



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 21 OCTOBER 2013.

MINUTES

PRESENT WERE:

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

104/13

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/SDNPA.

105/13

APOLOGIES FOR ABSENCE

Cllr M Croucher.

106/13

DECLARATIONS OF INTEREST

None.

107/13

MINUTES OF MEETING HELD ON 23 SEPTEMBER 2013

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

108/13

MATTERS ARISING FROM THE MINUTES

The Chairman advised that a meeting had been set up with Mr Horwood, one of EHDC's Executive Directors, to discuss the Parish Council's concerns/complaints about the removal of trees at Bohunt Manor (Minute 103/13). The meeting was scheduled to take place on 31 October 2013, & the Chairman considered that the matter of the proposed replacement trees & the removal of trees from Chiltley Lane could both be covered at that meeting.

Cllr Evans was concerned about how the Liphook Herald had reported the matter on the front page of 18 October 2013 edition, in an article entitled "Controversy over tree fellings to be discussed", & had accordingly prepared a statement which he read out/circulated to members. He considered that the article was misleading in relation to what the Parish Council had agreed & in implying that the complaints were recent. He also referred to the lack of response from EHDC about possible prosecutions in connection with the removal of the Bohunt Manor trees & EHDC's lack of response to correspondence about the removal of trees in Chiltley Lane.

The Chairman agreed that the article was not accurate & suggested that all these issues should be raised at the meeting on 31 October 2013. It was agreed that Cllrs Croucher & Evans should attend, together with any other available Parish Councillors. The Chairman suggested holding a pre-meeting to which both Cllr Mouland & Mr Taylor (Chiltley Lane Action Group) should be invited, & issuing a press release, based on Cllr Evan's statement, which was agreed.

The meeting was then adjourned to allow Cllr Mouland to state that he considered that the Herald was free to report meetings as it saw fit & that he was satisfied with how he had been quoted. Cllr Evans had made a complaint to EHDC, but the Parish Council Planning Committee had passed a resolution to re-draft the complaint. However that had never happened & EHDC had accepted Cllr Evan's original complaint. Mr Horwood had written to Cllr Evans, who had not responded. Mr Horwood had therefore assumed that Cllr Evans did not want to continue with the complaint, but Cllr Mouland had requested that it be reinstated, hence the meeting scheduled for 31 October 2013. The meeting was then reconvened.

109/13

PUBLIC PARTICIPATION SESSION

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

Public Participation. Permitted by the Chairman (see Minute 104/13).

110/13

PLANNING APPLICATIONS

APPLICANT

110/13.1

**SDNP/13/04434/FUL New clubhouse/pavilion, pedestrian/cycle link, revision
Cllrs P Jordan to football pitch layout & associated landscaping
/D Jerrard - Bohunt Manor, Portsmouth Rd, Liphook**

**Green Village
Investments
(GVI)**

Cllr Jordan reminded members that permission was granted in June 2010 for change of use to allotments, football & cricket pitches. The Parish Council had not objected, although concerns had been raised about the long access road possibly encouraging housing & insufficient car parking space for football matches. Work on the allotments/access road had commenced within the stipulated three-year period.

The earlier permission included conditions on when the pitch could be used (8am - 6pm on weekdays, 9am - 5pm on Saturdays & 10am - 2pm on Sundays), the acoustic fencing/bund required & that the current access from Portsmouth Rd should be closed permanently. The current application included the same new access as in the earlier approved permission, car parking for 20 cars & one bus & a "package treatment works" drainage scheme. The field layout was similar to the earlier permission, although the pitch had been moved slightly to allow the addition of a 3m wide path/cycleway to Bohunt School grounds. There would be one main pitch & two training pitches, but unlike the Recreation Ground, no spectator barrier around the pitch. The pavilion would be a timber construction with a red-brown tiled roof & a verandah on the ground floor; the first-floor appeared to be a void, containing just a plant-room, with three dormer windows & a clock tower in the centre. There would be no flood-lighting.

Cllr Jordan added that the facilities at the Recreation Ground did not meet the required standards of Liphook United Football Club's current position in the league, there were ten years left on the lease & the Club owned the clubhouse. The Club currently had around 300 members, of whom just over half were aged over twelve.

Cllr Jordan was concerned about the proposed covenants as they involved the land ownership reverting to GVI after three years should the Football Club not achieve certain conditions, such as the pitch being laid, the pavilion built & the access road constructed. He was concerned as to whether the Football Club would be able to meet these demands in time, particularly as there had been some archaeological finds in the immediate area indicating some archaeological potential.

The meeting was then adjourned to allow Mr Powers (Football Club Representative) to explain that the pitch/changing rooms at the Recreation Ground were not large enough to allow the Club to remain in their current league. The proposed new pavilion would be suitable for the next level up & could include some space for community use, such as for table tennis. The upstairs would be purely for boilers/plant.

Cllr Evans asked about funding; Mr Powers explained that the Hampshire Football Association would provide guidance on applying for the necessary grants.

Cllr Ms Kirby was concerned that the pavilion was close to the South Downs National Park; Mr Powers explained that it was necessary to have the pavilion next to the car park & that if it was at the Bohunt School end there would need to be a road across the pitch area.

Cllr Robinson queried the sewerage arrangements; Mr Powers explained that the tanks would be emptied regularly.

Cllr Moulard (EHDC) stated that he fully supported the Football Club's application.

The meeting was then reconvened.

Cllr Robinson was concerned about the likely traffic & that the access route was not the most direct. Cllr Jordan advised that the Silent Garden permission effectively prevented a more direct route, & considered that the intended route would, as a public road, allow people to walk along it & enjoy the views.

Cllr Jordan queried whether GVI were keen to have a building on the site in order to further their ambition for 125 houses, & was concerned about the covenant being too restrictive. He also felt that 20 parking spaces would be woefully inadequate.

The Chairman stated that the covenant was not a planning issue; the only planning issues were the location of the pavilion & the access route. It was clear that the pavilion location could not be changed but, as the access route could be re-considered in the future, there was no reason to object. This was agreed.

Decision:

Support application provided pavilion is used solely for sports purposes, & is removed should it no longer be required for this purpose. Also request that consideration be given to seeking alternative access routes & provision of additional car parking /secure storage facilities.

110/13.2

21604/020 **Replacement floodlights to tennis courts - The Recreation** **Liphook Tennis**
Cllr P Robinson **Ground, London Rd, Liphook** **Club**

Cllr Robinson advised that the application was to remove the six existing 10m high lamp-posts, which each supported four lamps, & replace them with nine 8m posts with two lamps on each; a reduction of lamps from 24 to 18. The new lamps would be at right-angles to the posts & directed solely at the playing surface, thus reducing light pollution to neighbouring properties. The reduction in the height of the posts would also mean that the lamps would be below the hedge that surrounded the tennis courts. He therefore recommended supporting the application.

Decision: No objections - support application.

110/13.3

25198/011 **Amended elevations to previously approved scheme** **Mr Wickham**
Cllr T Maroney **25198/009 (alteration of windows) - 1 Chase Villas,**
Seven Thorns Lane, Bramshott Chase

Cllr Maroney reported that the original building was a gable-fronted four-storey pair of semi-detached houses, one of which had been split into two properties. Permission had been granted for a large extension to the side of the house; work had been started but it had not been in accordance with the approved plans. EHDC Enforcement had consequently stopped the work & requested that new plans be submitted.

Cllr Jordan pointed out that as the house was adjacent to the A3, in an area where there were very few houses, it would not be seen by anyone. Cllr Maroney agreed that the actual changes would have little impact, but felt that this made a mockery of the planning laws.

The meeting was then adjourned to allow Mr Hawes (2 Chase Villas) to voice his objections, which were inaccurate plans, discrepancies between documents & between amended plans/what had been built, over-development by converting the roof space into a dwelling area & the adverse effect of the differing ridge-heights on the appearance of the building. The meeting was then reconvened.

Cllr Maroney explained that it appeared that the roof trusses had been designed to enable the attic to be converted into a second floor & he considered that this would constitute over-development. The owner claimed that the architect did not originally take into account the fact that the basement ceiling was only 1.9m high & this, combined with the fact that the basement flooded, led to the decision to raise the floor by 0.5m, hence the increase in roof-height. The roof trusses had been introduced to allow the attic to be boarded so that it could be used as a playroom, & the intention was to include an attic staircase & velux windows. Unfortunately the applicant had made the changes without first seeking planning permission &, on his own admission, was likely to make further changes. Cllr Maroney claimed that if the Parish Council did not object they would be condoning deliberate breaches in the planning laws & thereby setting an unacceptable precedent.

Decision: Given the lack of adherence to planning rules/processes demonstrated in following the original approved permission, the Parish Council request that EHDC Planning Department pay particular attention to ensuring that the scheme matches the approved plans should permission be granted.

110/13.4

27625/029 **Replacement dwelling & detached garage - Tree Tops, Rebuild**
Cllr P Robinson **Hill House Hill, Liphook** **Hill House Hill, Liphook**

Cllr Robinson explained that the property had been the subject of multiple applications in recent years & had changed hands a couple of times. Past applications had been refused as the site was outside the settlement boundary; however the most recent application had been granted permission in April 2011, but appeared not to have been acted on. The property appeared to have changed hands yet again & the new owner had sought advice from EHDC. Cllr Robinson believed that the current plans had been drawn up as a result of that advice & were in accordance with countryside planning regulations. He had visited the site & found that the existing bungalow was unoccupied & partially dismantled. He had paced out the area of the existing bungalow & considered that the footprint of the proposed construction would be slightly smaller. He had also spoken to the neighbour, Mr Green (Oak Cottage), who welcomed the prospect of a single house on the land. (Mr Green was, however, concerned that the plans showed the access lane as included in the site, when in fact it was in his ownership.) Cllr Robinson saw no reason to object provided that the same caveats as before were included.

- Decision:** No objections provided that:
1. no temporary dwellings/caravans permitted elsewhere on the site at any time;
 2. use of garage tied to dwelling & not converted to residential at any time.

110/13.5

31538/008 **Stabling, storage & garaging (with study over), following Mr & Mrs**
Cllr R Evans **demolition of existing stables, storage & garage** **Bullick**
- Meadowcroft, Woolmer Lane, Bramshott

Cllr Evans reported that this application appeared to be identical to the previous application which the Parish Council had not objected to when they considered it in August. The earlier application had been refused as it had not included proof that it would not be harmful to bats. The agent had re-submitted the application, again without any documentation about bats. Cllr Evans proposed continuing to raise no objections as there had been no change to the application.

- Decision:** No objections.

110/13.6

32055/006 **Replacement workshop & single-storey extension to office Argolin Ltd**
Cllr Ms J Kirby **- Argolin Ltd, Longmoor Rd, Liphook**

Cllr Ms Kirby explained that the site was at the Queens Rd end of Longmoor Rd & backed onto several houses. The workshop was falling down & part of the application was to rebuild it. She could see no reason to object as a bat survey had shown that there were no bats present & the neighbours had raised no objections. However, the applicant also wanted to extend the existing office, which would involve re-siting a fuel tank & one neighbour was objecting to this as the fuel tank would be closer to their boundary & they were concerned about the appearance, potential fire hazard & possible leakage. It would also lead to loss of light as the extension would be 8m high, which would be higher than the existing boundary fence. Cllr Ms Kirby was concerned that this could set a precedent, but Cllr Jordan argued that this was not really an issue as this was an employment site & the changes would not make a major impact on neighbours' amenities. This was agreed.

- Decision:** No objections provided that there are no new windows overlooking the adjacent houses in Bircholt Rd.

110/13.7

38816/003 **Single-storey extension to side, incorporating garage** **Mr Cooke**
Cllr Ms J Poole **- 6 Quebec Close, Liphook**

Cllr Ms Poole advised that the application was for a single-storey extension incorporating a garage. The only potential problem was that it would be in close proximity to some TPO'd trees on the boundary of the property. However, the application included a detailed tree survey which indicated how the work could be done without damaging the trees/tree roots. She could see no reason to object provided that the recommendations were followed.

Decision: No objections provided trees protected as detailed in the plans.

110/13.8

38896 **Two-storey extension to side/rear & attached garage to side,** **Mr Hawes**
Cllr T Maroney **after demolition of existing ground/first-floor extensions &**
outbuildings - 2 Chase Villas, Seven Thorns Lane, Bramshott
Chase

Cllr Maroney reported that the property was a four-storey semi-detached house. The front part of the house was below ground level & showed signs of damp penetration. There was a ramp down from the road to a spacious car park which would not be affected by the application, although one retaining wall would be replaced. Apart from the adjoining semi, which already had permission for a three-storey extension (see Minute 110/13.3), the other neighbouring houses were all some distance away. The planned extension was well designed & took the split levels into account, so that from the front the property would look like a bungalow. Cllr Maroney liked the unique layout & design, & could see no reason to object.

Decision: No objections - support application.

110/13.9

55174 **Replacement of six antennas for six multi-band antennas,** **Vodafone Ltd**
Cllr R Evans **installation of three RRU's & one equipment cabinet**
- telecommunications mast at 89 London Rd, Liphook

Cllr Evans explained that the application was just to replace existing antennas.

Decision: No objections.

TREE APPLICATIONS

110/13.10

37701/001 **Prune beech tree - Little Orchard, 122 Headley Rd, Liphook** **Mrs Slater**
Dr M Evans

Dr Evans advised that the site was about 100m from the junction with Tunbridge Lane. The tree was a large mature beech tree at the corner point of three properties. The application was to crown-reduce it by around 30% as it was considered that the tree was, or could become, unsafe. Dr Evans felt that there was currently no safety issues as the tree was in good health, whereas reducing it could leave it open to disease.

Decision: Object as no evidence that the tree is unsafe & would be detrimental to the health of this mature beech tree.

110/13.11

38269/002 Prune three horse chestnuts & fell one beech/14 alders Mr Ingrams
Dr M Evans - Windemere, Bramshott Court, Tunbridge Lane, Bramshott

Dr Evans stated that the trees were in the Conservation Area. Some of the alders, which were all mature 40ft trees, were diseased, but the remainder were healthy. No reason was given for the proposed work & Dr Evans had been unable to speak to the applicant or gain access to the property, so he had not been able to assess the health of the beech tree. He considered it inappropriate to remove healthy trees.

Decision: Object as do not see any reason to reduce/remove healthy trees in the Conservation Area.

110/13.12

53838/001 Fell ash & five conifers - 25 Stonehouse Rd, Liphook Mr Woodland
Dr M Evans

Dr Evans reported that the trees had grown out of control & all the neighbours were happy to see them felled, so he could see no reason to object.

Decision: No objections.

111/13 **ADDITIONAL APPLICATION**

SDNP/13/04834/LDE Lawful development certificate for existing use - continued Mr Cook
Cllr Ms J Kirby use of detached two-storey garage building as independent
self-contained dwelling - Holly Wood, Griggs Green, Liphook

Cllr Ms Kirby reported that the application included letters from the neighbours on either side of the property, one of whom was Cllr Moulard (EHDC), supporting the claim that the building had been used as specified for a long period of time.

Decision: No objections.

112/13 **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

113/13 **EHDC SITE INSPECTION**

Bramshott Place Phase 4 Site, King Georges Drive, Liphook (54599/001)

It was noted that an EHDC site visit (in connection with an application for 40 cottages & a 64-bed care home) would take place at 11.30am on Friday 25 October 2013. The Chairman agreed to ask Cllr Croucher to represent the Parish Council, & requested that other councillors attend as well.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 10.45pm.
Confirmed at the meeting held on 18 November 2013.

Signed
Presiding Chairman