club,** **& Country Club**
 Weavers Down, Liphook

Cllr Croucher reported that this was the second application that the Parish Council had seen to amend the approved permission for the 51 hotel apartments. The applicant was trying to rearrange the internal layout of some of the apartments to provide more beds for children by introducing a mezzanine floor. There would be no external changes, but as the permitted development rights had been removed the applicant had to apply for permission for every change, no matter how minor.

Decision: No objections.

123/13.4

55241/001 **New enlarged dormer window to front elevation of house &** **Mr & Mrs**
Cllr Ms Poole **door to side of house re-located to align with outer wall** **Sparrow**
 (porch/recess removed) - Garden Cottage, Waterside,
 Headley Rd, Passfield

Cllr Ms Poole stated that the property was in the middle of nowhere; there was no change to the footprint & the proposals would not affect anyone else.

Decision: No objections.

124/13 **RESULTS OF PREVIOUS APPLICATIONS (Appendix 2)**
These were noted.

125/13 **CERTIFICATES OF LAWFUL DEVELOPMENT**

125/13.1 **Holmehills Farm, Conford Rd, Conford (28169/008)**
It was noted that an application had been made to ascertain whether planning permission was required for a single-storey rear extension.

125/13.2 **Tween Oaks, Liphook Rd, Passfield (28131/004)**
It was noted that an application had been made to ascertain whether planning permission was required for a single-storey side extension.

125/13.3 **Garden Cottage, Waterside, Headley Rd, Passfield (55241)**
It was noted that an application had been made to ascertain whether planning permission was required for a single-storey rear extension.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 8.55 pm.
Confirmed at the meeting held on 9 December 2013.

Signed
Presiding Chairman

Bramshott & Liphook PC/East Hampshire DC meeting, 31 October 2013

B&LPC	EHDC
Cllr Rob Evans	Cllr David Parkinson (Chairman of the meeting)
Cllr Jackie Poole	Cllr Angela Glass
Cllr Michael Croucher	Cllr Bill Moulard
Cllr Barbara Easton	Chris Murray
Cllr Jeanette Kirby	Tom Horwood
Cllr Eddie Trotter	

DP introduced the meeting and asked CM to update on EHDC's approach to protected trees, particularly in Bramshott and Liphook.

CM acknowledged that there had been a delay on EHDC's part to conclude its deliberation regarding the potential prosecution for the 2009 felling of trees at Bohunt Manor. He stated that EHDC had otherwise followed its processes. He explained the enforcement powers and decision-making processes that lead to such a conclusion.

CM explained that EHDC had changed its management and structure of these processes to ensure that earlier decisions are taken in future, in consultation with the local district councillors. Agreement had been reached with the landowner for replanting.

BE asked for further TPOs in B&L. MC referred to the parish council's professional tree warden (Dr Michael Evans), who could work closely with the district council on this. DP encouraged this contact. Adele Poulton is the district council contact; her manager is Lesley Wells.

MC described a difference of view as to the trees that will replace those felled, and B&LPC's opinion that 10-year old trees should be used and protected, rather than the less-mature trees that have been agreed with the landowner. CM noted that the more mature trees have less chance of taking root and that a balance needs to be struck. CM suggested that the younger trees, with adequate physical protection, should thrive; he agreed to check whether these would be automatically TPO'd.

RE referred to previous conversations with the former EHDC manager regarding hedgerows and what he referred to as the damaging approach of developers.

BE was concerned that a strong message be sent to developers and that the wrong message was being sent by EHDC. TH suggested that EHDC adopted a very proactive approach to managing and protecting trees in the district. CM referred to some recent prosecutions against developers that EHDC had undertaken and that each case has to be judged on its merits.

JK asked whether planning conditions to protect trees could be put in place for new developments. CM answered that the TPO was a more appropriate and enforceable approach to protecting trees.

ET referred to a particular planning permission for a replacement tree that had not been enforced in connection with an un-built medical centre; CM agreed to look into this and report back.

CM described some of the constructive working that EHDC undertakes with responsible developers to preserve and sometimes enhance the environment in and around new development. Many developers are increasingly interested in the greener and more attractive aspects of development, with more green space than in applications a few years ago; the parish council could play a role in considering future environmental improvements when new developments arise.

CM clarified the role of the Park Authority and how EHDC acts as the Authority's agents in the Park area, applying the Park's policies.

RE suggested that there is no financial motivation for EHDC to prosecute and that this was the reason why EHDC had not prosecuted on this occasion. RE explained his exasperation at the delays. TH did not agree that the lack of financial incentive had been a factor in EHDC decision-making; CM had explained the changes that EHDC had made to reduce the likelihood of this delay recurring.

MC asked about EHDC's weekend stand-by arrangements. CM confirmed that there is the ability to contact EHDC at the weekend, although there is no guarantee that EHDC would be able to respond to a tree complaint over the weekend. CM agreed to look at the information that is provided to parish councils about useful points of contact and will also review EHDC's website information.