



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 10 DECEMBER 2012.

MINUTES

PRESENT WERE:

Cllr R Evans, Cllr P Jordan, Cllr P Robinson & Cllr Ms J Poole. Cllr Mrs J Kirby, Cllr T Maroney, Mrs G Spencer (Information Officer) also attended, together with four members of the public for part of the meeting.

131/12 MEETING CHAIRMAN

It was agreed that Cllr Jordan would chair the meeting.

132/12 CHAIRMAN'S ANNOUNCEMENTS

Cllr Jordan 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.

133/12 APOLOGIES FOR ABSENCE

Cllr M Croucher, Cllr D Jerrard, Cllr Mrs B Easton & Dr M Evans (Parish Tree Warden).

134/12 DECLARATIONS OF INTEREST

There were none.

135/12 MINUTES OF MEETING HELD ON 19 NOVEMBER 2012

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

136/12 MATTERS ARISING FROM THE MINUTES

There were none.

137/12 PUBLIC PARTICIPATION SESSION
Public Questions (items not on the agenda). None.
Public Participation. Permitted by the Chairman (see Minute 132/12).

138/12 PLANNING APPLICATIONS APPLICANT

138/12.1

21014/004 Two-storey extension to side, single-storey extension with Mr & Mrs
Cllr P Jordan roof-lights to rear, first-floor extension to rear & raised Small
roof-line - Beech Cottage, Passfield Rd, Passfield

Cllr Jordan reminded members that the Parish Council had considered a similar application in March & had not objected to it. This new application included a bat study, conducted in April, & a subsequent report which made recommendations about when/how the building work should be conducted. Cllr Jordan proposed not objecting to the application, provided that the report's recommendations were adhered to. A vote was taken (all in favour).

Decision: No objections provided work conducted as specified by Abbas Ecology (recommendations in report included in application).

138/12.2

22768/003 First-floor extension to rear & alterations to garage roof to Mr & Mrs
Cllr P Jordan create a pitched roof - 50 Tunbridge Crescent, Liphook Quicke

Cllr Jordan advised that the Parish Council had not objected to a more substantial application in September, but EHDC had refused permission. The earlier application was to put an extra floor on an existing rear extension &, in conjunction with a neighbour, to raise the common garage roof to provide an ensuite bathroom for the applicant & attic storage for the neighbour. However, EHDC considered that the proposal would result in an unacceptable enlargement of the dwelling which would be detrimental to the neighbouring property & would unbalance the appearance of the semi-detached houses. This application was just for the extra floor on the rear extension, which would not be in-line with the ground floor, but offset so that it would not be so close to the neighbouring property. Cllr Jordan was not aware of any objections from neighbours & therefore proposed not objecting, as he did not consider it to be detrimental to the neighbours. A vote was taken (all in favour).

Decision: No objections.

138/12.3

24085/010 Garage conversion with accommodation over, extension Mr & Mrs
Cllr P Robinson forming double garage with link to existing dwelling Rowson
- 36 London Rd, Liphook

Cllr Robinson reported that the proposal was to extend the garage & convert it to a gym with a games room/shower above. The building would extend close to the boundary, but no closer than the existing garage. The work would require the removal of two cheery trees & a large magnolia; none of which were TPO'd. The neighbour had no objections & was pleased as he wanted the trees removed. The first-floor velux windows would not overlook the neighbouring property & the steeply pitched roof had been designed so that the adjacent garden would not be thrown into shadow. Cllr Robinson proposed not objecting & a vote was taken (all in favour).

Decision: No objections.

138/12.4

33020/013

New barn - Waterside, Headley Rd, Passfield

Mr Gould

Cllr R Evans

Cllr Evans reported that this would be a very large barn, 40m x 10m, for cattle/sheep, located in the middle of the Estate. The application stated that it would not be seen from elsewhere, but he disagreed as it would be on high ground adjacent to the valley. Cllr Evans advised that he could see no evidence of any livestock present on the site.

The meeting was then adjourned for members of the public to comment:

Firstly, Mr Ratcliffe (Passfield Club) claimed that there had been no livestock on the Estate for at least 25 years; only horses grazing.

Mr Small (Beech Cottage, Passfield Rd) claimed that the application did not provide any details about how the barn would be accessed. He regularly walked on the bridleway through the middle of the Estate & was concerned about traffic using the bridleway. He did not consider the materials in-keeping & felt that green tin buildings, visible from the bridleway, would spoil the River Wey Conservation Area.

The meeting was then reconvened.

Cllr Evans proposed strongly objecting to the application. A vote was taken (all in favour).

Decision:

Strongly object on the following grounds:

1. no proven need for huge barn;
2. would be visible from bridleway/elsewhere;
3. materials/design of building not sympathetic to Conservation Area;
4. no evidence of animals requiring such a shelter.

138/12.5

33020/014

New barn including amendment (site plan with access track) Mr Gould

Cllr R Evans - Waterside, Headley Rd, Passfield

Cllr Evans explained that the site was on the most westerly side of the Estate, to the side of the Passfield Social Club. The applicant had started to build a barn to provide shelter for lambs in bad weather, & had started constructing the roof, but removed it when objections were received, & so there were now just posts left. He understood that EHDC had queried the number of lambs anticipated & asked why the applicant was not utilising existing buildings. He had visited the site & tried to speak to neighbours, but the only one he managed to speak to did not live close enough to be concerned. The main concern was that the barn would be at the top of a steep gradient & therefore effluent would seep down towards the residential gardens. The barn would be around 3m tall & Cllr Evans did not consider that there was any proven need.

The meeting was then adjourned for members of the public to comment:

Firstly, Mr Small (Beech Cottage, Passfield Rd) claimed that his property would be most affected & he produced photographs, taken from his garden, which demonstrated that the barn would be approximately 6m from his boundary. He was concerned that the barn, in its elevated position, would be seen from all the residential properties in the vicinity. He was also concerned about loss of privacy, smells/flies/noise/effluent run-off from cattle, noise from traffic/rain on the tin roof, badgers, unsuitability of Passfield Rd/access track for large agricultural vehicles & safety of children playing on National Trust land by the site entrance. He considered that the shelter could easily be located elsewhere on the Estate, away from the residential properties.

Mr Ratcliffe (Passfield Club) added that there was a steward living on the premises, who would also be affected, as would the area behind the Club, which was used for community events & for children to play. He produced photographs, taken that day, which showed the water run-off from the barn area.

The meeting was then reconvened.

Cllr Robinson considered that it would be in advisable to grant permission for a barn in such close proximity to residential properties.

Cllr Evans recommended strongly objecting on the grounds of environmental, privacy, highway, noise & appearance issues, together with a lack of proven need. A vote was taken (all in favour).

Decision:

Strongly object on the following grounds:

1. in elevated position in close proximity to several residential properties/Passfield Club, resulting in environmental issues (water/effluent run-off, smells, flies & noise) & loss of privacy;
2. Passfield Rd is small country lane & not suitable for large agricultural vehicles/livestock;
3. traffic noise likely to disturb residents, especially if early in the morning;
4. access lane very narrow/close to residential properties;
5. materials/design of building not sympathetic to Conservation Area;
6. no proven need for barn in this location.

138/12.6

37866/007

Cllr P Jordan

Erection of 12 dwellings with associated access, parking & landscaping, following demolition of 94 Longmoor Rd - site of 94 & land rear of 98-102 Longmoor Rd, Liphook

Kebbell Homes

Cllr Jordan reminded members that the site had a long history of applications for both 12 & 19 dwellings. This one only affected 94 & 96 Longmoor Rd, whereas the earlier applications also affected the area behind 98-102 Longmoor Rd. The Parish Council had objected to all the earlier applications, but EHDC had granted outline permission (37866/003) in 2005, & subsequently approved reserved matters applications (37866/005; /006) in 2007/2008. This application was for a smaller site with a higher housing density & a wider range of property sizes/styles. There was also a thorough drainage report, although there was no apparent conclusion. Cllr Robinson pointed out that the access road & splay onto Longmoor Rd appeared to be narrower than in the earlier applications. Cllr Jordan proposed that the Parish Council should not object, as permission had already been granted for a similar layout, but request that the drainage issue was satisfactorily resolved & the width of the access road/splay re-examined. A vote was taken (all in favour).

Decision:

No objections provided drainage issue is addressed adequately. Would also request access re-examined as appears to be narrower /less splayed than in earlier permission (37866/006).

138/12.7

54625

Cllr P Robinson

Two-storey extension to both house & annex (staff accommodation) - Weavers Cottage, Weavers Down, Liphook

Old Thorns Golf & Country Club

Cllr Robinson explained that the site was at the rear of the Old Thorns Golf & Country Club complex, close to the hotel. The house & annex were used for staff accommodation & this application was to add a two-storey extension to both buildings to improve the staff sleeping & kitchen facilities. It was in the middle of nowhere & not in the SDNP area, & the work proposed was fairly minimal. He considered that there was no possibility of the accommodation being used for guests rather than staff as the rooms were very small & offered no privacy. He recommended not objecting. A vote was taken (all in favour).

Decision:

No objections.

138/12.8

54682 **Single-storey extension to side & increase in roof-height to** **Mr Wright**
Cllr Ms J Poole **provide accommodation in roof-space with two dormer**
windows - 19 The Avenue, Liphook

Cllr Ms Poole had visited the site & spoken to the neighbour at 17 The Avenue, who was concerned that the new windows might look into her lounge & bedroom windows. Cllr Ms Poole considered that it would be dependent on the type of accommodation proposed, but neither this nor the height of the windows was clear from the plans. Cllr Robinson suggested obscure glazing could overcome the problem. Cllr Jordan proposed not objecting provided the bedroom window of 17 The Avenue was not overlooked. A vote was taken (all in favour).

Decision: No objections provided windows cannot overlook bedroom windows of adjacent property, 17 The Avenue.

139/12 ADDITIONAL APPLICATIONS

139/12.1

SDNP/12/02965 **Two-storey extension to front & side, & part single-storey** **Mr Scotson**
/HOUS **extension to rear - Treloen, Wheatsheaf Enclosure,**
Cllr P Jordan **Portsmouth Rd, Liphook**

Cllr Jordan explained that the site was accessed via a path, on the left-hand side immediately after The Links public house, under a tall arched railway bridge. The property was in its own large plot & was relatively isolated. The issue was the extent of the proposed development, which would convert the house into a magnificent substantial house. The two-storey extension would provide an extended kitchen/breakfast room & study on the ground floor, & the first-floor would be changed from three to four bedrooms, including a large master bedroom with ensuite bath & dressing rooms. Cllr Jordan considered that the proposal was in-line with the SDNPA requirements, in that it would respect the form of the original building & the floor space would only be extended by 48.25%. He proposed not objecting as the application met the rules, did not impinge on the neighbouring properties & was a sympathetic design. Cllr Robinson pointed out that there were many larger properties in the area & the extended property would not compromise the housing mix. A vote was taken (all in favour of not objecting).

Decision: No objections.

139/12.2

SDNP/12/02691 **Amendment (revised siting of shower block) - shower block** **The Foley Pub**
/FUL **associated to existing camp site - The Deers Hut, Griggs** **Company**
Cllr P Jordan **Green**

Cllr Jordan advised that the applicant had received objections that the original intended siting was too close to a neighbour's garden, so they had amended the plans to site the shower block some considerable distance away. He considered it to be a satisfactory solution & proposed not objecting. A vote was taken (all in favour).

Decision: No objections.

140/12 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)
These were noted.

141/12

PLANNING APPEAL

Land to east of Devil's Lane, Liphook (52747/003)

It was noted that an appeal by Mr Keet (re: refusal of planning permission for change of use from agricultural land to mixed use for keeping of horses, siting of two stable blocks, stationing of four caravans for occupation by single gypsy family, associated hard standing, septic tank, utility room & alterations for access) would be dealt with at an Informal Hearing (date/location TBA). Original Parish Council comments (*"Object as the narrow single-carriageway part of Devils Lane & the difficult access to the site would create a highway hazard, thus rendering the site unsuitable for the required use. The Parish Council request that EHDC check the applicant's gypsy status, & consider that if permission is granted, it should be for just one mobile caravan & one touring caravan for the single gypsy family."*) had been forwarded to the Planning Inspectorate. It was agreed that Cllrs Jerrard &/or Croucher should attend the Informal Hearing to represent the Parish Council.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.40pm.
Confirmed at the meeting held on 14 January 2013.

Signed
Presiding Chairman