



BRAMSHOTT & LIPHOOK PARISH COUNCIL

www.bramshottandliphook-pc.gov.uk

Mr P J STANLEY
PARISH CLERK
Tel: 01428 722988
Fax: 01428 727335
e-mail : council@bramshottandliphook-pc.gov.uk

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

A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 11 MARCH 2013.

MINUTES

PRESENT WERE:

Cllr P Jordan (Chairman), Cllr M Croucher, 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 for parts of the meeting.

21/13

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 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/SDNP.

22/13

APOLOGIES FOR ABSENCE

Cllr D Jerrard, Cllr R Evans, Cllr B Mouland (EHDC) & Dr M Evans (Parish Tree Warden).

23/13

DECLARATIONS OF INTEREST

There were none.

24/13

MINUTES OF MEETING HELD ON 18 FEBRUARY 2013

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

25/13

MATTERS ARISING FROM THE MINUTES

There were none.

26/13

PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda). None.

Public Participation. Permitted by the Chairman (see Minute 21/13).

27/13.1

SDNP/13/00294 /FUL Retention of extended car park & smoking shelter, & change of use of shower block to garden room with awning Mr Northcott
Cllr M Croucher - The Deers Hut, Griggs Green

Cllr Croucher reminded members that the previous application was for a shower block for the caravans, which had been relocated to the rear of the site. This application was to regularise the use of a building as a smoking room. He did not recommend objecting, as the previous use was an external bar in the garden. Cllr Robinson claimed that smoking areas should be open on three sides. Cllr Jordan proposed not objecting provided the building satisfied such requirements for a smoking room. A vote was taken (all in favour).

Decision: No objection provided shelter satisfies requirements for smoking areas, which are understood to be that the shelter is open on three sides.

27/13.2

21589/079 Display of three LED graphic boards (two existing, one proposed) - Old Thorns Golf & Country Club, Weavers Down, Liphook Old Thorns Golf Club
Cllr Ms J Poole

Cllr Ms Poole explained that two of the boards had already been erected & had been functioning, but had been disconnected when the applicant realised that planning permission was required. They also wanted a panel on the new leisure centre area at the rear of the building. The applicant had switched the boards on so that Cllr Ms Poole could see the effect, & she considered that they looked fine. They would be used to display information about events/special offers, directions for golfing days & congratulatory messages for private functions. She claimed that they were a good design & were very clear. Cllr Robinson asked whether the illumination was likely to impinge on neighbouring houses, & Cllr Ms Poole advised that they were not sufficiently close to do so. She recommended not objecting provided the boards met light pollution regulations. A vote was taken (all in favour).

Decision: No objections provided boards meet light pollution regulations.

27/13.3

21773/002 Single-storey extension to side & rear - 77 Haslemere Rd, Mr Anderson
Cllr Ms J Poole Liphook

Cllr Ms Poole reported that this was a detached house & the proposal was to add a single-storey extension to the side & rear to 'square off' the building. Only one neighbour at 79 Haslemere Rd would be affected & they had no objections. She therefore recommended not objecting. A vote was taken (all in favour).

Decision: No objections.

27/13.4

22768/004 **First-floor extension to rear & alteration to garage roof to** **Mr & Mrs**
Cllr P Jordan **create a pitched roof - 50 Tunbridge Crescent, Liphook** **Quicke**

Cllr Jordan reminded members that the Parish Council had considered a number of similar applications & had not objected. However, EHDC had refused the previous applications on the grounds of excessive bulk/out-of-keeping, & the proposals had now been modified to make the extension smaller. As the Parish Council had raised no objections to the earlier, larger extensions, he proposed not objecting to this application. A vote was taken (all in favour).

Decision: No objections.

27/13.5

24112/005 **Attached garage & utility/kitchen extension, following** **Mr & Mrs**
Cllr P Robinson **demolition of existing detached garage & utility/kitchen** **Maybrey**
extension - 10 Shepherds Way, Liphook

Cllr Robinson explained that the proposals were to add a single-storey extension between the house & double garage, which was at an angle to the house, with an alleyway to the rear garden between the two. The existing garage would be demolished & replaced with an improved garage with single access at the front & a longer length to bring it in-line with the rear of the property. The garage would be attached to the house, thus removing the existing alleyway. The work would not compromise the boundary nor lead to any loss of privacy for neighbouring properties. The rear garden was very large & although there were TPO'd trees in it, none were close enough to suffer root damage. The plans indicated a small pitched roof at the front of the garage, tiled to match the existing roof of the house. Cllr Robinson considered that the work would improve the aesthetic appearance of the property, & added that other houses in the road had had similar work done.

Cllr Maroney asked whether there would still be external access to the rear garden once the alleyway between the house & garage was removed. Cllr Robinson replied that there was a wide access along the side of the house.

Cllr Robinson proposed not objecting to this application. A vote was taken (all in favour).

Decision: No objections.

27/13.6

24279/007 **Alterations to shop front & front elevation - Jarvis House,** **Mr Collison**
Cllr Ms J Kirby **20-22 The Square, Liphook**

Cllr Ms Kirby reported that the building was adjacent to the florists & incorporated the previous Nationwide office. It covered quite a large area, & the plans would leave the size of the building unchanged. The upstairs would be converted to residential, with a large hall/stairway area on the ground floor to serve the residential area, which would result in the loss of around 20 sq. m of ground floor business space. The new shop unit would have a central entrance. The black & white tiles on the front of the building would be removed & the wall would be rendered, which would improve the external appearance. She queried whether there should be an application for change of use.

Cllr Robinson questioned the lack of parking space. Cllr Ms Kirby replied that it was not an issue as there had never been any parking for the building.

Cllr Jordan proposed not objecting to the alterations, but requesting supporting documentation for any change of use. A vote was taken (all in favour).

Decision: No objections to proposed alterations, but should there be a change of use would want to see supporting application.

TREE APPLICATIONS

27/13.13

21549/039 **Fell silver birch - Chiltlee Manor, 50 Chiltlee Manor Estate, Emitoption Ltd**
Dr M Evans **Liphook**

Dr Evans was unable to attend the meeting, but had reported his findings & recommendations. This application claimed that the reason for felling the tree was that the roots were damaging the car park, & could possibly damage the adjacent block of garages. Dr Evans claimed that there was no evidence of any damage to the garages & that the damage to the tarmac was just around the base of the tree. He recommended objecting to felling the tree as it was an attractive, healthy amenity tree which could be seen from Sainsbury's car park & in fact shielded the Manor House from the car park. It was a mature tree, at least 50/60 years old. He considered that allowing it to be felled would set a precedent & could therefore put other trees, including a beautiful plane tree, at risk. He felt that the solution would be to reduce the size of the car park by removing the tarmac under the tree's canopy. This would only result in the loss of two or three spaces, & there appeared to be plenty of other parking available on the site. A vote was taken (all in favour).

Decision: Object to felling this healthy amenity tree as there is no proven need & it could set a precedent. Recommend removing the tarmac under the tree's canopy, which would result in the loss of just two or three parking spaces.

27/13.14

51260/001 **Fell Norway spruce - Pine Lodge, Longmoor Rd, Liphook Mr Mansbridge**
Dr M Evans

Dr Evans had been unable to gain access to the rear garden, where the tree was, & had instead viewed it from the grounds of Old Thorns. It was an attractive tree & formed a valuable part of a strand of silver birches. He saw no reason to fell the tree unless it was unsafe, but as he had not been able to get close enough to determine whether this was the case, he therefore recommended objecting unless the tree was deemed unsafe. A vote was taken (all in favour).

Decision: Object unless the tree is deemed unsafe.

28/13.1

22742/001 **Two-storey extension to rear & replacement garage with** **Mr & Mrs**
Cllr T Maroney **studio over - 45 Haslemere Rd, Liphook** **Caporn**

Cllr Maroney reported that this was a two-storey house, with the second floor stepped back around 1.8m, with a dormer window to a small rear bedroom overlooking the neighbour's conservatory. It was situated between a row of bungalows on the left, an access lane to the Recreation Ground & a single bungalow on the right. The application was to demolish the existing garage & replace it further back with a double garage with studio above. The back of the house would be extended into the back garden & the second floor brought out to the same line, but with the gutter-line kept low by use of two dormer windows. This extension would provide a kitchen, study & two new bedrooms, with the existing small rear bedroom becoming a bathroom.

He had consulted the neighbours on both sides. Those at 47 Haslemere Rd objected to the garage, claiming that it would block their view; however he did not consider this to be a concern as their property was not that close to the garage & there was a large bushy cedar tree in the garden of 45 Haslemere Rd which already blocked their view. The neighbour at 43 objected as he claimed that the second floor extension would block the light to his conservatory, block the view from his conservatory & the new kitchen window would infringe on his privacy.

Cllr Maroney did not consider the extension to be excessive as it turned a small three bedroom house into a modest four bedroom house. He proposed that the Parish Council did not object provided the new kitchen windows were fitted with obscure glass or a fence was erected between the two properties to maintain privacy.

The meeting was then adjourned to allow Mr Horton (43 Haslemere Rd) to voice his objections, which were that there had already been an extension, the new extension would be excessive in terms of extending to the rear/upwards & too close to the boundary, & the ground floor windows should have obscure glazing as they would look into his conservatory.

Cllr Robinson asked whether the garage would impact on the large tree in the rear garden; he asked whether it was TPO'd & was concerned about damage to the roots. Cllr Maroney replied that it was an Atlas cedar & was not subject to a TPO.

Mr Horton claimed that the size of the garage would be excessive, particularly the height, & was concerned that it might be converted into habitable accommodation in future.

The meeting was then reconvened.

Cllr Ms Kirby agreed that the garage was quite high, but claimed that there were no technical grounds for objection.

Cllr Jordan recommended not objecting provided there was no risk to the tree, but raising concerns about the size of the extension/proximity to the adjacent property. A vote was taken (all in favour).

Decision: No objections to proposed extension, although some concerns about the size, in particular the increase in footprint compared to the original & proximity to adjacent property, 43 Haslemere Rd.
 No objections to garage provided no risk to adjacent Atlas cedar tree.

28/13.2

26673/003 **Amendment - single-storey extension to rear, two-storey** **Mr & Mrs**
Cllr P Jordan **extension to side & extension to front of garage** **Pretorius**
 - 9 Goldenfields, Liphook

Cllr Jordan reminded members that the property was on the Berg Estate & that the Parish Council had objected to the original application on the grounds of size & bulk; the neighbour had objected & members had agreed with their objections. The amendment was that the large picture window which would have overlooked the adjacent house had been changed to a slit window, & Cllr Jordan recommended that members needed to decide whether this would overcome the earlier objections. It was proposed to continue to object, but just on the grounds of bulk & loss of light, & not loss of privacy as before. A vote was taken (five in favour; one abstention).

Decision: Consider amendment to be an improvement, but continue to object
 on the grounds of:
 1. over-development;
 2. loss of light to adjacent house, 4 Willow Gardens.

28/13.3

51489/004 **Retention of weather-boarding & porch to front** **Mr Gould**
Cllr Ms J Kirby **- Wey Cottage, Tunbridge Lane, Bramshott**

Cllr Ms Kirby stated that this was a retrospective application as the work which had been conducted did not comply with the planning approval. However, it matched the rest of the building, so she considered that there was no reason to object. A vote was taken (all in favour).

Decision: No objections.

29/13 **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**
 These were noted.

30/13 **PLANNING APPEAL**
Land to west of Admers Lane, Liphook (SDNP/12/01276)
It was noted that an appeal by Liphook Golf Club (re: refusal of planning permission for continued use of land for golf-related purposes) would be conducted by means of an Informal Hearing (date/location TBA). Original Parish Council comments (“*No objections.*”) had been forwarded to the Planning Inspectorate.

31/13 **NEIGHBOURHOOD PLAN WORKING PARTY (NPWP) (Appendix 2).**
Cllr Jordan reported that the WP included three members of the Committee, including Cllr Ms Kirby who was chairing the WP. He referred to the notes of the last WP meeting, & advised that a further meeting was scheduled to take place this week.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.30pm.
Confirmed at the meeting held on 15 April 2013.

Signed
Presiding Chairman