



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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THE PARISH OFFICE
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THESE ARE DRAFT MINUTES AND ARE SUBJECT TO APPROVAL AT THE NEXT MEETING ON THE 9th OCTOBER 2017.

A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 11th SEPTEMBER 2017.

MINUTES

PRESENT

Cllr Jerrard (Chairman)
Cllr Berry
Cllr Jourdan
Cllr Poole
Cllr Trotter
Mr. S. Thomas, Tree Warden
Melanie Kite, Deputy Executive Officer

4 members of the public and, Cllr Winfield and Cllr Kirby were present. The press were in attendance.

114/17

CHAIRMAN'S ANNOUNCEMENTS

The Chairman pointed out the fire exits and reminded those present about use of mobile phones.
Planning application 51523/006 would be discussed as item 2 under Planning Applications as a member of the public was in attendance for this item.

115/17

APOLOGIES FOR ABSENCE

Cllr Easton

116/17

DECLARATIONS OF INTEREST

Cllr Jerrard declared a personal interest in planning application 50951/005 as he is a member of the club.
Cllr Poole declared that the applicant for 27106/010 was known to her.

117/17

MINUTES OF MEETING HELD ON 14th AUGUST 2017

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

Proposed Cllr Berry, seconded Cllr Poole, unanimously approved.

118/17 MATTERS ARISING FROM THE MINUTES

There were no matters arising from the Minutes.

119/17 FORTHCOMING PLANNING COMMITTEE MEETINGS

Forthcoming Planning Committee Meeting dates at East Hampshire District Council (EHDC) and the South Downs National Park Authority (SDNPA) were noted.

120/17 PUBLIC PARTICIPATION SESSION

Meeting Adjourned

Public Questions - Items not on the Agenda

There were no questions from the public.

Public Participation – Items on the Agenda

Discussions around planning application **27106/016** and **51523/006** would be taken at the time.

Meeting reconvened.

121/17 Local Plans

Cllr Winfield updated the Members on the Neighbourhood Development Plan. There has been a good deal of progress and the Steering Group are meeting fortnightly as it is becoming very busy. A Design Forum meeting, cover three days, will be held in November. It is hoped that there will be a good, broad representation from all areas of the local community attending. The next meeting will be held on 19th September. All residents welcome to attend.

Cllr Jerrard reported on Liss Parish Council's NDP. The SDNP will be considering the suggested Modifications to their Neighbourhood Development Plan, as stated in the Examiner's report, and to which they have no objections, on 14th September. It is hoped that the Referendum could be held in early November.

Cllr Jerrard read Cllr Easton's report following her attendance at a planning seminar run by EHDC on 16th August:

"Simon Jenkins outlined the progress of EHDC's Local Plan; There has been a change to the housing allocation for the EHDC area. No details were given except we were told that the housing figures need to increase. Therefore, part 2 of the Local Plan will have to be revised and finished whilst part 3 is in progress. The final part of the Local Plan is expected to be completed and adopted by the end of 2019.

I was given useful handouts at the meeting, including explanations of what EHDC planners assess when determining an application. They would like us to base our planning comments around these guidelines. I will distribute them before the next planning meeting in October".

122/17 PLANNING APPLICATIONS

122/17.1 27106/010

Six detached dwellings following the demolition of a residential care home

Mayfield House Care Home, 41 London Road, Liphook, GU30 7AP

Decision Objection.

The proposed development is too high density for the plot and is out of keeping with the neighbourhood. It is a leafy road that has large houses sitting in large plots and the proposed development will change the nature of the area and outlook of the street.

We have no objection to change of use.

122/17.2 51523/006 Replacement dwelling, garaging and staff accommodation following the demolition of the existing dwelling swimming pool and outbuildings.

Quinces, Tunbridge Lane, Bramshott, Liphook, GU30 7RF

Decision Strongly Object.

The development is inappropriate and totally out of character with the surrounding environment and is not in keeping with the neighbouring listed Oasthouse. The new build is substantial and over double the size of the existing house which lies outside the settlement boundary. The design does NOT enhance the area of exceptional quality character homes. The existing house, though in need of renovation, is timeless and of architectural interest particularly with features such as the garden wall. The new build is not, as the statement suggests, a traditional manor house.

The development will have a detrimental effect on the listed Oasthouse which will be overlooked and will affect the occupant's views. More consideration should be given to retaining the listed Oasthouse in its entirety.

Policy HE1 - New development does not make a worthwhile contribution towards maintaining or improving the quality of the environment of the district.

Policy H16 - Outside settlements policy boundaries: Although the original floor space is deemed to exceed 410 square meters the proposed new main house is extremely large and in addition there is a sizeable house for staff accommodation.

A number of trees along the sunken lane have been removed which has changed the character of Tunbridge Lane and surrounding countryside. Mr. Thomas will visit and advise on this and EHDC Arborist should be aware.

**122/17.3 50951/005
Retention of dwelling for use as staff accommodation Old Thorns**

The Farmhouse Old Thorns, Weavers Down, Liphook, GU30 7PE

Decision No Objection

**122/17.4 39778
Two storey side extension, single storey extension to front and demolition of existing conservatory to rear**

21 Admers Crescent, Liphook, GU30 7HW

Decision No Objection

**122/17.5 54635/005
Additional information received - Flood Risk Assessment to be considered.
Lawful development certificate existing - retention of existing temporary external metal storage racking and existing removeable steel storage unit**

Industrial Engineering Plastics Ltd Passfield Mill Business Park, Mill Lane, Passfield, Liphook, GU30 7QU

Decision It is noted that the company only has permission for B1 light industry on this site and not B2 as currently undertaken. Application for re-designation of the site needs to be obtained.

The marquee is not "low-level" at 4.8 metres high and highly visible.

Under the Lawful Development Certificate proof needs to be seen that the container has been there for a period of 10 years and on the same footprint.

The storage unit is sited right up against the boundary on the River Wey Trust. This should be checked.

The applicant manufacturers hazardous substances which needs to checked with The River Wey Conservation Trust.

The council once satisfied with answers to the above queries would only support the structure of the marquee on condition that the containers are removed.

122/17.6 57347/001 Retention of garden structure

14 Canada Way, Liphook, GU30 7TD

Decision No Objection

122/17.7 54837/001 Single storey rear extension

116 Headley Road, Liphook, GU30 7PT

Decision No Objection

122/17.8 54806/002 Detached garage

8 Chitley Lane, Liphook, GU30 7HJ

Decision Objection

The proposed plans would appear to suggest that the applicant has another intended use for the building other than a garage. The roof of the proposed building is too high

122/17.9 35666/006 Single storey rear extension
59 Haslemere Road, Liphook, GU30 7BN

Decision No Objection

123/17 TREE WORK APPLICATIONS

Trees with TPOs

123/17.1 53904/003 T1 Silver Birch - selective reduction on lateral spread by 2m and on height. Finished height 7m, finished spread 4m T2 Silver Birch - crown reduce by 3m in height and selective reduction on laterals to balance. Finished height 4m and lateral spread 3m T3 Weeping Beech - lateral over extending towards highway reduce by 1.5m back to suitable growth point, finishing length 3m, tip reduce hanging laterals in garden by 1m to raise crown to 3m
1 Childerstone Close, Liphook, GU30 7XE

Decision No Objection

Trees without TPOs

123/17.2 38431/004 Leylandi x 2 - fell
33 Stonehouse Road, Liphook, GU30 7DD

Decision No Objection

124/17 ADDITIONAL APPLICATIONS/URGENT PLANNING MATTERS

124/17.1 56295 Two storey extension to side, single storey extension to rear
15 Chiltlee Close, Liphook, GU30 7BP

Decision No Objection

124/17.2 57172 Construction of two x 2 bedroom maisonettes, new vehicular access and off road parking.
26 Meadow Way, Liphook, GU30 7BH

Decision Strongly Object.

Meadow Way is already congested with off-road parking making it dangerous for children, pedestrians and other vehicles. Additional cars will only add to this situation particularly due to the position of the proposed development. The proposed development will be a very high density of housing, totally unsuitable and have a major negative impact on neighbours.

The proposed development is set right up against the tree boundary of Radford Park and a steep bank down into the park. Any development will unsettle the sub-structure of the bank and erode the soil causing major problems in a conservation area. It will also have a dramatic negative impact on the trees and vegetation. The growth and general health of the trees will be severely compromised resulting in unhealthy, weak trees which will be subject to problems in high winds and winter weather. These trees are in a conservation area and TPOs.

125/17 TREE WORK APPLICATIONS

125/17.1 34310/036 Variation of condition 3 & 9 of 34310/032 - to allow tree works to be carried out as per new plans 701 Rev B and 702 Rev F
Land at Lowsley Farm, Lark Rise, Liphook

Decision No Objection

126/17 RESULTS OF PREVIOUS APPLICATIONS

These were noted.

Meeting closed at 9: 35pm

Signed
Chairman

Dated.....