



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
7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK
ON MONDAY 12 MAY 2014.**

MINUTES

PRESENT WERE:

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

50/14 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.

She 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.

51/14 APOLOGIES FOR ABSENCE

Cllr D Jerrard, Cllr T Maroney & Cllr B Moulard (EHDC).

52/14 DECLARATIONS OF INTEREST

None.

53/14 MINUTES OF MEETING HELD ON 14 APRIL 2014

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

54/14 MATTERS ARISING FROM THE MINUTES

None.

55/14 PUBLIC PARTICIPATION SESSION
Public Questions (items not on the agenda). None.
Public Participation. Permitted by the Chairman (see Minute 50/14).

56/14 PLANNING APPLICATIONS APPLICANT

56/14.1

20783/019 Retrospective application for importation, processing & transfer of end of life vehicles - Rose Cottage, Longmoor Rd, Liphook (HCC Site Ref: EH154) AWB Recycling Ltd
Cllr Mrs J Kirby

Cllr Mrs Kirby reported that the waste processing site had been in existence for a long time. It had a scrap metal licence, issued by EHDC in November 2008, but did not have the appropriate licence for recycling vehicles. The applicant claimed that they had been conducting the activity for the required ten-year period but, due to a change in computer systems, did not have the evidence to support this.

Cllr Robinson stated that there used to be a mountain of waste piled up on the site, & it was important to ensure that this did not happen again.

Cllr Croucher claimed that there was a big difference between scrap metal dealing & car recycling, as the latter would involve the unsightly storage of vehicles & would be noisy. He recommended that the Parish Council should object to the application. The Chairman agreed & proposed adding a request for conditions to be applied to prevent this occurring should permission be granted. A vote was taken (all in favour).

Decision: Object to application as storage of cars/processed materials would be unsightly in residential area, adjacent to golf course.
However, should permission be granted would request that conditions be imposed to restrict trading hours (to reduce noise nuisance) & to limit number of cars stored on-site so that height of the processed materials is no higher than neighbouring properties (to minimise impact on the landscape).

56/14.2

20826/005 First-floor extension to rear, increase in roof-ridge height, dormer windows to front, gables to rear to facilitate conversion to provide two flats & replacement porch - 25 Station Rd, Liphook Mr Green
Cllr P Jordan

Cllr Jordan explained that the site housed the General Wine Company & the proposals were to enhance the upper storey of the building to incorporate two additional flats. This would be achieved by adding two dormer windows to the front & replacing a single gable with a new, complicated design that would extend over part of the flat roof at the rear. He was concerned as this would require additional parking spaces at the rear, in an area which was currently used for trade deliveries & a ramp for disabled people, both of which would be lost. It would also make the access very narrow; too narrow for emergency service vehicles such as fire engines. He had spoken to the neighbour & to the Manager of General Wine, both of whom objected. He recommended objecting as he considered it to be an over-development of the building leading to inadequate parking facilities, which in turn would necessitate deliveries to the front entrance causing disruption in Station Rd. A vote was taken (all in favour).

Decision: Object as over-development of building which would result in inadequate parking facilities, necessitating trade deliveries to be made to the front entrance, which would cause severe disruption to traffic in Station Rd.

56/14.3

21420/008 **Detached dwelling & garage, following demolition of existing garage - 81 London Rd, Liphook** **Mr & Mrs Small**
Cllr R Evans

Cllr Evans reported that he had spoken to the neighbour at 83 London Rd, & understood that the new house would be only 5m away from his house. Cllr Evans considered that the new house would dominate the surrounding bungalows/chalet-style houses, reduce the light to 83 London Rd & set a precedent, whereas the existing house was screened from its neighbour.

The Chairman asked whether the house would be in an elevated position. Cllr Evans replied that all the houses were on an incline & were set back with long front gardens. He added that it would change the streetscene, would be out-of-keeping with the surrounding houses & would constitute over-development.

Cllr Robinson pointed out that pre-planning advice had not been sought, & asked whether the new house would be forward of the building-line. Cllr Jordan claimed that it would not be, but would be much taller. He added that there were very few windows on the side & high hedges to screen the neighbouring properties.

The meeting was adjourned to allow the applicant & neighbour to speak.

Firstly, the applicant claimed that all the houses in the immediate area were of different appearance & this should look like a cottage. The existing garage was very high & the new one would be much smaller.

Mr Cooper (83 London Rd) claimed that the new house would be 2m higher than the surrounding houses, & would be enormous compared to his house. The aspect from his house would be ruined as he would effectively be facing a brick wall which would be too close to his house. He advised that a previous application on the other side, at 85 London Rd, had been refused as it would have been higher than his house. He added that, in principle, he would not object to a new dwelling if it were a bungalow or chalet-house.

The meeting was then reconvened.

Cllr Croucher claimed that it would constitute over-development as it would be too large & advised the applicant to take pre-application advice from EHDC & amend the design.

Cllr Evans recommended objecting on the grounds of size & the effect on the streetscene. A vote was taken (all in favour).

Decision: Object to the bulk, mass & height of proposed new dwelling which would be out-of-keeping with the streetscene.

56/14.4

29238/017 **Replacement two-storey classroom block, following demolition of single-storey classroom block & two temporary classroom blocks to accommodate four classrooms/WCs to enable demolition/re-build of facilities** **Churchers College**
/018
Cllr M Croucher **- Churchers College Junior School, Midhurst Rd, Liphook**

Cllr Croucher explained that the applications were to convert a single-storey classroom complex into a double-storey complex, with temporary classrooms being used to facilitate this. The new building would look similar to the existing one, with linked corridors to other buildings. There was sufficient space, so he could see no reason to object.

Decision: No objections.

56/14.5

30416/009 **Detached garage - Field Place Cottage, 23 Portsmouth Rd,** **Mr Helyer**
Cllr Ms J Poole **Liphook**

Cllr Ms Poole advised that this was a development of new houses on the site. At present there was a fenced-off area for cars to park & the proposal was to replace this with a minimal brick/timber garage. It would not affect any neighbours & would improve matters as it would be a better appearance & free up space.

Decision: No objections.

56/14.6

36057/002 **Detached car port - Berry Down, Hewshott Lane, Liphook** **Mrs Keen**
Cllr Mrs J Kirby

Cllr Mrs Kirby reported that the applicant had recently obtained permission for a side extension, which had been completed. The site was set back from the road with another property in front of it & the Conservation Officer at EHDC had stated that the size/design of the car port would not have any adverse effects on the Conservation Area.

Decision: No objections.

56/14.7

38595/005 **Retention of garage - 6 The Square, Liphook** **Mr Blower**
Cllr P Robinson

Cllr Robinson had been shown the existing building by the tenants, Inwood Stoves, & found it to be in-line with the approved plans, which the Parish Council had approved in November 2009. This was a retrospective planning application which was required as the original permission had expired before the work commenced barely a year ago. In view of the fact that the work had been completed entirely as specified in the earlier approved application he could see no reason to object.

Decision: No objections.

56/14.8

39292/002 **Two-storey & single-storey extensions to front, side &** **Mr Chapman**
Cllr P Jordan **rear - 74 Haslemere Rd, Liphook**

Cllr Jordan advised that the Parish Council has seen an earlier application for a first-floor extension to the rear in May 2010 & had not objected. There had also been an application for a much larger extension, which had been refused, in 2004. He could see no reason to object as he had spoken to the neighbours on both sides who had no objections, whereas one of them had objected strongly to the previous application.

Decision: No objections.

56/14.9

51523/007 **Detached greenhouse - Quinces Oast House, Tunbridge Lane,** **Mr Morris**
Cllr R Evans **Bramshott**

Cllr Evans claimed that this was a tasteful design. He could see no reason to object as it could not be seen from elsewhere & the application was only required as the house was a listed building.

Decision: No objections.

59/14 LAWFUL DEVELOPMENT CERTIFICATES - PROPOSED DEVELOPMENTS

3 Dryden Way, Liphook (23264/003)

It was noted that an application had been made to ascertain whether planning permission was required for a single-storey rear extension, two single-storey side extensions, a front porch & a single-storey out-building for purposes ancillary to the enjoyment of the dwelling house.

Holmehills Farm, Conford Rd, Conford (28169/009)

It was noted that an application had been made to ascertain whether planning permission was required for a single-storey side extension.

Nuthatch, Liphook Rd, Whitehill (53702)

It was noted that an application had been made to ascertain whether planning permission was required for single-storey front, side & rear extensions.

60/14 DEVELOPMENT WORKING PARTY

Cllr Jordan reported that the group had meet since he made his last report, & received some excellent input. They were, however, still trying to hold a meeting with a Planning Strategist. A suitable candidate had been identified, but then became unavailable. Mr Murray (EHDC Planning Department Service Manager) had agreed to be involved, but had been on holiday when the last meeting was held. The group were also due to have a meeting with the three District Councillors for Liphook.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 8.45pm.
Confirmed at the meeting held on 9 June 2014.

Signed
Presiding Chairman