



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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**THE PARISH OFFICE
HASKELL CENTRE
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**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN
THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 21
NOVEMBER 2011.**

MINUTES

PRESENT WERE:

Clr D Jerrard (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr R Evans, Cllr Ms J Poole & Cllr P Robinson. Cllr B Mouland, Dr Evans (Parish Tree Warden), Mrs G Spencer (Information Officer) also attended, together with one member of the press & four members of the public for part of the meeting.

132/11 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 then explained that the Committee would discuss any applications/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 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.

He added that EHDC had held the first combined Planning Committee meeting on 20 October 2011, and that the first two applications discussed were for Bramshott & Liphook (46 Chitley Lane 39060/10;11). Cllr Mrs Easton had spoken on behalf of the Parish Council & he thanked her for an excellent job.

133/11 APOLOGIES FOR ABSENCE

There were none.

134/11 DECLARATIONS OF INTEREST

There was an application for the Deers Hut public house (Minute 139/11.2) & it was noted that some members visited there occasionally, but agreed that this would not constitute a personal interest.

135/11 MINUTES OF MEETING HELD ON MONDAY 17 OCTOBER 2011

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

136/11 MATTERS ARISING FROM THE MINUTES

The Chairman reported that the Parish Council were still undecided about whether to hold a public meeting about the possible development of frontage land at Bohunt Manor (Minutes 122/11; 131/11). Cllr Evans added that he was concerned about trees adjacent to Footpath 2, which had been cut back. He had reported this to EHDC, but no action had been taken. The Chairman stated that the Parish Council should continue to monitor the site.

Cllr Robinson was concerned that some specimen trees on the Lowsley Farm site (Minute 124/11.2) were not TPO'd. Dr Evans (Parish Tree Warden) agreed to investigate.

137/11 PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda).

Mr Trotter (North Cottage, Bohunt Manor) reported that the footpath at Bohunt Manor, which was originally just 1m wide, had been widened & was now sufficiently wide for vehicles to drive along. The Chairman proposed that this should be an agenda item for the next Planning Committee meeting. He would research the land ownership of the footpath & suggested that other members conduct a site visit with Mr Trotter.

Members'/Public Participation (Code of Conduct, Paragraph 12 (2)). None.

Public Participation. Permitted by the Chairman (see Minute 132/11).

138/11 PLANNING APPLICATIONS

APPLICANT

139/11.1

20190/017 Cllr Mrs B Easton	Single-storey extensions to rear, single-storey extension to front & alterations to fenestration - Hill House, Hill House Hill, Liphook	Ms Cottrell & Mr Ireland
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Cllr Mrs Easton explained that the house had been built on former stables & that there was a bungalow ancillary to the house, both of which looked fairly new. The proposed work would link the bungalow to the house to make a very large building, which would remain as two dwellings. The site history involved several changes of use between stables, offices & residential. The site was near the A3, with no close neighbours, so this would not affect anyone else.

Decision: No objections.

139/11.2

23895/010 Cllr M Croucher	Extension to rear elevation, new covered external staircase, first-floor extension to rear to form additional manager's accommodation, new shower block for campsite, enlargement of car park & changes to existing fenestration - The Deers Hut, Griggs Green, Liphook	Foley Pub Company Ltd
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Cllr Croucher advised that a substantial new kitchen formed the major part of the application. The kitchen extension would be single-storey with two pitched roofs with an extractor unit between them, which should lessen the impact on neighbours. There would be additional accommodation above ground level for the licensee & the car park area at the front of the pub would be pedestrianized. All parking would be at the rear & the parking area there would be extended, resulting in an increased number of spaces.

The meeting was then adjourned to allow Mr Charles (The Old Forge, Griggs Green), who lived next-door to the pub, to comment on the application. He considered that the proposed extension was well designed, but would mean that the main building would be closer to his house. His main concern was that the rear garden area, currently used as a private garden by the licensee, might become a public area or a smoking area. He was also concerned about noise/smells from the kitchen, especially if the food serving hours were extended, & the extension of the front terrace up to his boundary. The meeting was then reconvened.

Cllr Croucher considered that this would be an improvement for customers & that there were no planning reasons to object to it. He suggested supporting the application, with the proviso that the rear garden was to remain as a private garden.

Decision: Support application subject to rear garden being retained as private garden area & noise nuisance to adjacent property, The Old Forge, monitored & kept to minimum.

139/11.3

**25292/004 Conservatory to side, alterations to fenestration & relocation IGP Consulting
Cllr Mrs B Easton of front door - 1 Church Cottages, Hammer Vale Ltd**

Cllr Mrs Easton explained that the property was adjacent to Parish Council land, near the Prince of Wales public house. This was a semi-detached house which had already been extended. The porch currently protruded onto the Parish Council land & the applicant wanted to move it in order to relocate the front door. The applicant also wanted to put a conservatory on the side of the house & Cllr Mrs Easton was concerned as the conservatory would have a blank wall facing the common land.

Decision: No objections to relocation of porch, but object to conservatory design (blank wall at front unsympathetic to rural Conservation Area) & consider that conservatory should be located to the rear of the cottage.

139/11.4

**33167/002 Replacement garage & ancillary accommodation, following Mr & Mrs
Cllr P Robinson demolition of existing garage & ancillary accommodation Scott
- Westacre, 71 Longmoor Rd, Liphook**

Cllr Robinson reported that the existing building was a combination of a stand-alone asbestos garage & a pre-war brick-built dog kennel, office & fuel store, under a corrugated iron roof. The proposed single-storey replacement building would occupy a slightly smaller area, although the roof would be higher than that of the original building. The finished building would not exceed any boundaries nor compromise a nearby stand of beech trees.

Decision: No objections.

139/11.5

**39607/005 Two-storey extension to side - Cypress, Hill House Hill, Mr Probert
Cllr Mrs B Easton Liphook**

Cllr Mrs Easton advised that this was one of a row of houses with long rear gardens, & was adjacent to the house with the workshop at the rear. The house had out-buildings, which would be demolished. She could see no reason to object as the extension would not be particularly close to the adjacent house & the house was in need of renovation.

Decision: No objections.

139/11.6

51523/004 **Conversion of oast houses, barn & adjoining building to residential use (including internal & external alterations) & detached three-bay garage - Oast House, Quinces, Tunbridge Lane, Bramshott** **Mr Morris**
/005
Cllr R Evans

Cllr Evans reported that the house was a Grade II listed building & the applicant was renovating it. He considered that this would be a great improvement.

Decision: No objections.

139/11.7

53725 **Single-storey extension to rear & pitched roof over existing single-storey element - 11 Station Rd, Liphook** **Mr & Mrs Boardman**
Cllr P Robinson

Cllr Robinson explained that the extension would be a lengthening of a single-storey flat roof extension, completed around 14 years ago. The extra room would be the same width as the original extension, but would be offset to allow access to the rear garden. The original flat roof would be replaced with a pitched roof, which would raise the roof-line by 1.4m. There would be more than adequate space between the new extension & the extension next-door.

Decision: No objections.

139/11.8

53767 **Conversion of garage into habitable accommodation - 4 Allee Drive, Liphook** **Mr Swiston**
Cllr R Evans

Cllr Evans reported that the application was to convert an integral garage into a study. He considered that it could set a precedent, but on balance would make little difference, especially as there was on-site parking for one car. Cllr Mrs Easton was concerned about the effect on the streetscene, but it was agreed that it was not an issue in this instance.

Decision: No objections.

139/11.9

53802 **Variation of 106 agreement (previous application 28448/007) - linking of 8 stables to 14 acres of pasture land - Woolmead Farm, Woolmer Lane, Bramshott** **Mr Lunt**
Cllr M Croucher

Cllr Croucher advised that permission had been granted for a stable for eight horses, on the basis that they would graze on the adjacent land, & this application was to reduce the amount of grazing land. There was a DEFRA formula stipulating the accepted ratio of stabling to land, & the EHDC Case Officer had not as yet decided whether this application met the guide-lines.

Decision: No comment.

139/11.14

53888 **Single-storey side extension & two-storey rear extension** **Mr Pulsford**
Cllr P Robinson **- 43 Portsmouth Rd, Liphook**

Cllr Robinson explained that the single-storey side extension would be a continuation of the front entry hall & would accommodate new stairs to replace the existing old-fashioned steep stairway. The extension would not compromise the boundary with the adjacent house, 41 Portsmouth Rd. However, the two-storey extension to the rear might cause a problem in that the party wall formed the boundary, & there would only be a 100mm gap between this extension & an existing single-storey extension at 45 Portsmouth Rd. The applicant was intending to incorporate a cap with lead-flashing to seal the gap & a wood panel to prevent leaves/other debris entering the space between the two extensions, & had discussed the issue with his next-door neighbour. Cllr Robinson could see no reason to object, apart from this issue, which should probably be dealt with under building regulations.

Decision: No objections, although concerned about the close proximity of the rear extension to party wall/rear extension of the adjacent house, 45 Portsmouth Rd.

TREE APPLICATIONS

139/11.15

23717/014 **Prune blue spruce - Radford Court, Tower Rd, Liphook** **Mr Ambrosen**
Dr Evans

Dr Evans stated that the tree was a mature specimen, around 40ft high, & was located between Greenfield Close & Radford Court. The tree was a little ragged, with a bent branch. The application was to remove this branch, dead-wood the tree & remove 10ft from the crown. Dr Evans had no objections to the removal of the branch or the dead-wooding, but considered that topping the crown would leave the tree an odd shape. This was of particular importance as there were not many other examples of this type of tree in the Parish.

Decision: No objection to dead-wooding & removal of specified branch, but object to reduction of crown height as would be detrimental to appearance/health of tree, especially important given that this is one of the few examples of this specimen in the Parish.

139/11.16

38405/001 **Prune sycamore - 2 Quebec Close, Liphook** **Miss Love**
Dr Evans

Dr Evans reported that the tree, which he thought was probably a maple, was in the front garden, & was too close to the house. The application was to reduce the canopy by 30%. He agreed that it should be reduced, but considered that a 15/20% reduction would be more acceptable.

Decision: No objections, but consider 15/20% reduction more acceptable.

139/11.17

38626/002 **Prune copper beech - 20 Chestnut Close, Liphook** **Mr Kitchen**
Dr Evans

Dr Evans stated that this was a very large tree on the Berg Estate. The application was to prune the canopy by around 15% & he had no objections.

Decision: No objections to 15% reduction.

139/11.18

38816/002 **Prune silver birch & 2 sweet chestnut trees - 6 Quebec** **Mrs Wilson**
Dr Evans **Close, Liphook**

Dr Evans reported that the application was to remove various specified branches which were overhanging the house & blocking the light. He considered that the proposed work would improve the appearance & amenity value of the trees.

Decision: No objections.

139/11.19

53838 **Prune oak - 25 Stonehouse Rd, Liphook** **Mr Woodland**
Dr Evans

Dr Evans reported that this was a large mature tree, adjacent to Radford Park. The tree had been damaged & lost a large branch. It needed dead-wooding & the removal of a straggly branch which was growing towards the house. Dr Evans considered that the work should improve the balance of the tree & improve its appearance/health.

Decision: No objections.

140/11 **ADDITIONAL APPLICATIONS**

There were none.

141/11 **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

142/11 **TREE PRESERVATION ORDER**

Land to rear of 54-58 Headley Rd, Liphook (E.H. 887) - 20.10.2011

It was noted that a provisional TPO had been placed on a group of eight trees (four Lawson Cypress, two Sweet Chestnut, one Ash & one Coastal Redwood) on the north-east boundary.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 10.10pm.
Confirmed at the meeting held on 12 December 2011.

Signed
Presiding Chairman