



# 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 10<sup>th</sup>  
SEPTEMBER 2018.**

### MINUTES

#### **PRESENT**

Cllr Jourdan (Chairman)

Cllr Easton

Cllr Kirby

Cllr Poole

Mrs D. Meek, Deputy Executive Officer

18 members of the public were in attendance.

**102/18**

#### **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman pointed out the fire exits and reminded those present about use of mobile phones.

**103/18**

#### **APOLOGIES FOR ABSENCE**

Apologies received from Cllrs Garnett and Jerrard were approved.

**104/18**

#### **DECLARATIONS OF INTEREST**

There were none.

**105/18**

#### **MINUTES OF MEETING HELD ON 13<sup>TH</sup> AUGUST 2018**

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

Proposed Cllr Poole, seconded Cllr Jourdan.

**106/18**

#### **MATTERS ARISING FROM THE MINUTES**

There were none.

**107/18**

#### **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.

**108/18 PUBLIC PARTICIPATION SESSION**  
Meeting Adjourned

**Public Questions - Items not on the Agenda**

A member of the public asked how many committee members need to be present in order to make a decision. Cllr Jourdan informed him that the quorum for the committee is 3.

**Public Participation – Items on the Agenda**

A number of residents from Passfield voiced their objections to application 21479/015 OUT. Residents from Haslemere Road expressed their objections and concerns about application 22101/007 FUL, and the applicant and the potential lessee of this site addressed the committee.

Meeting reconvened.

**109/18 LOCAL PLANS**

Cllr Easton reported that EHDC have completed the call for sites and will shortly produce a list of preferred sites.

**110/18 PLANNING APPLICATIONS**

**110/18.1 21479/015 OUT**

**Outline application for redevelopment of Passfield Business to provide up to 69 residential units plus associated open space, landscaping and parking (Access and Scale to be considered)**

Passfield Enterprise Centre, Lynchborough Road, Passfield, Liphook, GU30 7SB

**Decision Strongly Object**

The site lies within the 400m buffer zone of the Wealden Heaths SPA and Woolmer Forest SAC. We understand that EHDC's allowance for new housing to be built within this zone has already been exceeded and there is no proven need to have residential development in this location as other alternative sites in the parish and the wider area are available. We would support any objections raised by National Trust, NE, HCC Ecology, Wildlife Trusts and all other conservation bodies.

The distance from the South Downs National Park is unknown, however light generated by this proposed development could have an adverse effect on the Dark Skies policy as well as protected fauna. In addition, the wide sweep of open countryside provides views of the landscape from inside the National Park and therefore the SDNPA should also be consulted.

This site was previously excluded as a SHLAA site and has not yet been assessed following the recent call for sites by EHDC and we would suggest that alternative forms of development would be more suitable in this location.

The development would result in a substantial increase in the number of dwellings in an outlying hamlet that has very little facilities apart from a village shop and a social club and would have a substantially adverse effect on the character of the area.

The proposed density is too high and is more suited to an urban environment. Although it is only an outline application, there is a severe lack of soft landscaping, loss of natural areas and inadequate public open spaces on the site.

The rail station is over 3 miles away and is not within realistic walking distance. The local schools (either in Liphook or Bordon) are over 2 miles away and Bohunt Academy is over 3 miles distant. This would place additional pressure on the local authority to provide transport for pupils or would add to the number of vehicles travelling to local schools. There is no adequate continuous footpath between Passfield and Liphook and there have been a number of

fatal accidents in the vicinity of the site and therefore pedestrians and cyclists do not have any assurance of safe, secure or sustainable modes of travel.

The traffic report stated that the tidal flow of traffic would change and more vehicles would leave during the morning peak hour. During the survey two thirds of traffic turned towards Liphook. There is significant traffic congestion along Headley Road which is anticipated to increase and therefore the cumulative effect of traffic from a large residential development travelling towards Liphook along Headley Road is unacceptable.

There is insufficient parking provision on site as the residents would have to rely heavily on cars for transport, and it does not take into account visitor parking. Lynchborough Road, The Lyndons, Eleanor Close and Arundel Close are all extremely narrow with no 'on street parking'. Hollywater Road is a narrow, unlit rural road with no footpath, therefore any overspill parking would be an extreme hazard to other road users.

The only bus service is extremely limited, operating only during school term times so there is no service at all during school holidays and weekends. The service starts at 7.15 am with a break until 9.00 am then finishes at 5.45 pm. It thus does not serve commuters or school children in a regular, reliable manner.

Residents would rely heavily on transport by car as the closest shops, doctors, schools, railway, leisure, employment etc are more than 3 miles away in either direction.

**110/18.2**      **22101/007 FUL**  
**Construction of a new frontage building, two new town houses and a 60 seat auditorium, conversion of existing garage showroom into foyer of new cinema following demolition of the existing rear buildings and single storey frontage building.**

Liphook Garage, The Square, Liphook, GU30 7AH

**Decision**      **Support in principle** subject to the following modifications:

- Pulling back the southern boundary wall of the new frontage building (proposed restaurant), as the proposed position of this wall does not allow sufficient space between it and the road for the safety of pedestrians
- Limiting the new frontage building to a single storey as the first floor has a negative impact on the light of the immediate neighbouring property

**110/18.3**      **57929 HSE**  
**Single storey rear extension**  
7 Edmonton Way, Liphook, GU30 7TG

**Decision**      **No objection**

**110/18.4**      **57930 HSE**  
**Single storey rear extension**  
6 Edmonton Way, Liphook, GU30 7TG

**Decision**      **No objection**

The Chairman had to leave the meeting at this point and as the Vice Chairman was not present at the meeting, it was proposed by Cllr Jourdan, seconded by Cllr Poole and agreed that Cllr Easton would chair the remainder of the meeting.

**110/18.5**      **20019/008 VOC**  
**Variation of Condition 17 of 20019/007 to allow substitution of plans which includes change to levels, window height, car parking and additional windows and additional club room**

34 Station Road, Liphook, GU30 7DS

**Decision**      **No objection**

- 110/18.6**      **57897 FUL**  
**Creation of new access and installation of 5 bar gate**  
Land East of Chiltley Cottage, Devils Lane, Liphook
- Decision**      **Objection**  
The proposed site of the gate is very close to the junction of Highfield Lane. The recommended visibility splays of 2.4 metres by 43 metres with no obstructions over 1 metre in the vertical visibility would result in the removal of the roadside bank and the loss of a native hedgerow. The creation of a layby on the opposite side of the Lane would also result in the loss of a native hedgerow. This proposal would result in an open aspect and have a negative impact on the character of the rural lane.
- 110/18.7**      **22702/041 FUL**  
**Reinstatement of existing central door, repairs to existing porch and new light above. Existing door to be locked shut, removal of light and ironmongery and painted to match public house front. Adapt landscaping to front for new entrances.**  
Royal Anchor, 9-11 Portsmouth Road, Liphook, GU30 7AD
- Decision**      **No objection**
- 110/18.8**      **22702/042 LBC**  
**Listed building consent - Reinstatement of existing central door, repairs to existing porch and new light above. - Existing door to be locked shut, removal of light and ironmongery and painted to match public house front. - Removal of section of wall to install new draft lobby with two new doorways. - Infill doorway from existing draft lobby with timber stud - Adapt landscaping to front for new entrances.**  
Royal Anchor, 9-11 Portsmouth Road, Liphook, GU30 7AD
- Decision**      **No objection**
- 110/18.9**      **50951/009 VOC**  
**Variation of condition 7 of 50951/003 - to allow for the retention of the existing access way that services the classic car store implemented and completed under 50951/004**  
Old Thorns Farmhouse, Weavers Down, Liphook, GU30 7PE
- Decision**      **Objection**  
Condition 7 is still valid and there is no reason to vary it.
- 110/18.10**      **51408 LDCP**  
**Lawful development certificate for a proposed development - single storey extension and loft conversion following demolition of conservatory**  
7 Yeomans Lane, Liphook, GU30 7PN
- Decision**      **No objection**
- 110/18.11**      **54599/046 S106**  
**Deed of variation of Section 106 agreement dated 27 February 2015 to planning permission 54599/001**  
Bramshott Grange Care Home, Connaught Drive, Liphook
- Decision**      **Objection**  
The Committee objected to changes to the Section 106 agreement.
- 111/18**      **TREE WORK APPLICATIONS**
- 111/18.1**      **24368/003 TPO**  
**Sycamore Tree - Reduce height and crown radius by 3 metres (measurements are from ground level).**  
28 Malthouse Meadows, Liphook, GU30 7BE
- Decision**      **No objection**

**112/18 RESULTS OF PREVIOUS APPLICATIONS**  
These were noted.

Meeting closed at 9:30 pm

Signed.....  
Chairman

Dated.....