



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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**THE PARISH OFFICE
HASKELL CENTRE
MIDHURST ROAD
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HAMPSHIRE GU30 7TN**

**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN
THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 14
JANUARY 2013.**

MINUTES

PRESENT WERE:

Cllr D Jerrard (Chairman), Cllr M Croucher, Cllr R Evans, Cllr P Jordan, Cllr Ms J Kirby, Cllr T Maroney, Cllr Ms J Poole & Cllr P Robinson. Mrs G Spencer (Information Officer) also attended, together with three members of the public.

1/13 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 welcomed Cllr Ms Kirby and Cllr Maroney to the Committee.

2/13 APOLOGIES FOR ABSENCE

Dr M Evans (Parish Tree Warden).

3/13 DECLARATIONS OF INTEREST

Cllr Ms Kirby - pecuniary interest in application for land north of Westering & west of Church Rd, Bramshott (Minute 8/13.3) as she lived opposite the site.

4/13 MINUTES OF MEETING HELD ON 14 DECEMBER 2012

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

5/13 MATTERS ARISING FROM THE MINUTES

The Chairman reported that the Highways Dept had withdrawn their objections to the Devils Lane application (Minute 141/12), & he understood that a new application would be submitted. The Parish Council objections had been virtually entirely on highway grounds. He understood that the site had been sold on to a relative of the original applicant, so a new application may be in a different name to the original. He did not know what implications this would have on the status of the appeal.

Cllr Evans reminded members that a letter had been sent to EHDC about the non-replacement of the tree felled at Bohunt Manor (Minute 125/12); no reply or acknowledgement had been received & he proposed that a further letter should be sent. Cllr Robinson seconded this. A vote was taken (all in favour).

6/13 PUBLIC PARTICIPATION SESSION
Public Questions (items not on the agenda). None.
Public Participation. Permitted by the Chairman (see Minute 1/13).

7/13 ELECTION OF VICE-CHAIRMAN
The Chairman considered that the Vice-Chair should be an experienced Committee member. Cllr Evans proposed Cllr Jordan; seconded by Cllr Croucher. A vote was taken (all in favour).

8/13 PLANNING APPLICATIONS APPLICANT

8/13.1

**21150/009 Single-storey extension to side, after demolition of existing Mr & Mrs
Cllr M Croucher extension (revision to permission 21150/008) - Bramshott Murdoch
Chase House, Bramshott Chase Lane, Hindhead**

Cllr Croucher reported that the site was close to the Parish boundary, by the new junction on the A3, close to Grayshott. It was a large house at the end of the lane. Last summer the applicant had submitted an application to demolish/change some of the existing buildings; this application was just a variation on that that earlier one. He could see no reason to object as the house was in a very large plot & the proposed changes would not affect anyone else.

Decision: No objections.

8/13.2

**26295/008 Variation of Condition 14 of 26295/007 (visibility splays Cove Construction
Cllr P Jordan at junction of The Firs/Portsmouth Rd) - Silent Garden, Ltd
26 Portsmouth Rd, Liphook**

Cllr Jordan stated that this application concerned the junction with the Portsmouth Rd & was a very minor variation to the original permission, so minor that he was unable to identify the difference other than a slight change to the tactile paving.

Decision: No objections provided any amendments are not detrimental to pedestrian movements.

Cllr Ms Kirby left the meeting.

8/13.3

**26854/015 Feed & implement store (after demolition of existing), Mr Renninson
Cllr R Evans new hard-standing & two parking spaces - land north of
Westering & west of Church Rd, Bramshott**

Cllr Evans reported that the site included a barn with a balcony. An earlier application for a further barn had gone to appeal & this application was for a feed/implement store in the vicinity of the proposed location of the second barn. The application claimed that it would be a replacement for a very dilapidated feed area. He disputed the need as the existing area had not been in use, the barn could be used for this purpose, there were no horses on the land & the land was unsuitable for grazing.

Decision: Strongly object on the following grounds:
1. would constitute over-provision of stables & barns;
2. the application does not clarify proposed use of the land;
3. a barn has already been built to replace this store.

Cllr Ms Kirby re-joined the meeting.

8/13.4

27470/015 Variation of condition 14 of 27470/014 to allow substitution Mr Parris
Cllr P Jordan of plans - land rear of 54 & 56 Headley Rd, Liphook

Cllr Jordan reminded members that various versions of this application had been seen before. This was a variation on the last permission, & it was difficult to identify the changes from the plans /elevations which, according to the application form, comprised changes to the roof height/design, windows & chimneys. The changes had no bearing on the Parish Council's earlier objections to the previous similar application, so he saw no reason to object to these minor changes.

Decision: No objections.

8/13.5

33020/013 Pre-decision amendment - new barn - Waterside, Headley Mr Gould
Cllr R Evans Rd, Passfield

Cllr Evans reported that the amended plans featured a slightly smaller barn. He did not consider that this addressed any of the Parish Council's original concerns & proposed continuing to object on the same grounds, plus adding an additional objection about the bridleway being used to access the barn. This was agreed.

Decision: Continue to 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 the Conservation Area;
4. no evidence of animals requiring such a shelter.
Also concerned about the access to the barn being along a bridleway.

8/13.6

35333/002 Conversion of internal garage into a bedroom & utility room Mr Helas &
Cllr P Robinson - 1 Allee Drive, Liphook Ms Penycate

Cllr Robinson had visited the site again, having inspected it last month in respect of the proposed lawful development application. The applicant had been given the go-ahead to convert the garage into living accommodation & had made the conversion, only to be advised that EHDC had made a mistake as the original plans for the site included a condition precluding the conversion of the garage into living accommodation. He had spoken to the EHDC Case Officer, who confirmed that she was intending to recommend approval provided that she was satisfied with the new parking arrangements. Cllr Robinson agreed that this was the only concern, but considered that there was sufficient parking space. He added that the planned single-storey extension, included in the earlier proposed lawful development application, had been approved.

Decision: No objections.

8/13.7

37051/013 **Removal of Condition 3 of 37051/006 to allow extension to** **Mr Tancock**
Cllr Ms J Poole **be used as habitable accommodation - 118 Haslemere Rd,**
Liphook

Cllr Ms Poole explained that the original permission for a single-storey extension prohibited its use for habitable accommodation as the annex had been designed to be used solely for storage. The owner had allowed some homeless people to live in the annex & EHDC had required a planning application to be made, although the people were now using another room in the house. The original reason for the condition being imposed was that the parking situation was very cramped/congested as there were very few garages. Cllr Ms Poole had been unable to speak to the applicant, but had spoken to the EHDC Case Officer, who had advised that should the condition be removed the annex could only be used as habitable accommodation ancillary to the main house. Cllr Ms Poole stated that no additional parking space had been made available since the original permission was granted, & she therefore recommended objecting to this application.

Decision: Object as no additional parking space has become available since when the Condition was imposed.

8/13.8

37866/007 **Erection of 11 dwellings with associated access, parking** **Kebbell Homes**
Cllr P Jordan **& landscaping, following demolition of 94 Longmoor Rd**
- site of 94 & land rear of 98-102 Longmoor Rd, Liphook

Cllr Jordan reminded members that there had been many applications to-date for either 12 or 19 dwellings on the site. The most recent application, considered by the Parish Council in December last year, had been for 12 dwellings & had only required the demolition of 94 Longmoor Rd. The Parish Council had originally objected to all the applications, but as EHDC had granted permission, the Parish Council did not object to the last application provided that the drainage issue was addressed & the proposed access re-examined. As this was effectively the same application, although the number of houses had been reduced from 12 to 11 as the applicant had discovered that a parcel of land at the rear of the site was not in their ownership, Cllr Jordan recommended submitting the same comments as in December 2012. This was agreed.

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).

8/13.9

52017/003 **Two-storey extension to rear & wrap-around veranda to** **Mr & Mrs**
Cllr R Evans **side & rear - Medlars, Bramshott Vale, Liphook** **Gaul**

Cllr Evans claimed that this was a tasteful wraparound extension to the side & rear, which made the best possible use of the plot. It would involve the removal of a wooden structure, which had replaced the original conservatory. He could see no reason to object as it would be in-keeping with the original building & would not affect any of the neighbours.

Decision: No objections.

8/13.10

52732/002 **Proposed detached oak-framed garage & car port to front of** **Mr & Mrs**
Cllr T Maroney **property - Woolmer View, Longmoor Rd, Liphook** **Leigh**

Cllr Maroney reported that the neighbour had permission for an oak-framed garage & car-port which would back onto this proposed garage/car-port. The dwelling was a two-storey brick & tile house with an integral garage, which the applicant was intending to convert into a separate utility room. The new structure would be in the front garden behind an existing tall hedge & would not be seen from the road. He did not consider that it would match the house, but it would match the neighbour's garage/car-port. He was concerned that it might be forward of the building-line, but the Chairman pointed out that as the neighbour's garage/car-port would be in the same position, this would not be a planning issue.

Decision: No objections.

9/13 **ADDITIONAL APPLICATIONS**

9/13.1

26445/009-012 **Certificate of lawful development for an existing use - use of** **Mrs Dixon**
Cllr M Croucher **land as residential area & detached garden shed/use of land**
for equestrian purposes with stable block/swimming pool &
tennis court ancillary to residential use - The Old Barn,
Tunbridge Lane, Bramshott

Cllr Croucher explained that the site was at the far end of Passfield Lane, & the dwelling was a converted barn which had subsequently been extended. The house had recently been sold & the new owners had raised various points for clarification. The first application was to regularise what was considered to be the garden area as the property was surrounded by fields to the south. The second concerned a stable block, which was really just a shed for a Shetland pony, & conferred with exactly what was there. The other two concerned a swimming pool & a tennis court, both of which would have needed planning permission when they were constructed, but would not need it now. Neither could be seen from elsewhere, so Cllr Croucher could see no reason to object.

Decision: No objections.

9/13.2

33020/014 **Pre-decision amendment - new barn - Waterside, Headley Rd,** **Mr Gould**
Cllr R Evans **Passfield**

Cllr Evans reported that the barn was now slightly smaller, but would still be situated on the ridge, so the Parish Council's original objections were still valid.

Decision: Continue to 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.

10/13 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

The meeting was then adjourned to allow Mr Osborne (6 Hurst Close) to comment on the permissions for 155 dwellings on land at Lowsley Farm. He stated that Cllr Cowper had raised concerns about drainage, which might affect the controversial roundabout. They were waiting for Thames Water & the Environment Agency to address these concerns. He added that there were also unresolved issues in relation to bats & badger setts. The meeting was then reconvened.

11/13 CERTIFICATE OF LAWFUL DEVELOPMENT

Woolmer View, Longmoor Rd, Liphook (52732/001)

It was noted that an application had been made to ascertain whether planning permission was required for the conversion of the garage to habitable accommodation.

12/13 EAST HAMPSHIRE DISTRICT LOCAL PLAN

The Chairman reported that 60% of East Hampshire District lay within the SDNP. The Joint Core Strategy underwent public examination last November, after which the Government Inspector had produced a bombshell report on 4 December 2012, as he had serious concerns that the housing targets were not sufficient. The Chairman referred to an EHDC press release, & articles in the Petersfield Post & Bordon/Liphook Heralds.

EHDC had held a meeting about this on 2 January 2013, where Mr Murray (EHDC Service Manager Planning Development) had proposed engaging consultants to provide recommendations as to the District's housing needs (numbers & locations). Cllr Cowper had been strongly opposed to this, & it had been agreed to defer the item to the next Development Policy Committee meeting on 24 January 2013. There would also be an opportunity for the public & town/parish councils to ask questions at the next Community Forum meeting on 22 January 2013.

The Chairman claimed that this could have a major impact on the Parish & considered that the Parish Council should look into the possibility of developing a Neighbourhood Plan. He advised that Mr Patterson (SDNPA) had briefed the Parish Council about Neighbourhood Plans last June, & that the subsequent discussion had covered obtaining grants, impact of the Parish Plan & the possibility of coverage of only part of a parish. He put forward the following proposal:

"That the Council should form a Working Party, to be known as the Neighbourhood Plan Working Party, to research and make recommendations to the Council on the cost, feasibility and benefits of preparing a Neighbourhood Plan for the whole or part of the Parish.

The Working Party shall consist of a maximum of seven members, consisting of members and/or officers of the Council and co-opted members of the public, to be appointed at the next meeting of the Council."

The meeting was then adjourned to allow Mr Osborne (6 Hurst Close) to advise that government money for Neighbourhood Plan consultation/referendum costs was currently available; it was issued in waves/tranches &, if the Parish Council wanted to proceed, it would be advisable to submit an application as soon as possible. The meeting was then reconvened.

Cllr Jordan pointed out that there would be resource requirements needed to write/produce the Plan, & proposed amending the wording to read: "... *on the cost, resource requirements, feasibility and benefits of ...*". A vote was taken (all in favour).

Cllr Croucher asked what proportion of the Working Party should be councillors; the Chairman replied that there should be more councillors than members of the public as the Plan should be Parish Council led. There followed further discussion about the possible composition of the Working Party.

Cllr Maroney claimed that the Parish Plan should be completed by April, but would then need to be agreed. Much of the work for a Neighbourhood Plan should come from the Parish Plan; therefore there could be benefits to waiting until the Parish Plan was completed.

Cllr Jordan considered that the Working Party membership should include one of the three District Councillors, & suggested amending the wording to read: “...*and co-opted members of the public, at least one of whom should be a District Councillor, ...*”. A vote was taken (all in favour).

It was agreed that the amended proposal should be put to the next Parish Council meeting on 28 January 2013.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 10.10pm.
Confirmed at the meeting held on 18 February 2013.

Signed
Presiding Chairman