



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT
7.30PM IN THE PEAK CENTRE, MIDHURST ROAD, LIPHOOK ON
MONDAY 16 FEBRUARY 2015.**

MINUTES

PRESENT WERE:

Cllr Mrs J Kirby (Chairman), Cllr R Evans, Cllr P Jordan, Cllr T Maroney, Cllr Ms J Poole & Cllr P Robinson. Cllr E Trotter, Cllr Mrs A Glass (EHDC), Cllr B Moulard (EHDC), Mrs G Spencer (Administration Officer) & one member of the press also attended, together with Mr S Thomas (Parish Tree Warden) & 33 members of the public for parts of the meeting.

14/15 CHAIRMAN'S ANNOUNCEMENTS

The Chairman asked for mobile phones to be switched off & pointed out the fire exits. She then explained that the Committee would discuss any applications/other 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 could be adjourned to allow the public to comment on any material planning matters relating to that application prior to the meeting being reconvened for the Committee to agree their comments for submission to EHDC/SDNPA.

15/15 APOLOGIES FOR ABSENCE

Cllr M Croucher.

16/15 DECLARATIONS OF INTEREST

None.

17/15 MINUTES OF MEETINGS HELD ON 12 JANUARY 2015

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

18/15 MATTERS ARISING FROM THE MINUTES

The Chairman referred to the EHDC site visit to Lowsley Farm (Minute 10/15) & advised that the application had been refused.

She stated that the Inquiry to decide the Bramshott Place appeal (Minute 11/15) had been extensive. Cllr Maroney added that it had taken up all of the originally scheduled

six days plus two additional days & had one further day scheduled for March, when the Inspector was intending to conduct a site visit.

The Chairman reported that the Parish Council response to EHDC's Housing & Allocation Plan Consultation (Minute 13/15) had been submitted on time. The key points of the response were that the Parish Council was disappointed that there was no employment allocation for Liphook, which was in danger of becoming a commuter town, & a request for a re-count of housing figures for Liphook as it was considered that Liphook must be close to the 175 dwellings allocation.

19/15 PUBLIC PARTICIPATION SESSION

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

Public Participation. Permitted by the Chairman (see Minute 14/15).

20/15 PLANNING APPLICATIONS

APPLICANT

20/15.1

SDNP /13/02300/FUL Cllr P Robinson	Neighbouring parish application - pre-decision amendment (further ecological information) - new heathland golf course - land north of Allington Cottage, Langley Lane, Langley, Rogate, West Sussex	Old Thorns Golf Club
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Cllr Robinson reported that this neighbouring Parish Application came to the committee in November 2013 when it was handled by Cllr Jordan; that being the second time the Parish Council had been asked to comment on this proposal, although the first application was subsequently withdrawn. Cllr Jordan was in favour of the application as he believed that it would protect the heathland, encourage wildlife/birds, provide some employment & attract visitors to the SDNP, so the Parish Council raised no objections. However, since then a considerable number of objections from members of the public, other parish councils & some important advisory bodies had been received. As a result, the developer has submitted several Ecological Surveys, hence this amendment. Cllr Robinson then explained that Weavers Down was part of the Wealden Heaths, which was a protected area. He explained the various protections in place & how this proposal would contravene them. He proposed strongly objecting to the application & requesting that the application be called in by the South Downs National Park Authority. A vote was taken (all in favour).

Decision:

Strongly object on the following grounds:

1. due to its close proximity, this proposal would have a direct impact on the Wealden Heaths & would not comply with the EU requirements for protection;
2. would reduce the amount of public open space available & increase visitor impact on the protected areas;
3. the cumulative effect of this & other approved/potential developments in Liphook, all of which are in close proximity to this area of the Wealden Heaths, would have a detrimental effect on the protected areas;
4. would have a significant impact on the natural beauty, wildlife, cultural heritage & the enjoyment/understanding of the SDNPA by members of the public;
5. would not be in the public interest (& therefore should not qualify as a permitted 'major development').

Request that this application be called in by the South Downs National Park Authority.

Cllr Mrs Easton stated that the site was quality landscape & not a suitable area to build houses.

The meeting was then adjourned to allow members of the public to speak.

Firstly, Mr Miller (SOS Bohunt Manor Action Group) objected to the application as it would involve the development of a SDNP site, & they were concerned about pollution/risks to the environment from the sewage system, the management/funding of the land & the sewage system, the increase in traffic, the intrusion into the countryside, & the Medical Centre being unlikely to be completed. He added that many other organisations had also objected, including the RSPB, the South Downs Society, the Preservation Society, CPRE, the Hampshire & IOW Wildlife Trust & the Environment Agency. The group fully supported the Football Club & their need for new pitches/pavilion & had suggested an alternative access via the Silent Garden site.

Mr Osborne (6 Hurst Close) queried whether this development would count towards the 175 dwellings quota for Liphook. The Chairman replied that she had raised the issue with the SDNPA who had confirmed that it would be counted towards the SDNPA allocation. Mr Osborne stated that Liphook would then have the housing on its doorstep but not get the credit.

Mrs Ellis (21 The Avenue) was concerned about the future of Liphook as she saw it getting bigger & bigger. She claimed that the village had managed to keep its community spirit & The Square /Conservation Area was the main asset. The application would prevent the possibility of a link road which was needed to take traffic away from The Square, otherwise the heart of the village, the Carnival & Christmas Carol Singing would all be lost.

Mr Ellis (21 The Avenue) stated that Bohunt Manor was private arable land which stretched as far as Foley Manor. He considered that the landowners should get together to provide a link road to give access to Bohunt School & divert traffic away from Longmoor Rd & The Square.

Mrs Ryan (2 Bridge Villas, Devils Lane) claimed that the land was in the perfect position for development.

Cllr Jordan stated that the Parish Council had undertaken to produce a Neighbourhood Plan & suggested asking the SDNPA to delay deciding this application until the Plan was in place.

The meeting was then reconvened.

Cllr Maroney agreed that there was a long-term need for a link road to by-pass The Square & this had been considered by the Parish Plan group. He proposed objecting to the application & listed his grounds for objection. A vote was taken (five in favour; one abstention).

Decision:

Object on the following grounds:

1. there is no proven need now that both EHDC & SDNP have a five-year housing supply;
2. the proposal is outside the settlement boundary;
3. the SDNP should be protected for the benefit of nature & wildlife, & for future generations;
4. there are sufficient SHLAA sites suitable for the 175 houses outside the SDNP;
5. the proposed layout blocks a potential, alternative route through the village for traffic, thereby continually increasing congestion in The Square;
6. the developer's own Traffic Survey projection shows that The Square will be at full capacity by 2020 during peak periods, confirming the need for a relief road;
7. failure to make use of the proposed new roundabout to access the site, & instead using three new junctions, is likely to cause traffic delays;
8. the size of application, 140 houses, exceeds JCS Policy CP10 which only permits small scale developments in the Park; by taking all & more of SDNP's housing allocation it would deny

- other vital, small communities from meeting their social & economic housing needs;
9. the proposed living water style treatment system runs the risk of polluting the existing rivers;
 10. the two proposed T-junctions in such close proximity to the proposed roundabout would increase the risk of a traffic/pedestrian accident; this risk should be evaluated by Hampshire County Council Highways Department.

20/15.3

21589/090 Re-location of existing family pods to alternative location Old Thorns Golf & Country Club
Cllr P Robinson - Old Thorns Golf & Country Club, Weavers Down, Liphook & Country Club

Cllr Robinson reported that pre-application advice had not been sought. Each pod contained a double bed, chair, dressing-table & wall-mounted television. In the current location there were two toilets /showers (male & female) provided in a portacabin adjacent to the pods. The proposed new location was a small area to the rear of the swimming pool/fitness complex. Cllr Robinson considered that the site was neither sufficiently flat nor large enough to accommodate the pods, which would have to be positioned so close together & close to the boundary to afford the minimum of privacy. There were no toilet facilities indicated & he had been advised that the occupants would have to use the swimming pool facilities which were a considerable distance away & closed at 10pm. He recommended objecting to the application.

Decision: Object as consider proposed re-location site to be too small, too near the boundary & woefully short of toilet facilities.

20/15.4

22837/002 Single-storey side extension - Brooms, Conford Rd, Conford Mr & Mrs Hope
Cllr R Evans

Cllr Evans advised that this was a large house in large grounds at the bottom of the lane in Conford. The application was for a small extension to the sitting room & to change the roof which would result in a small increase on the north elevation. It would not affect any neighbours as it was in open countryside.

Decision: No objections.

20/15.5

24085/011 Double garage with accommodation above, cycle store, gym Mr & Mrs Rowson
Cllr P Robinson & link to existing dwelling, following demolition of existing double garage - 36 London Rd, Liphook

Cllr Robinson advised that the property was the subject of a previous proposal which the Parish Council did not object to. The applicant had now decided to demolish the existing double garage & had been advised that this would be a material difference to the consented scheme, hence the new application. Cllr Robinson could see no reason to object as there was no change to the location, size, style or materials.

Decision: No objections.

20/15.6

30078/003 **Two-storey rear extension, following demolition of existing out-building, & replacement roof for existing front bay window - 139 Haslemere Rd, Liphook** **Mr White**
Cllr Ms J Poole

Cllr Ms Poole reported that the applicant had obtained pre-application advice, which they had adhered to. The extension would extend the living room & bedrooms above, making a valuable improvement to the home which was in a large plot. The neighbours had raised no objections. The plans also included making the driveway more permeable & demolishing a brick out-building.

Decision: No objections.

20/15.7

34070/003 **Two-storey rear extension, following demolition of existing single-storey lean-to - 133 Haslemere Rd, Liphook** **Mr & Mrs White**
Cllr Ms J Poole

Cllr Ms Poole advised that the work would extend the current tiny kitchen, improve the appearance & make the property more sustainable. The neighbour at 135 Haslemere Rd was concerned about loss of light, but that was something that the EHDC Case Officer would be able to determine.

Decision: No objections.

20/15.8

37512/008 **Single-storey side extension & addition of first-floor dormer window - The Old Mill, Tunbridge Lane, Bramshott** **Mrs Airey**
Cllr Mrs B Easton

Cllr Mrs Easton reported that this was a former working mill which had been renovated in the 1960's, & surprisingly was not listed. The application was to demolish the current breakfast room & add lots of glassed areas, which would enhance the building. It was already a large property & this was a relatively small addition.

Decision: No objections providing matching materials used.

**52747/009 Change of use of land to residential caravan site for six gypsy Mr Connors
Cllr Mrs B Easton families (each with two caravans), erection of six amenity
buildings, hard-standing & access road - land east of Devils
Lane, Liphook**

Cllr Mrs B Easton advised that the site was next to one which had won permission on appeal for the stabling of horses & a caravan for one gypsy family. She read out the Inspector's reasons for allowing the appeal, which centred on the family's rights.

The Chairman agreed that a precedent had been set, however Cllr Jordan stated that the Parish Council should clearly object to this application.

The meeting was then adjourned to allow members of the public to speak:

Firstly, Mrs Taylor (Goldenfields House, 53d Chiltley Lane) claimed that the family were not nomadic as they had been resident for three or four years.

Mr Taylor (Chiltley Lane Action Group) claimed that the appeal was allowed to enable the applicant to look after his horses, whereas this application was purely residential, so that the appeal being allowed did not set a precedent. He stated that the applicant had assaulted a neighbour & had complete disregard for the law. He objected to the application as it was outside the Settlement Boundary, not in-keeping with the rural setting, not sustainable, the access created a highway hazard, there was no infrastructure, the access would require the ground to be lowered which would damage trees, generator noise would pollute the countryside & it would result in a loss of arable farmland.

Cllr Mrs Glass (EHDC) stated that neighbours must telephone the Police if they are threatened /assaulted so that any incidents are recorded. She added that EHDC were waiting for Land Registry to provide a copy of the deeds so that ownership of the frontage land could be established. A Temporary Stop Notice had been served &, if it were breached, EHDC would seek an injunction against the applicant. The meeting was then reconvened.

Cllr Jordan suggested objecting for all the reasons raised by the Chiltley Lane Action Group. A vote was taken (all in favour).

Decision:

Strongly object to proposed caravan site on the following grounds:

1. the residential nature of the of the site would set a precedent for development outside the Settlement Boundary;
2. it would be out-of-keeping with the semi-rural, agricultural environment & landscape character;
3. not sustainable in terms of distance to village centre/facilities;
4. no public services in form of water supply, rainwater drainage/ sewerage system & no electricity supply, the latter resulting in generator noise polluting the countryside;
5. access to the site would be unsafe & create a highway hazard for both vehicles & pedestrians;
6. to achieve the access ground levels would need to be lowered, which would be detrimental to trees;
7. loss of farmland.

20/15.10

55587/001 SDNP /14/06604/FUL Cllr Mrs J Kirby	Neighbouring parish applications - outline application - demolition of MOD buildings & re-development of up to 2,400 dwellings & 23,000 sq. m town centre - full application - SANGS - land at & adjoining Bordon Garrison, Bordon	Defence Infrastructure Organisation
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Cllr Mrs Kirby explained that the proposed development lay to the west of Whitehill/Bordon, adjoining Bordon Garrison. The plan was for new residents to be mainly employed locally; however it was likely that a percentage of commuter traffic would travel outside of the settlement. A new roundabout system was proposed at the junction of Liphook Road & Petersfield Road. Traffic would be encouraged to join the A3 at the Woolmer Road/Greatham Junction to the south. Traffic heading north from the development could travel to Farnham & join the Blackwater Valley Relief Road or the A325/A31 to Guildford & the A3. However this route around Farnham & Guildford was very congested & there was a strong likelihood that some traffic would attempt to join the A3 at Liphook through Headley Road/London Road or through Bramshott whose sunken, narrow lanes were particularly unsuitable for volumes of traffic travelling at speed. There was no train station at Bordon & commuters would be encouraged to use Haslemere Station as trains run more frequently than from Liphook. However Haslemere was further away & parking was very limited & also expensive, therefore it could be expected that many commuters would use Liphook Station instead. This would lead to even more displacement parking, which is an identified problem in the Newtown area, in addition to increased traffic over the conservation area of The Square.

The signs along the A3 direct traffic to Haslemere through the centre of Liphook, when the more direct & sustainable route should be via Hindhead. The roundabouts around The Square are recognised as nearing capacity during these peak travel times. She read out the comments she considered the Parish Council should make. A vote was taken (all in favour).

Decision:

The Parish Council would like to request the following measures be implemented:

1. the sign for Haslemere should be removed from the A3 & traffic should be directed towards Hindhead;
2. there should be clear signs at the Liphook Road/Petersfield Road junction directing traffic towards the A3 at the Greatham Junction, & at the Lindford crossroads directing traffic towards the A3 via Farnham & the Hogs Back;
3. consideration should be given to measures to encourage traffic away from the Bramshott lanes;
4. the Parish Council would seek contributions towards improvements for parking at Liphook Station in view of the anticipated increase in usage.

20/15.11

55953 Cllr R Evans	Single-storey side extension, following removal of detached garage - 8 Meadow Close, Liphook	Mr & Mrs Cox
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Cllr Evans advised that this was at the rear of Radford Park where most of the properties were bungalows. Many had already converted their garages into living space, so the precedent had been set. There was adequate off-street parking on a long driveway, so he could see no reason to object.

Decision:

No objections.

20/15.12

Pre-application consultation **Radio mast - base station upgrade works - Liphook Railway Station, Station Rd, Liphook** **Vodafone Ltd**
Cllr P Jordan

Cllr Jordan reported that this was an application to upgrade the mast at the railway station as Vodafone were working with Telefonica UK so that the two companies would use one network. The current mast was located by the bike sheds & was 12.8m tall. The replacement would be 17m tall & much wider, so would form a visual obstruction as it would be immediately in front of the flats. It would be much better if it were positioned further into the car park away from the flats.

Decision: Consider that this is an inappropriate scaling up (mass, size, bulk) for its location adjacent to flats in Redhouse Mews, for whom it would form a visual obstruction. Would recommend siting the mast further into the car park to the north-east i.e. further away from the flats.

TREE APPLICATIONS

20/15.13

20636/006 **Prune holly - Bramshott Dene, Tunbridge Lane, Bramshott** **Mr Smyrk**
Mr S Thomas

The application was to prune a holly adjacent to the garage by lifting & reducing it.

Decision: No objections.

20/15.14

50015/005 **Prune hazel - Walnut Tree House, 6A Portsmouth Rd,** **Mr Grundy**
Mr S Thomas **Liphook**

The application was to reduce the overhang on a hazel tree back to the boundary.

Decision: No objections.

20/15.15

52252/001 **Prune cypress - 69 Victoria Way, Liphook** **Mr Grundy**
Mr S Thomas

The application was to reduce the lower branches by up to 2m in order to clear the house.

Decision: No objections.

20/15.16

53709/003 **Prune beech tree - 53A Tunbridge Crescent, Liphook** **Mrs Rooth**
Mr S Thomas

Mr Thomas explained that there was a group of four beech trees on eastern boundary of property. The application was to reduce the three lowest branches of the southernmost tree by 2.5m, leaving approximately 5m, in order to reduce the weight on that side of the tree which had historic damage. The applicant had received professional advice, following the loss of two branches in recent high winds. The proposed work would have minimal impact on the amenity value of the tree.

Decision: No objections.

Former OSU site Area B, Midhurst Rd, Liphook (33993/074)

It was noted that an appeal by Highwood & Taylor Wimpey Homes (re: refusal of planning permission for 60-bed nursing home with access, car parking & landscaping) would be heard at an Informal Hearing (date/location TBA). Original Parish Council comments (*“Object as Parish Council considers that Taylor Wimpey should continue to actively market site for commercial employment use.”*) had been forwarded to the Planning Inspectorate.

Bramshott Place Phase 4 site, King George’s Drive, Liphook (54599; 54599/001)

It was noted that the Inquiry to decide appeals by Helical (Liphook) Ltd (re: refusal of planning permission for 40 cottages, 64-bed care home, extension to existing clubhouse & temporary construction access route) had been reconvened for three further days (5/6 February (Petersfield Social Club) & 3 March 2015 (Penns Place)).

25/15

**LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT
Yew Tree cottage, Hammer Vale (24820/003)**

It was noted that an application had been made to ascertain whether planning permission was required for a rear dormer window.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.45pm.
Confirmed at the meeting held on 16 March 2015.

Signed
Presiding Chairman