



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 20 JANUARY 2014.

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 Mrs B Easton, Cllr E Trotter, Mrs G Spencer (Information Officer) & one member of the press also attended, together with Dr M Evans (Parish Tree Warden) & eight members of the public for parts of the meeting.

1/14 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 referred to the complaint that the Parish Council had received about the Planning Committee's handling of an application (Minute 126/13) & stressed the importance of following procedures carefully. He explained the recommended procedure for conducting site visits, including leaving a note for any applicants/neighbours not at home & requested all members be given a supply of Parish Council forms for this use.

He then explained that the Committee would discuss any applications/other 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.

2/14 APOLOGIES FOR ABSENCE

Cllr P Robinson.

3/14 DECLARATIONS OF INTEREST

It was noted that the application for a conservatory at North Cottage, Bohunt Manor (Minute 8/14.2) had been submitted by Parish Cllr E Trotter.

Cllr Jordan - application 30 Locke Rd, Liphook (Minute 8/14.9) as he lived nearby.

4/14 MINUTES OF MEETING HELD ON 9 DECEMBER 2013

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

5/14

MATTERS ARISING FROM THE MINUTES

The Chairman referred to the licensing application for a kebab van in Portsmouth Rd, Liphook (Minute 134/13). He advised that he & Cllr Croucher had attended the EHDC Committee meeting to hear the application, but had not been permitted to speak as the Parish Council had not submitted a written comment. There was a lengthy debate, & the residents who objected spoke well, but a licence was granted. He considered that it was important for the Parish Council to comment on licensing applications. Cllr Jordan pointed out that the Parish Council was not invited to comment on licensing applications in the same way that they were invited to comment on planning applications.

6/14

PUBLIC PARTICIPATION SESSION

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

Public Participation. Permitted by the Chairman (see Minute 1/14).

7/14

POTENTIAL PLANNING APPLICATION FOR CARE HOME ON FORMER OSU SITE, MIDHURST RD, LIPHOOK

Mr Allen (Allen Planning Ltd), Mr Baron (Taylor Wimpey) & Mr Meek (Highwood Group) gave a short presentation, outlining their plans for a care home facility on the site.

Mr Baron explained that the proposals were at an early stage; the land was owned by Taylor Wimpey & had approval for housing & office space. They had started marketing the commercial land, but claimed that there was little interest in creating offices as there was too much competition from other nearby towns, such as Guildford & Petersfield. They would continue to market it for a two-year period, but in the meantime were looking into alternative uses. The approved plans would only provide six affordable houses, but with the care home on the site, Taylor Wimpey would be able to offer a further four.

Mr Allen advised that the proposals were for a 60-bed mixed nursing/residential care home, which would include end-of-life, respite, intensive & dementia care, plus a cottage hospital. He claimed that it could generate 80-90 jobs, or even more if the emphasis was to be on nursing care. Other care homes in the Hampshire area had generated mostly local jobs, such as at Lyndhurst where 70% of staff were local. One of the advantages of a care facility would be that all jobs would be created on 'Day 1'. There would also be less traffic, & no HGV's, which would mean the planned access to the Midhurst Rd would not be required & the frontage could therefore be landscaped. The building could be designed to be much more attractive than commercial buildings, which would enhance the gateway from the station. There would be less noise than from industrial units & the resultant traffic/parking, mainly by staff & visitors, would be spread throughout the day, rather than concentrated at peak times, making the care home a good neighbour for the surrounding residential properties. He added that they would seek pre-application advice from EHDC quite soon.

The Chairman asked about the size of the building; Mr Allen replied that it would be one building of 2½/3-storeys, with different types of care on each floor. Mr Baron added that the approved offices were to have been 2½/3-storeys.

Cllr Evans argued that most care homes tended to be staffed almost entirely by foreign workers as local people were not prepared for such demanding work with low wages. Mr Meek advised that the care home would offer a wide range of jobs & reminded members that the Lyndhurst home was staffed mainly by local people; the main exception being qualified nurses as they were hard to recruit.

8/14 **PLANNING APPLICATIONS** **APPLICANT**

8/14.1

SDNP/13/05743/FUL Engineering works to surface of car parking area & Liphook Golf
Cllr M Croucher retention of bund beside B2070 - land to the west of Club
Admers Lane, Liphook

Cllr Croucher advised that the lane was adjacent to the BOAT & almost opposite The Links Public House. There was a hedgerow which screened the parked cars from the houses on the other side of the road & from the road itself.

Decision: No objections.

8/14.2

SDNP/13/05925/HOUS Retention of conservatory to rear - North Cottage, Mr Trotter
Cllr T Maroney Portsmouth Rd, Liphook

Cllr Maroney reported that North Cottage was a timber-clad semi-detached house with a conservatory at the rear. The wood & brick conservatory replaced a covered arbour, which was 0.38m lower. It had been built without planning permission & the applicant was now seeking retrospective permission. The pair of cottages were in an isolated position, so that the only other property affected was South Cottage, & the owner had no objections to the conservatory remaining. Cllr Maroney had spoken to EHDC’s Case Officer, who had visited the site &, although she had not done the calculations, questioned the need for planning permission as it was the only extension to the property.

Decision: No objections.

8/14.3

20019/006 Redevelopment of site to construct 11 dwellings with Elsmore
Cllr M Croucher parking & amenity space, after demolition of existing Construction Ltd
building - 34 Station Rd, Liphook

Cllr Croucher reported that this was yet another application for houses on the site of the first industrial unit in Bleach’s Yard, which was now derelict. The Parish Council had objected to both the earlier applications; the first was refused by EHDC & then dismissed at appeal, & the second was withdrawn. He recommended objecting as before, on the grounds that the site should be retained for employment use & that it was not suitable for residential use.

Decision: 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.

8/14.4

20449/015 Replacement dwelling for staff accommodation Mr & Mrs
Cllr R Evans - Conford Park House, Conford Rd, Conford Acott

Cllr Evans explained that this was a manor house in a huge park; there were a number of buildings spread across the estate, including the large residential house. The current staff accommodation was antiquated & not in-keeping with the main house. The proposal was to replace it with a large cottage, with a similar footprint to the original accommodation, which would be proportionate to the estate.

Decision: No objections.

8/14.5

20449/016 **New personal spa facilities, after removal of existing** **Mr Acott**
Cllr R Evans **leisure facilities - Conford Park House, Conford Rd,**
Conford

Cllr Evans explained that the facilities were to be situated under a raised garden, with a patio on top, so as to create minimal impact on the landscape. There would be an underground corridor from the main house to the treatment room, gym, sauna, swimming pool & changing rooms. He could see no reason to object provided there was no commercial use.

Decision: No objections provided for private use only.

8/14.6

22871/007 **Change of use from retail unit (A1) to veterinary** **Mr Elliott**
Cllr P Jordan **surgery (D1) - Ground Floor, 32 Station Rd, Liphook**

Cllr Jordan reported that the unit used to house Carpetbaggers, & then obtained permission for an Italian restaurant, which fell through. The applicant had also obtained permission last June for the first-floor to be used for accommodation. The proposals were for a Small World Vet Centre, which would have separate entrances/waiting area/facilities for cats & for dogs, as well as consulting rooms & a theatre. He considered that it would provide an excellent facility for Liphook.

Decision: No objections.

8/14.7

49985/003 **Retention of satellite dish - 19 Chitley Way, Liphook** **Mr Harvey**
Cllr Ms J Poole

Cllr Ms Poole reported that the satellite dish had been present for some time, but there had been a complaint made to EHDC & so the applicant had had to apply for planning permission. The dish had been raised because of TPO'd trees in the garden & was above the height of the chimney. She had not been able to speak to the immediate neighbours, but the applicant had advised that they did not object. Cllr Ms Poole considered leaving it in position was a better option than interfering with TPO'd trees. She showed members a photograph of the dish, which had been supplied as part of the application. The Chairman commented that it looked rather hideous, but Cllr Ms Kirby advised that it was actually not very noticeable & Cllr Ms Poole added that it was a relatively small dish.

Cllr Croucher proposed not objecting; a vote was taken (five in favour; one against).

Decision: No objections.

8/14.8

54926/001 **Outline application - replacement dwelling - land to** **Mr & Mrs**
Cllr T Maroney **the south-west of Elsfeld House, Seven Thorns Lane,** **Turner**
Bramshott Chase

Cllr Maroney reminded members that the Parish Council had considered the application before & raised no objections. However, EHDC had refused permission, mainly on the grounds of unacceptable intrusion into the countryside & loss of trees. The application included many historical documents which showed that the road contained a series of 20ft wide plots, generally sold in lots of four. The documentation showed that there was a house there, known as Hawthorne Dean, with a well which was still there. The application had now been re-submitted with more paperwork, but as there was sufficient room on the plot & houses either side, he could see no reason to object.

Decision: No objections.

Cllr Maroney considered that this could be paving the way for potential residential development & that the Parish Council should therefore object to the removal of this condition.

Cllr Croucher claimed that many properties in this area had similar restrictions & considered that the applicant should sell the property with the restriction in place as he considered that there would be a market for it.

Cllr Jordan considered that the restriction was placed to encourage people to use the land. He thought that the land might be attractive to people, but only with a property on it. He added that the countryside & the character of the land should be protected as green corridors were very important.

Cllr Ms Kirby felt the property should be retained as a whole as nobody would want to take on just the land.

Cllr Maroney recommended objecting; a vote was taken (all in favour).

Decision: Object on the grounds that removing the condition could result in the house being separated from the agricultural land, which in turn could result in an application for a further house in the countryside to service the remaining agricultural land.

10/14 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

11/14 BOHUNT MANOR WORKING PARTY

Cllr Jordan reported that he understood that an application was being submitted, but had no further news.

12/14 DISPLAY OF PLANS AT PLANNING COMMITTEE MEETINGS

The Chairman advised that other Parish Council Planning Committees used simple software solutions to display plans on a screen at their meetings.

Cllr Ms Kirby reported that she had spoken to staff at Headley Parish Council about this: they saved documents, rather than printing them, & used laptops to look at plans. One disadvantage was that it was difficult to look at large drawings on a laptop screen. If the Planning Committee wanted to display plans on a screen they would need a laptop & a small projector; the latter could be purchased from Amazon at a cost of around £200.

Cllr Jordan expressed a preference for paper copies as they offered several advantages, such as it was easier to find particular documents & it was easier to have paper copies for site visits to show applicants/neighbours.

The Chairman pointed out that members of the public could not see the paper copies at the Committee meetings. He considered that the Committee should move with the times & members should investigate what other Parish Councils do.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.25pm.
Confirmed at the meeting held on 17 February 2014.

Signed
Presiding Chairman