



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 20 AUGUST 2012.

MINUTES

PRESENT WERE:

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

80/12

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 reported that he had received a letter of complaint from an applicant about how the Parish Council had handled his application & he had replied to the applicant, who had since been granted permission. He encouraged members to notify applicants/neighbours who were out when site visits were made by use of a standard form, copies of which were distributed to members (see Appendix 2).

He advised members that two applications for the former OSU site, for a care facility & for 67 dwellings, would be considered at the Parish Council meeting on 28 August 2012.

The Parish Council had been invited to send two representatives to a training session in October, & the Chairman proposed that Cllrs Jordan & Robinson should attend, with Cllr Tough as a 'reserve'. **Afternote:** Cllrs Tough & Robinson to attend, as Cllr Jordan not available.

He advised that there was a SDNP Planning meeting on 13 September & that the Parish Council should be represented if the recent Bohunt Manor applications were on the agenda.

81/12 APOLOGIES FOR ABSENCE

There were none.

82/12 DECLARATIONS OF INTEREST

Cllr Robinson - totem sign at Co-operative Retail Services Ltd (Minute 86/12.4) - he lived nearby & had already lodged a letter of objection with EHDC;
Cllr Jerrard - base station at land at Eagle's Lodge, Queens Rd (Minute 86/12.9) - he was known by the applicant.

83/12 MINUTES OF MEETING HELD ON 16 JULY 2012

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

84/12 MATTERS ARISING FROM THE MINUTES

The Chairman expanded on the complaint referred to in his announcements. Neighbours had raised concerns about traffic problems due to business use in connection with an additional application for an extension (garage with playroom over) at 20 Chiltlee Close (Minute 78/12.2). He had visited the site today & agreed with Cllr Tough's report that there was a considerable amount of traffic congestion, resulting from the alleged business use. That congestion had been evident when he visited & he concluded that the Parish Council had not done anything incorrectly.

85/12 PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda).

Mr Trotter (North Cottage, Bohunt Manor) asked whether there had been any response to the letter sent to EHDC about Bohunt Manor. An acknowledgement had been received, but nothing further had been received despite a further e-mail being sent.

Cllr Tough suggested asking one of the District Councillors to pursue the matter.

The Chairman reported that the Bohunt Manor Working Party, which comprised himself & Cllrs Jordan & Mouland, were due to hold their inaugural meeting on 22 August, & they would discuss the matter further at that meeting.

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

Public Participation. Permitted by the Chairman (see Minute 80/12).

86/12 PLANNING APPLICATIONS

APPLICANT

86/12.1

**SDNP/12/01276
Cllr M Croucher**

**Lawful Development Certificate for an existing use
- continued use of land for golf-related purposes
- land to west of Admers Lane, Liphook**

**Liphook
Golf Club**

Cllr Croucher reported that the land was past The Links public house, adjacent to a bridleway & near some cottages. It had been used as an overflow car park for many years by Liphook Golf Club, who had submitted this application in order to formalise the usage. The usage had been confirmed by several members & there were no objections from the occupiers of the nearby cottages.

Decision: No objections.

86/12.4

Cllr Robinson left the meeting.

27589/018 **Display of non-illuminated totem sign - Co-operative** **The Southern** **Cllr Ms J Poole** **Retail Services Ltd, 64 Headley Rd, Liphook** **Co-operative**

Cllr Ms Poole explained that the previous application, which had been withdrawn, had been for a 4½m totem sign which was now reduced to 2.6m, but in same location. Although it was smaller, she still considered it to be surplus to requirements. The application argued that the store was not clearly visible to passing traffic, but she considered that the point was that it was meant to be a local store. She did not consider that the sign would add anything to the store. The application showed the sign advertising opening hours of 10am - 11pm, whereas the current signage was for 10am - 10pm. She had spoken to one of the store's employees, who claimed that this was an error as there was no intention to open later.

Cllr Robinson had submitted written objections to EHDC & Cllr Ms Poole read out his letter.

Cllr Tough disagreed as he considered that the totem sign would match the rest of the signage & would make the store more visible from the road.

Cllr Jordan objected to the totem sign & pointed out that the current sign would be more visible if the existing chain-link fence were removed & replaced with a lower fence. Members were in agreement & it was agreed that the Parish Council should write to the applicant.

The Chairman proposed objecting to the application on the same grounds as Parish Council had objected to the earlier objection. A vote was taken (five in favour; one against).

Decision: Object as consider sign unnecessary & too large/out-of-keeping
for residential area. Would also set a precedent & could create
a highway hazard as could obscure drivers' vision.

Cllr Robinson rejoined the meeting.

86/12.5

37874/002 **Two-storey extension to front - 60a Headley Rd, Liphook** **Mr Sellitto** **Cllr P Jordan**

Cllr Jordan advised that the site was two doors down from the Co-op store. The proposal was for a front extension of a garden store on the ground floor, with a studio on the upper floor with windows facing the Co-op. The neighbour on the other side was out, but Cllr Jordan did not consider that they would be adversely affected as there was a good distance between the two properties & a high hedge to screen the extension. He could see no reason to object.

The meeting was then adjourned for the applicant to explain that he was trying to create more secure space to lock vehicles away at the front of the house to prevent vandalism. The meeting was then reconvened.

Decision: No objections.

86/12.6

53825/001 **Two-storey dwelling with detached single garage, after** **Mr Ray**
Cllr Mrs B Easton **demolition of existing dwelling - The Log Cabin, Bircholt**
Rd, Liphook

Cllr Mrs Easton reminded members that the Parish Council had objected to an earlier application in April this year, as the proposed house was too large for the plot. The applicant had now reduced the size of the footprint considerably & the dwelling was more in-keeping with the surrounding houses. The neighbours all approved as they were in favour of developing/tidying up the plot.

Decision: No objections.

86/12.7

53888/001 **Single-storey extension to side & two-storey extension to** **Mr Lydon**
Cllr P Robinson **rear (revision to 53888) - 43 Portsmouth Rd, Liphook**

Cllr Robinson advised that this was a very minor alteration to the original application, which the Parish Council approved in November last year. The amendment was to extend the rear side extension by 600mm to the side. It would not compromise any boundaries or drains, & would still allow a generous passageway between the proposed extension & the neighbouring boundary fence.

Decision: No objections.

86/12.8

54421 **Loft conversion with flat roof dormer to rear - Hillside** **Mr & Mrs**
Cllr R Evans **Cottage, Tunbridge Lane, Bramshott** **Fairhurst**

Cllr Evans reported that this was a mid-terrace house, with no houses opposite, & the application was to convert the loft space into a third bedroom with a rear flat-roofed dormer. Both of the other houses in the terrace had been converted, one with a larger dormer & one with a roof-light. There would be no change to the front elevation of the cottage.

Decision: No objections.

86/12.9

Cllr Jerrard left the meeting & Cllr Mrs Easton took the chair.

Pre-application **Proposed base station installation - land at Eagle's Lodge,** **Vodafone Ltd/**
Cllr M Croucher **Queens Rd, Liphook** **Telefónica UK Ltd**

Cllr Croucher explained that the site was at the junction of the old Longmoor Rd & Queens Rd, & the garden was parallel with the A3. The proposal was for a shared aerial right next to the A3.

Cllr Robinson asked whether this was a new aerial; Cllr Croucher confirmed that it was. Cllr Robinson asked why it was not put at the top of the hill; Cllr Croucher replied that the applicant was unable to gain access.

Cllr Jordan pointed out that this was probably the least visually disruptive point to situate it in the area. The Chairman proposed not objecting to the application. A vote was taken (five in favour; two against).

Decision: No objections.

Cllr Jerrard rejoined the meeting & resumed the chair.

TREE APPLICATIONS

86/12.10

49823/002

Fell sycamore tree - 26a Huron Drive, Liphook

Mrs Normington

Dr Evans

Dr Evans reported that the application had been made by the neighbour at 28 Huron Drive, but the owner of the tree had no objections. The tree was in the front garden & was in good health & growing vigorously. It was 35-40ft high & probably around 25 years old. It was about 5m from the two houses & blocking the light to both of them. His recommendation would depend on what type of sycamore the tree was, as if it was a purple sycamore it would not grow much more & he would recommend crown-reduction instead of felling. Otherwise, the tree could grow to 100ft & would need to be felled.

Decision:

Unable to accurately identify tree & Parish Council recommendation depends on species, in that if the tree is a Purple Sycamore, & therefore close to its final size, would object to it being felled & would recommend crown-reduction instead. However, if the tree is likely to continue growing would have no objection provided a suitable replacement is planted.

86/12.11

54450

Fell horsechestnut tree - 7 London Rd, Liphook

Mrs Ireland

Dr Evans

Dr Evans stated that the tree was at the rear of the Social Club & could be accessed from Childerstone Close. The tree was 50/75ft tall & was a high value amenity tree. The reason for felling was to provide wheelchair access in the future, when the current tenant's health deteriorated. There were, however, other means of achieving this access & he considered that it could be achieved without felling the tree.

Decision:

Object as high amenity tree & wheelchair access could be achieved by other means.

87/12

ADDITIONAL APPLICATIONS

87/12.1

20035/016

Cllr P Robinson

Alterations to west elevation, internal alterations, installation of wood-burning stove/combination boiler /two flues, three roof-lights to east elevation of out-building/ancillary accommodation (including pre-decision amendment) - Old School House, Limes Close, Bramshott

Mr & Mrs Mercer

Cllr Robinson stated that the listed outbuilding was in the Conservation Area. Parts of the building dated back to the 17th Century, when the main part was a public house, & this part was used as a stable. It had had a succession of different uses; most recently as a one room accommodation unit for an au pair, following a conversion in 2003. Part of the application was for three velux windows, a chimney for a wood-burning stove & a vent pipe for the ensuite toilet/shower room. The other part was to remove a door from the front of the building & replace it with a window to match the two existing windows. Cllr Robinson saw no reason to object as the whole wall dated from the 2003 conversion.

Decision:

No objections.

87/12.2

24085/009 **Conservatory/orangery to side, following demolition of** **Mr & Mrs**
Cllr P Jordan **existing conservatory - 36 London Rd, Liphook** **Rowson**

Cllr Jordan considered that as this was a large plot, the proposal to replace the existing conservatory with a more substantial brick-sided building with light from above was perfectly acceptable: it would have a similar sized footprint, would not be visible from the road & would not affect the neighbours.

Decision: No objections.

87/12.3

52588/001 **Creation of access/track onto field - land to south-east of** **Mr Haynes**
Cllr M Croucher **Tilbury's, Headley Lane, Passfield**

Cllr Croucher stated that the site was close to the Parish border. It was for a substantial track into a field with nothing there. He could see no purpose for it, & no reasons were given in the application.

Decision: Object as inappropriate development with no proven need.

88/12 **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

89/12 **PLANNING APPLICATION CONTACT SHEETS (see Appendix 2)**

The Chairman reminded members that these contact sheets could be left with applicants/neighbours who were not available when site visits were made, & could be particularly useful in the case of additional applications. Supplies were available from the Parish Office & were circulated at the meeting.

90/12 **PLANNING APPEAL**

34 Station Rd, Liphook (20019/004)

It was noted that an appeal by Crownhall Estates Ltd (re: refusal of planning permission for 13 houses with parking, following demolition of existing building) would be conducted by means of written statements. The original Parish Council comments (*"Object as should be retained as an employment site & location unsuitable for houses due to its close proximity to industrial/semi-industrial units & associated heavy commercial vehicle traffic."*) had been forwarded to the Planning Inspector.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 10pm.
Confirmed at the meeting held on 17 September 2012.

Signed
Presiding Chairman



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PLANNING APPLICATION REF:

SITE:

I called at your home in order to give you an opportunity to discuss the above planning application with me before I report to the Parish Council Planning Committee at the next meeting on

The Parish Council Planning Committee will agree its comments for submission to EHDC (the local planning authority) at this meeting.

If you would like to discuss this application, or would like any further information, please either telephone me on or contact the Parish Office (see above for details).

Thank you

Signed: PARISH COUNCILLOR

Date: Time: