



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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THE PARISH OFFICE
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A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 19 NOVEMBER 2012.

MINUTES

PRESENT WERE:

Cllr D Jerrard (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr R Evans, Cllr P Robinson & Cllr Ms J Poole. Mrs G Spencer (Information Officer) also attended, together with four members of the public.

120/12 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.

121/12 APOLOGIES FOR ABSENCE

Cllr P Jordan & Dr M Evans (Parish Tree Warden).

122/12 DECLARATIONS OF INTEREST

Cllr Mrs Easton - application for conservatory at 2 Upperfold Cottages, Hewshott Lane (Minute 126/12.2) - personal interest as knew applicant.

123/12 MINUTES OF MEETING HELD ON 22 OCTOBER 2012

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

124/12 MATTERS ARISING FROM THE MINUTES

Cllr Mrs Easton had not drafted the letter to the three District Councillors about the non-referral of the reserved matters application for the proposed medical centre at Bohunt Manor (Minute 119/12). The Chairman claimed that this was now superseded by matters agreed at the last Parish Council meeting, & he would speak to at least two of the District Councillors & report back at the next Parish Council meeting.

125/12 PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda).

Mrs Kirby (32 Church Rd, Bramshott) asked the Parish Council to insist that the felled oak tree at Bohunt Manor be replaced as soon as possible in a position close to the original tree. She considered that it had been an important amenity tree & the replacement would need to be managed/protected in order to grow to the same stature as the original tree. Cllr Evans claimed he was concerned as the replacement was a condition of the permission to fell the tree & he considered that EHDC had been dragging out the process. It was all very well including the replacement tree in the landscaping scheme for the medical centre, but he did not believe that the medical centre would be built. It was agreed that Mrs Spencer should draft a letter to EHDC, for approval by the Chairman/members.

Public Participation. Permitted by the Chairman (see Minute 120/12).

126/12 PLANNING APPLICATIONS APPLICANT

126/12.1

**SDNP/12/02003/ADV Replacement of existing fascia lettering, refurbishment Foley Pub
Cllr M Croucher & re-instatement of two double-sided hanging signs on Company
posts - The Deers Hut, Griggs Green**

Cllr Croucher advised that the application involved some minor changes to the lighting arrangements at the newly renovated Deers Hut public house. There was a replacement sign on Longmoor Rd, two LED up-lights beneath the trees to guide motorists to the car park entrance, which were not particularly bright, & a swinging non-illuminated sign halfway along the drive. The main change was that the letters forming the pub name on the actual building were now illuminated, but he did not see any reason to object as they would only be seen by people driving past to Old Thorns Golf & Country Club.

Decision: No objections.

126/12.2

**32584/005 Conservatory to rear - 2 Upperfold Cottages, Hewshott Mr Anderson
Cllr R Evans Lane, Liphook**

Cllr Evans reported that this was a semi-detached cottage with no other houses behind it, & that the application was to add a small conservatory to an existing extension. It would involve excavating a fair amount of soil, but he did not see any reason to object.

Decision: No objections.

126/12.3

**35333/001 Certificate of proposed lawful development - single-storey Mr Helas &
Cllr P Robinson extension to rear & conversion of garage to habitable Ms Penycate
accommodation - 1 Allee Drive, Liphook**

Cllr Robinson reported that this was a pre-planning application for conversion of a garage into habitable accommodation & a kitchen extension. The garage conversion to a bedroom & utility room was almost complete, but the extension had not been started. He was concerned as there were no measurements on the plans, but the extension appeared to extend the kitchen by around 50%. As this was a certificate of proposed lawful development application it was agreed not to comment until a full planning application was received.

Decision: No comment.

126/12.4

37725/003 **Replacement conservatory, after demolition of existing** **Mr Elson**
Cllr Mrs B Easton **- Colby-dene, Upper Hammer Lane, Bramshott Chase**

Cllr Mrs Easton advised that this was a semi-detached house with a long garden. There was already a conservatory, which would be demolished. The replacement would be slightly larger & built against the boundary with the adjacent property.

Decision: No objections.

126/12.5

50374/001 **Conversion of single-storey dwelling to two-storey with** **Mr Hogan**
Cllr Mrs B Easton **raised roofline, including extensions to front/rear &**
triple garage with external staircase to first-floor
- Lowood, Upper Hammer Lane, Bramshott Chase

Cllr Mrs Easton reminded members that the Parish Council had objected to an earlier application in May this year, as it was considered that the proposal constituted over-development in the countryside & the Parish Council wanted to maintain a mix of rural housing stock. The application was subsequently withdrawn & the applicant sought pre-planning advice, which they had not done for the original application. This new application was for a significantly smaller house & single-storey garage. She considered that it addressed the earlier concerns about the size & would be a vast improvement to the appearance.

Decision: No objections.

126/12.6

54629 **Single-storey rear extension & porch to front** **Mr Jones**
Cllr Ms J Poole **- 27 The Avenue, Liphook**

Cllr Ms Poole advised that this was a straight-forward application to replace an existing conservatory at the rear with a single-storey extension. The proposal was to take the extension to the limit of the conservatory base & extend it to the width of the house in order to make best use of the available space. There was sufficient room to do so &, as it was single-storey, it would have no impact on the neighbouring property.

Decision: No objections.

TREE APPLICATIONS

126/12.7

23650/039 **Prune oak - Bramshott Place Village, Hewshott Lane,** **Beth Samuel**
Dr Evans **Liphook**

Dr Evans was unable to attend the meeting, but had advised that he had no objections to this application as he considered that the proposed work was acceptable & would be beneficial to both the tree & the development. The work would tidy up the tree & reduce the risk of future limb failure.

Decision: No objections.

126/12.8

**53089/001 Prune three alders - Bramshott Vale House, Bramshott Mrs Jensen
Dr Evans Vale, Bramshott**

Dr Evans had no objections to the work provided it was on the basis of good woodland management. He had been unable to speak to the applicant to establish this & the application did not specify why the work was proposed. The trees were substantial & in good condition, & coppicing them should increase their lifespan.

Decision: No objections provided work conducted on basis of good woodland management.

127/12 ADDITIONAL APPLICATIONS

127/12.1

**SDNP/12/02691/FUL Shower block associated to existing camp site - The Deers The Foley Pub
Cllr M Croucher Hut, Griggs Green Company**

Cllr Croucher advised that planning permission had been granted for a shower block in a different location as part of the earlier application for the renovation of the public house. When clearing the site, another building was considered to be in a better location as it would be closer to the caravans & would separate the camping area from the public house. The building originally designated as a shower block could then be used as an open bar area for customers in the summertime. It seemed quite sensible, particularly as the nearest house to the shower block would be screened by a huge hedge.

Decision: No objections.

127/12.2

**34714/003 New vehicular access - 127 Haslemere Rd, Liphook Mr Lunnon
Cllr P Robinson**

Cllr Robinson reported that this was the second oldest house in Liphook, parts of which were Georgian, but it was not listed as extensive alterations & extensions had been carried out. The plans suggested that the existing vehicular access was via another property, 125 Haslemere Rd, which was a small cottage, owned by the occupier of the main house & was once the stables to the main house. The new access would allow vehicles to enter/leave without reversing into the main road & would afford good vision in either direction. It would involve the removal of three leylandii trees, none of which were subject to a TPO, & breaching an ancient wall, which would be finished with materials in-keeping with the original ones.

Decision: No objections.

TREE APPLICATION

127/12.3

**54689 Prune various trees - land north of Huron Drive, Liphook Mr Nobbs
Dr Evans**

Dr Evans had advised that the trees were to the rear of the garden fence, & were around 25ft high. The application was to reduce them to around 10ft from the ground, which would effectively turn them into a hedge. Dr Evans considered that the proposed work was excessive. There were several large, mature trees behind them, & it could be beneficial to remove the trees rather than prune them, but it would be up to the landowner to review this.

Decision: Object as consider the work to be excessive.

128/12 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

**129/12 PLANNING APPEAL
34 Station Rd, Liphook (20019/004)**

It was noted that the appeal by Mr Robbie (re: refusal of planning permission for 13 houses with parking, following demolition of existing building) would be dealt with by an Inspector at an Informal Hearing at 10am on 5 December at LMC. 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. It was agreed that either the Chairman &/or Cllr Mrs Easton would attend to represent the Parish Council.

**130/12 DEPARTMENT FOR COMMUNITIES & LOCAL GOVERNMENT
CONSULTATION - CHANGES TO PERMITTED DEVELOPMENT RIGHTS**

It was noted that the consultation period ran until 24 December 2012. It was agreed that individual members should submit their own comments &, should any member consider that the Parish Council should make a submission, they should bring their proposed comments to the next Planning Committee on 10 December for approval.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 8.55pm.
Confirmed at the meeting held on 10 December 2012.

Signed
Presiding Chairman