



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 18 AUGUST 2014.**

MINUTES

PRESENT WERE:

Cllr Mrs J Kirby (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr R Evans, Cllr P Jordan, Cllr T Maroney, Cllr Ms J Poole & Cllr P Robinson. Cllr B Moulard (EHDC), Mrs G Spencer (Information Officer) & one member of the press also attended, together with Ed Hanson (Barton Willmore), Andrew Munton (Reside Developments Ltd) & eight members of the public for parts of the meeting.

89/14

CHAIRMAN'S ANNOUNCEMENTS

The Chairman asked those present to switch off mobile phones & 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 could be adjourned to allow the public to comment on any material planning matters relating to that application prior to the meeting being reconvened for the Committee to agree their comments for submission to EHDC/SDNPA.

90/14

APOLOGIES FOR ABSENCE

None.

91/14

DECLARATIONS OF INTEREST

None.

92/14

MINUTES OF MEETING HELD ON 14 JULY 2014

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

93/14

MATTERS ARISING FROM THE MINUTES

The Chairman advised that the Parish Council formal response to the EHDC LIPS Consultation exercise had been sent (see Minute 88/14), but as yet no response had been received.

94/14

PUBLIC PARTICIPATION SESSION

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

Public Participation. Permitted by the Chairman (see Minute 89/14).

95/14

POTENTIAL RESIDENTIAL DEVELOPMENT - LAND OFF HEADLEY RD, LIPHOOK

Andrew Munton (Reside Developments Ltd) stated that his company was based in Dorking & specialised in high quality design/caring for the environment. The land had been owned by the Pope family for some years & Reside had been working with them for around six months to put forward these proposals.

Ed Hanson (Barton Willmore) advised that the owners had put the site forward as a potential development site some 18 months ago & that the SHLAA recommendation was that the site could accommodate 54 units. His client considered that this would be too high a density & was instead proposing a scheme of around 35 units, containing a mix of two, three & four bedroom houses. He circulated a draft layout & asked whether there were any particular issues Reside should be aware of.

In answer to various questions raised by members, Ed Hanson confirmed that the development would include the required 40% affordable housing comprising a mix of one, two & three bedroom units; the junction with Headley Rd had been deemed acceptable by Highways Consultants; the timing of submitting the application would be dependent upon when technical assessments could be achieved & when responses were received, but it was hoped that the application would be submitted this year; the site was not considered sufficiently large to accommodate a relief road; the Open Space would be located near the Lowsley Farm SANG. Andrew Munton advised that Reside had had conversations with Eastertons, but no formal discussions had taken place.

96/14

PLANNING APPLICATIONS

APPLICANT

96/14.1

21589/086

Alterations to existing car park & widening access road

Old Thorns Golf

Cllr M Croucher - Old Thorns Golf & Country Club, Weavers Down, Liphook & Country Club

Cllr Croucher explained that the application was in two parts, the first of which was to widen the road beyond the main car park & introduce a mini-roundabout as the road was effectively one-way & this was causing lorries to cut through the car park. The second part was to widen the road at the junction outside the Deers Hut public house, which he considered was contentious as the narrow road effectively acted as a traffic calming measure which was important to protect all the users of the Green, many of which were children. He proposed objecting to the second part of the application, but not to the first. A vote was taken (all in favour).

Decision:

No objections to alterations to existing car park/widening road alongside driving range. However, strongly object to any widening of the road near the Deers Hut public house on safety grounds for walkers/riders & the many users of the Green, including children, as any increase in traffic speed, which widening the road at this point would surely encourage, should be resisted.

96/14.2

22215/001 **Two-storey rear extension, single-storey side extension, pitched roof to existing rear balcony & canopy over revised front door location - Moonhills, Hill House Hill, Liphook** **Mr & Mrs Chester**
Cllr P Jordan

Cllr Jordan advised that the property was in a huge plot with just one neighbour, who had no objections to the proposal. The house currently had a balcony around it at first-floor level, which the owners did not use as it overlooked the neighbour's garden. The proposal was to replace it with an extension, which would be a great improvement.

Decision: No objections.

96/14.3

23264/004 **Single-storey side extension, front porch, part two-storey /part first-floor rear extension, alterations to existing roof to provide habitable accommodation - 3 Dryden Way, Liphook** **Mr Rees**
Cllr P Jordan

Cllr Jordan reported that the neighbour on one side had no objections to the application & the neighbour on the other side had a similar extension, albeit a slightly different design.

Cllr Mrs Easton asked whether there had been any previous extensions & the meeting was adjourned to allow the applicant to answer. He replied that a certificate of lawfulness for permitted development had been granted for rear & side single-storey extensions to the bungalow, but he would prefer to extend upwards. The height of the house would be no higher than other houses in the road, but would have usable loft space. The Chairman asked whether pre-application advice had been sought & the applicant confirmed that it had. The meeting was then reconvened. Cllr Jordan recommended not objecting. A vote was taken (all in favour).

Decision: No objections.

96/14.4

29879/005 **Construction of double garage & storage with home office above - 82 Headley Rd, Liphook** **Mr & Mrs Norman**
Cllr R Evans

Cllr Evans explained that this application was similar to, but slightly smaller than an earlier application which was refused. The Parish Council had not objected to the earlier application provided that the garage/home office was not separated from the main house. He could see no real issues with the size relative to that of the house & the neighbour did not object.

Decision: No objections provided conditions imposed to ensure that it cannot be sold off separately.

96/14.5

31739/004 **Two-storey rear extension - 98 Headley Rd, Liphook** **Mr Willis**
Cllr Ms J Poole

Cllr Ms Poole advised that the Parish Council had not objected to an earlier application for a two-storey extension & permission had been granted despite the neighbour objecting. However, an error had been made in the earlier application which had resulted in the extension being 100mm greater than the approved plans & the applicant had requested that this be allowed. However, it had been refused & consequently this new application was required. Cllr Ms Poole did not consider that the Parish Council could comment as it was really down to a technicality.

Decision: No comment.

to one car only able to turn left into Headley Road. There is a strong likelihood that traffic would use The Avenue as an alternative route resulting in additional danger to pupils at the Liphook Federated schools.

- There is significantly increased danger to pedestrians (especially Bohunt students and mobility impaired) crossing 3 lanes of traffic at the Longmoor Road junction and the London Road junction, where the pelican crossing is largely ignored.
- There is increased danger to cyclists attempting to negotiate the junction, with no cycle-paths to allow cyclists to avoid the junction.
- Narrowing of footpaths either side of Longmoor Road at junction limits space for pedestrians, especially high volumes of students during term times, and the increased volume of traffic along Headley Road increases danger to pedestrians on the already extremely narrow footpath.
- Problems already exist for drivers from 4 lanes negotiating the junction, 6 lanes would increase problems, particularly with large vehicles obscuring views. Drivers block exits from other routes exacerbating queues.
- The zebra crossing in the Square affects traffic flow due to unregulated crossing times, especially during term times.
- Anticipated queues along Headley Road are unacceptable. These would go at least as far as the junction with the Avenue which will add to traffic congestion from Liphook Junior schools. Traffic delays already occur along Headley Road due to vehicles parked on the eastern side and the road is too narrow to accommodate 3 vehicles.
- Proposal may reduce potential traffic congestion along Longmoor Road but would increase traffic congestion along Headley Road to a greater degree therefore there is no improvement to the transport network.
- Unacceptable levels of pollution from 6 lanes of traffic on the junction plus long delays from traffic from the four roads.
- Takes no account of traffic arising from proposed Eco town development at Bordon which is likely to also use the Headley Road to access the railway station.
- Likelihood of increased volume of traffic using Tower Road as a rat-run to gain access to the London Road which will be perceived as a quicker route.
- The applicant has acknowledged that there will be significantly increased queues along the Headley Road due to the increased number of vehicles able to exit the Longmoor Road arm and pass Headley Road decreasing opportunities for drivers from the Headley Road to enter the junction. In addition Properties and structures on either side of the Headley Road arm make it extremely difficult to implement any meaningful improvement without significant adverse impact for pedestrians.

96/14.7

38470/001 **Conversion of stable & tack room with part conversion of** **Mr & Mrs**
Cllr P Robinson **garage block to form ancillary annex accommodation** **Austin**
 - The Hollies, Oaklea Park, Tunbridge Lane, Bramshott

Cllr Robinson reported that the stable & tack room were of no architectural interest & the proposal was to create a two-bedroom single-storey accommodation for domestic staff who currently occupied rooms in the main house. The front existing wall would be moved out to follow the existing building line & a sunroom would be added at the rear. The roofline would remain the same except for the addition of four gables to match the existing garage roof design. There would be no overlooking issues or trees affected.

Cllr Croucher asked whether it could become a separate dwelling & advised that conditions should be imposed to ensure that it did not. Cllr Robinson considered it unlikely that it would be separated, but agreed that conditions should be imposed.

Decision: No objections provided conditions imposed to ensure that it cannot be sold off separately.

96/14.8

50717/001 **Variation of Condition 5 of 50517 to allow use of garage as** **Mr Parris**
Cllr Mrs B Easton **habitable accommodation - Hewshott Copse, Hewshott Lane,**
 Liphook

Cllr Mrs Easton advised that the property was part of the Hewshott Grange Estate. Planning permission had been granted in 2007 for this house to replace a wooden bungalow with the proviso that there should be no further extensions, in-line with policy H16, which was concerned with maintaining a range of dwelling sizes outside the Settlement Boundary.

Cllr Croucher proposed that the Parish Council should strongly object on these grounds. This was agreed.

Decision: Strongly object as would contravene planning policy H16 & could set a precedent.

96/14.9

53442/003 **Side extension to existing garage/outbuilding - Bramshott** **Mrs Paterson**
Cllr P Robinson **Thatch, Rectory Lane, Liphook**

Cllr Robinson reported that this was a revised application. The Parish Council had raised no objections to the original application, but EHDC refused it. The applicant's agent had obtained pre-application advice that the building should be smaller & single-storey. These recommendations had been incorporated into the resubmitted application; the roof-line had been lowered, a window removed & the length of the building reduced. The original refusal suggested that the proposal might constitute an independent dwelling, but Cllr Robinson did not think that the construction of the building lent itself to habitable accommodation. He therefore recommended not objecting.

Decision: No objections.

97/14.2

22777/009 **Change of use from empty first-floor office to beauty** **Miss Collyer**
Cllr M Croucher **therapist treatment rooms - 1B Newtown Rd, Liphook**

Cllr Croucher reported that the room had always been an office, but he could not see any reason to object as there would only be one person entering/leaving at any time & there was plenty of parking availability nearby.

Decision: No objections.

98/14 **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

99/14 **LAWFUL DEVELOPMENT CERTIFICATE - PROPOSED DEVELOPMENT**
16 Stonehouse Rd, Liphook (50662)

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

100/14 **RESIGNATION OF PARISH TREE WARDEN**

The Chairman advised that, due to future work commitments, the Tree Warden would have to resign in early October. She considered that the Parish Council should do something to mark his departure.

Cllr Croucher requested that the Liphook Herald should run an article, stating how much the Parish Council had appreciated his help & guidance, & that the Parish Council would like to hear from anyone who was interested in being the Parish Tree Warden.

Cllr Mrs Easton asked how long he had been Tree Warden & was advised that it was around seven years. She volunteered to draft a letter from the Parish Council to thank Dr Evans for his commitment.

101/14 **DEVELOPMENT WORKING PARTY**

Cllr Croucher reported that he, Cllr Mrs Kirby & Cllr Cowper had met with the SDNPA, following on from EHDC's LIPS consultation. They had met Keith Reed (Deputy Head of Planning) & Lucy Howard (Strategy Planning Lead) & discussed the five-year housing supply figures & the LIPS consultation. Cllr Croucher advised that minutes of the meeting would be circulated in due course.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.35pm.
Confirmed at the meeting held on 22 September 2014.

Signed
Presiding Chairman