



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 17 MARCH 2014.**

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 Mrs B Easton, Cllr E Trotter & Mrs G Spencer (Information Officer) also attended, together with Cllr Mrs A Glass (EHDC), Cllr Mrs L Ashton (EHDC), Dr M Evans (Parish Tree Warden), three representatives of the Northcott Trust, one member of the press & seven members of the public for parts of the meeting.

25/14

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 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.

26/14

APOLOGIES FOR ABSENCE

Cllr M Croucher.

27/14

DECLARATIONS OF INTEREST

None.

28/14

MINUTES OF MEETING HELD ON 17 FEBRUARY 2014

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

29/14

MATTERS ARISING FROM THE MINUTES

Cllr Jordan reported that the group tasked with assessing the various recent developer proposals (Minute 24/14) had met. The group currently consisted of him, Cllr Ms Kirby, Cllr Croucher & Cllr Mouland (EHDC). Cllr Ms Kirby had amassed a considerable amount of information, but the critical part was to have input from an EHDC strategic planning expert, & the group were waiting for someone to be appointed before holding another meeting.

Cllr Ms Kirby added that she had conducted site visits & desk-top surveys of all the SHLAA sites, & having gathered all the data, was in the process of writing up her report.

30/14

PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda).

Mrs Isted (Lark Rise, Liphook) was concerned about the proposals for further houses at Lowsley Farm which would be adjacent to her back garden, & asked why Liphook, with its appalling traffic congestion problems, was being targeted for further development. The Chairman replied that the Planning Committee were also concerned about over-development, but he did not consider that Liphook was being “picked upon”. He claimed that the District Councillors had done a good job in defending Liphook, & added that as yet no actual planning applications had been submitted. Cllr Mrs Glass (EHDC) pointed out that targets had been allocated to every area in the District, all of which were currently being inundated by development proposals as the Joint Core Strategy (JCS) was not yet in place, but this did not mean that all the proposals would be given permission.

Mr Cameron (Chiltley Way) asked Cllr Jordan when the group assessing the development proposals would be making their recommendations. Cllr Jordan replied that, like all working parties, the group could only work at the speed dictated by the availability of information/resources. He did recognise the necessity for speed, but pointed out that none of the four proposals had been submitted as applications. He conceded that if the required expertise was not available in, say, one month’s time, the group would need to make recommendations without such input.

Public Participation. Permitted by the Chairman (see Minute 25/14).

31/14

INITIAL PLANS FOR DEVELOPMENT/IMPROVED ROAD ACCESS TO WEST OF LIPHOOK

Jonathan Walton (Peter Brett Associates) gave a short presentation on behalf of the Northcott Trust. Firstly, he introduced Richard Northcott & Bill Higgins (Trustees of the Northcott Trust). Mr Northcott stated that he had lived in Liphook for over 60 years & now wanted to produce something good for Liphook & to help ease the traffic congestion problems.

Mr Walton pointed out that planning policy dictated that Liphook should accommodate a further 175 dwellings by 2028, which would put additional pressure on the current infrastructure & traffic congestion problems. The Northcott Trust was advocating a strategic planning approach & had held a public exhibition last September to establish what the public wanted. The relief road would be at the heart of their proposals as it would offer a better long-term proposal for Liphook & a secondary access to Bohunt School. He added that there were currently three other major development proposals for

Liphook at Lowsley Farm, Chiltley Farm & Bohunt Manor, for which applications were likely to be submitted in two or three months' time depending on how much further consultation was conducted. He then summarised the key issues of each proposal. He claimed that the Northcott proposal would be sustainable, could deliver a range of infrastructure, would not involve 'cramming' & would enhance the built environment of Liphook. He spoke about planning policy & the SDNP boundary, which he claimed was drawn too tightly around Liphook, effectively restricting its natural growth to the south & west. He advocated a Neighbourhood Plan as a means to enable a strategic approach, & offered the technical services of Peter Brett Associates for developing one with the Northcott Trust, so that the Parish Council & residents could take control of development & where it would be located, ensure that the infrastructure was adequate & generate long-lasting benefits for residents.

Mr Higgins advised that he had been involved in Liphook for 40 years & wanted to help the community take control. He considered that long-term improvement could only be achieved by the introduction of a relief road.

The Chairman asked whether the relief road would go through Bohunt Manor, which was in the SDNP. Mr Higgins replied that the position of the road was just indicative & that the road would not be a by-pass; it would provide access to the school & houses, & act as a local link road for residents, & would have to respect the SDNP.

Cllr Jordan advised that the Parish Council had considered conducting a Neighbourhood Plan, but had been put off by the degree of professionalism required. He did not see that Peter Brett Associates could assist if they were involved in one of the development proposals. Mr Higgins replied that there would need to be a referendum on the finalised Plan.

Cllr Robinson asked whether any traffic surveys had been carried out. Mr Walton advised that traffic counts, with both strips across the road & video, had been conducted, & that they had concluded that a relief road was necessary at the current time, & would be required even more once further development took place.

Cllr Ms Kirby asked how many houses would be required to fund the relief road. Mr Walton stated that the more houses built, the greater the amount of infrastructure that could be provided, but it would be up to residents to determine the balance. Mr Higgins added that the road would not require separate funding as it would not be a by-pass, but would instead form part of the building costs. There was sufficient land to provide a site for whatever a Neighbourhood Plan decided to be the required number of houses.

Cllr Ms Kirby asked how many houses the Northcott Trust were advocating. Mr Walton replied that the site could support 175 houses, which would resolve the JCS requirements. She questioned the response from the SDNP, & Mr Walton stated that they would only grant permission if a development had the support of a Neighbourhood Plan. Cllr Ms Kirby asked what would happen after 2028, which was only 14 years away. Mr Walton replied that it would still be the same; developments would only be allowed if supported by a Neighbourhood Plan.

32/14.1

31739 Two-storey extension to rear - 98 Headley Rd, Liphook Mr Willis
Cllr Ms J Poole

Cllr Ms Poole advised that the application was for a two-storey extension to the rear & that pre-application advice indicated that permission was likely to be granted. However, the neighbour in the adjacent house, 100 Headley Rd, who had a single-storey rear extension, was concerned that the extension would block her light. Cllr Jordan disputed this as he claimed that the light would come from the opposite direction & proposed that the Committee should raise no objections. A vote was taken (all in favour).

Decision: No objections.

32/14.2

36757/004 Creation of doorway between 5 & 7 Haslemere Rd Mr & Mrs
Cllr R Evans - 7 Haslemere Rd, Liphook Butler

Cllr Evans explained that the application was for an internal archway to convert two houses, in a terrace of three listed buildings, into one. The archway was sympathetic to the listed buildings & as all the alterations were internal there was no reason to object. A vote was taken (all in favour).

Decision: No objections.

32/14.3

38531/004 Conversion of approved extensions at flats 3/6 to provide Mr Sellitto
Cllr P Robinson attached two-storey dwelling - Chiltlee View, 31 Haslemere
Rd, Liphook

Cllr Robinson reminded members that an earlier application was made last November & although the Committee raised no objections, EHDC refused permission on the grounds that the proposal constituted an unacceptable increase in the number of residential units on the site with limited amenity space, including parking & free flow of traffic in & out of the site. The new application was for a one-bedroom dwelling, whereas the earlier one had been for a two-bedroom dwelling, but he did not consider that this addressed EHDC's objections & therefore recommended objecting for the same reasons as EHDC. A vote was taken (all in favour).

Decision: Object as constitutes an unacceptable increase in the number of residential units on this site with limited amenity space, including parking & access to/from the site.

32/14.4

55001 Detached dwelling - 7 Tower Rd, Liphook Mrs Mayston
Cllr Ms J Kirby -Taylor

Cllr Ms Kirby reported that the site was a large corner plot & the proposal was to demolish the garage to the side of the property & construct a small two-bedroom detached property, which would add to the housing stock. The adjacent houses faced in a different direction & were set back, so there would be no overlooking or loss of privacy. The vehicle access would be through the existing driveway, which would be shared by the two properties. There would be sufficient garden for each property, so Cllr Ms Kirby recommended raising no objections. A vote was taken (all in favour).

Decision: No objections.

TREE APPLICATIONS

32/14.5

35790/001 Prune Copper beech - 9 Haslemere Rd, Liphook
Dr M Evans

Mr & Mrs Moss

Dr Evans advised that he had no objections to this application which was to crown-lift an early mature copper beech to about 15ft.

The meeting was adjourned for the applicant to explain that his neighbour had complained about branches overhanging their garden. The meeting was reconvened.

Decision: No objections.

32/14.6

39174/001 Prune Holm oak - 39 Shepherds Way, Liphook
Dr M Evans

Mr Creadon

Dr Evans stated that this was a large tree & the application, to which he had no objections, was to remove two branches which were overhanging the roof of the house & to clean the tree of dead wood.

Decision: No objections.

32/14.7

55410 Prune yew & holly - 63 Victoria Way, Liphook
Dr M Evans

Mr Ramsay

Dr Evans advised that the site was in the new development at the end of Victoria Way. The application was to crown-reduce a long stand of mixed trees, which would effectively turn them into a hedge. He considered that the Parish Council should object as the stand was of a quite high amenity value & the work would be detrimental to their appearance.

Decision: Object as would be detrimental to the appearance of this stand of trees, which has a quite high amenity value.

32/14.8

55449 Prune conifer - 61 Chiltley Way, Liphook
Dr M Evans

Mr Blecher

Dr Evans explained that the conifer was a huge specimen tree, about 30/40m tall. The application was to crown-reduce it by 12m in order to allow more light into the garden. This was a high amenity tree, at least 80 years old, & the proposed work would not be beneficial.

Decision: Object as would not be beneficial to this tree, which has a high amenity value.

