



# BRAMSHOTT & LIPHOOK PARISH COUNCIL

www.bramshottandliphook-pc.gov.uk

MRS JOANNA CADMAN  
LOCUM EXECUTIVE OFFICER

Tel: 01428 722988

e-mail: council@bramshottandliphook-pc.gov.uk

THE PARISH OFFICE  
HASKELL CENTRE  
MIDHURST ROAD  
LIPHOOK  
HAMPSHIRE GU30 7TN

## **THESE ARE DRAFT MINUTES AND ARE SUBJECT TO APPROVAL AT THE NEXT MEETING**

**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 7.30PM IN  
THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 8<sup>th</sup>  
JANUARY 2018.**

### MINUTES

#### PRESENT

Cllr Jerrard (Chairman)

Cllr Easton (Vice Chairman)

Cllr Croucher

Cllr Jourdan

Cllr Kirby

Cllr Poole

Cllr Trotter

Mr S. Thomas, Tree Warden

Mrs D. Meek, Deputy Executive Officer

7 Members of the Public and the press were in attendance.

#### **01/18 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman pointed out the fire exits and reminded those present about use of mobile phones. He suggested that consideration might be given to moving meetings to another day of the week due to various clashes on a Monday.

#### **02/18 APOLOGIES FOR ABSENCE**

There were none.

#### **03/18 DECLARATIONS OF INTEREST**

Cllr Jerrard stated that, as he is a member of the Old Thorns Golf and Country Club, he will not chair application 21589/105 VOC (Item 09/18.3) and will abstain from voting.

#### **04/18 MINUTES OF MEETING HELD ON**

The minutes were confirmed and signed as being a true record of the meeting. Proposed Cllr Croucher, seconded Cllr Trotter, unanimously approved.

05/18

**MATTERS ARISING FROM THE MINUTES**

Cllr Jerrard referred to Item 160/17.3 and advised that EHDC did not notify the neighbours about this application. EHDC do not have an obligation to notify neighbours about LDC applications but Cllr Glass will be taking this up with them.

06/18

**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.

07/18

**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**

The meeting would be adjourned for public participation for applications 23680/007, 21589/105, 23353/007 and 33125/048 at the time of consideration.

Meeting reconvened.

08/18

**LOCAL PLANS**

Cllr Jerrard provided an update on the EHDC and South Downs Local Plans.

Cllr Kirby reported that Cllr Winfield has now stepped down from the role of interim Chair of the NDP Steering Group.

Cllr Jerrard reported that, following on from the last day of the Design Forum which was held in November, Feria Urbanism will be presenting a report at tomorrow's Steering Group meeting.

09/18

**PLANNING APPLICATIONS**

09/18.1

**23680/007 LDCE**

**Lawful development certificate existing - storage of building materials and the siting of two containers**

Old Sewage Disposal Works, Passfield Road, Passfield, Liphook, GU30 7QU

**Decision**

**Objection**

The evidence provided is insufficient to prove that the containers have been in continuous use on this site for a period of over 10 years.

09/18.2

**23928/013 HSE**

**Car Barn and Store**

Long Meadow, Hewshott Lane, Liphook, GU30 7SS

**Decision**

**No objection**

Cllr Trotter left the meeting at this point.

09/18.3

**21589/105 VOC**

**Variation of conditions 11 & 18 of 21589/097 to allow substitution of drawing OTAP176 Estate Boundary and Apartments Rev C to OTAP176 Estate Boundary and Apartments Rev G and OTAP903 Apartments Car Park**

Old Thorns Golf & Country Club, Weavers Down, Liphook, GU30 7PE

**Decision**

**Objection**

The Committee concurred with the Landscape Officer's comments. The Committee also expects replacement planting for the lost trees.

This item was chaired by Cllr Easton. Cllr Jerrard abstained from voting on the decision.

- 09/18.4**            **23353/007 FUL**  
**Two 1 bedroom flats following demolition of existing fast food outlet**  
5 London Road, Liphook, GU30 7AP
- Decision**        **Objection** on the grounds of the loss of commercial premises in a conservation area, inadequate access, and inadequate parking for 2 dwellings
- 
- 09/18.5**            **33125/048 FUL**  
**Retention and continued use of agricultural buildings as Class B1(c) (part retrospective)**  
Woolmer Farm, Woolmer Lane, Bramshott, Liphook, GU30 7RD
- Decision**        **Objection**  
The Committee is of the opinion that this proposal does not significantly address the majority of reasons given for the refusal of the previous application (33125/041) and therefore objects to the application for the following reasons:
1. The proposal would lead to over-intensification of use in a rural area, detrimental to the tranquil character and to the amenities of nearby residents and also to users and inhabitants of nearby Ludshott Common.
  2. The applicant has no control or jurisdiction over vehicles once they leave the site. A large proportion of traffic generated on the site would still travel through historic sunken lanes in Bramshott either through Tunbridge Lane or Church Lane, Rectory Lane and Woolmer Lane as a result of either the need to access the junction with the A3 off Church Road, or because satnavs direct traffic through these historic lanes. Whilst the applicant proposes locking the gate from Woolmer Lane which accesses the site, there is no means of enforcing or monitoring this.
  3. Part of the existing unauthorised development is generating unacceptable levels of noise which is having a detrimental effect on the amenity of local residents. This also occurs outside of normal working hours and during weekends. Change of use to B1(c) would increase noise, light and air pollution to levels which would be unacceptable to residents in close proximity to the development and detrimental to the tranquil character of the area.
  4. Change to B1(c) use is likely to increase the volume of HGVs and large vehicles along sunken lanes with extremely limited passing places. Where passing has been attempted this has led to damage to the structure of the sunken lanes. The majority of roads leading into Bramshott are signed as being “unsuitable for HGVs” and there are three narrow/weak bridges crossing the River Wey (within the conservation area) with weight restrictions. All of these are likely to be used by traffic entering and leaving the proposed development.
  5. The increase in vehicular movement will increase danger and impact on the safety and convenience of all users, particularly pedestrians, cyclists and horse-riders along narrow lanes.
  6. With limited off road parking there is increased residential parking along Tunbridge Lane, considerably restricting safe traffic movement. There have already been a number of incidents where HGVs have been unable to pass or turn along these lanes. We refer to both our District and County Councillors who have been notified of these cases.
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- 09/18.6**            **33020/017 FUL**  
**Retention of three pole barns to be used as storage for equestrian items**  
Waterside, Headley Road, Passfield, Bordon, GU30 7RT
- Decision**        **No objection** provided that the barns are used in association with the existing approved equestrian facilities and are used solely for private use. It was noted that it has not been shown which fields will be used as paddock and “turn out” areas as the block plan only shows the barns and up to the existing track.

- 09/18.7**            **26540/010 FUL**  
**Retention and continued use of building as B1 Business (Office), installation of security lights, detail features and external alterations**  
HSBC, 4 London Road, Liphook, GU30 7AW
- Decision**        **Objection** to the installation of security lights to the front of the building which is inappropriate in a conservation area and unnecessary.  
**No objection** to the installation of security lights to the side of the building or to the rest of the application.
- 09/18.8**            **36064/002 HSE**  
**Single storey side extension after demolition of existing garage**  
17 Meadow Close, Liphook, GU30 7BJ
- Decision**        **No objection** although the need to protect the tree was noted.
- 09/18.9**            **57172/001 FUL**  
**Three x 1 bedroom apartments, new vehicular access and off road parking**  
26 Meadow Way, Liphook, GU30 7BH
- Decision**        **Objection**  
This is an overdevelopment of the site. The Committee noted the previous recommendation for 2 units rather than 3.
- As the meeting had been in progress for 2 hours, it was agreed at this point to extend the meeting for a further half an hour.
- 09/18.10**          **56041/006 HSE**  
**Conversion of half of existing car port to a home office**  
The Old Cricketers, Passfield Road, Passfield, Liphook, GU30 7RU
- Decision**        **Objection**  
This would result in inadequate space for parking
- 09/18.11**          **56041/007 LBC**  
**Listed Building Consent - conversion of half of existing car port to a home office**  
The Old Cricketers, Passfield Road, Passfield, Liphook, GU30 7RU
- Decision**        **No objection**
- 09/18.12**          **38531/009 FUL**  
**1 no 1 bedroom 2 storey dwelling to the North West elevation of existing 2 storey block of flats**  
Chiltlee View, 31 Haslemere Road, Liphook
- Decision**        **Objection** on the grounds of overdevelopment and inadequate parking on a site which already has parking difficulties.
- 09/18.13**          **38531/010 HSE**  
**Single storey rear extension to existing block of flats to form additional accommodation**  
Chiltlee View, 31 Haslemere Road, Liphook
- Decision**        **Objection** on the grounds of overdevelopment and inadequate parking on a site which already has parking difficulties.
- 09/18.14**          **21073/005 HSE**  
**Enlargement of dormer with balcony to existing loft room**  
Forest Glen, Longmoor Road, Liphook, GU30 7PG
- Decision**        **No objection**

**10/18 TREE WORK APPLICATIONS**

**10/18.1 26295/016 TPO**

**G2 (EH806/08) Group of 5 Ash Tress (rear of site) - Prune back to boundary to give 5 metres clearance of the buildings , prune back to suitable growth points or remove whole limbs, crown lift to 4 metres**

**G1 (EH466/02) Group of trees (rear of site) - Beech -Crown clean, reduce side branches back to suitable growth points to give 4 metres clearance of the buildings.**

**Scots Pine x 2 adjacent to Beech tree - Crown clean, Lime stems - Re-coppice clump**

**T7 (EH466/02) Ash (rear of site), T8 (EH466/02) Beech (rear of site), T9 (EH466/02) Pine (rear of site) - Crown clean and lift crown to 4 metres on all three trees**

**T8 (EH361/96) Beech (front of site) - Crown clean and reduce limb with tight fork and included bark by 3-4 metres**

**T9 (EH361/96) London Plane (front of site) - Crown clean and lift crown to 5 metres over highway**

**T11 (EH466/02) Oak (front of site) - Crown clean and lift crown to 4 metres**

**T12 (EH466/02) Sweet Chestnut (front of site) - Crown clean and crown lift to 4 metres**

Former Site of Silent Garden, 22A Portsmouth Road, Liphook

**Decision No objection**

**11/18 RESULTS OF PREVIOUS APPLICATIONS**

These were noted.

**12/18 DRAFT VEHICLE PARKING STANDARDS SPD**

This was considered and Members were in support of the draft. It was agreed that Cllr Kirby would formulate a response in consultation with the DEO.

**13/18 DRAFT RESIDENTIAL EXTENSIONS AND HOUSEHOLDER DEVELOPMENT SPD**

This was considered and Members were in support of the draft. It was agreed that Cllr Easton would formulate a response in consultation with the DEO.

Meeting closed at 9:55pm

Signed.....  
Chairman

Dated.....