



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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THE PARISH OFFICE
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**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT
7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK
ON MONDAY 22 SEPTEMBER 2014.**

MINUTES

PRESENT WERE:

Cllr Mrs J Kirby (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr R Evans, Cllr T Maroney, Cllr Ms J Poole & Cllr P Robinson. Cllr D Jerrard, Mrs G Spencer (Information Officer) & one member of the press also attended, together with Dr M Evans (Parish Tree Warden) & 12 members of the public for parts of the meeting.

102/14

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.

103/14

APOLOGIES FOR ABSENCE

Cllr P Jordan & Cllr B Mouland (EHDC).

104/14

DECLARATIONS OF INTEREST

None.

105/14

MINUTES OF MEETING HELD ON 18 AUGUST 2014

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

106/14

MATTERS ARISING FROM THE MINUTES

None.

107/14 PUBLIC PARTICIPATION SESSION
Public Questions (items not on the agenda). None.
Public Participation. Permitted by the Chairman (see Minute 102/14).

108/14 PLANNING APPLICATIONS APPLICANT

108/14.1

20808/008 Two-storey extension - Fir Tree Cottage, Ludshott Common, Mr Uglow
Cllr P Robinson Woolmer Lane, Bramshott

Cllr Robinson advised that the Parish Council had objected to an earlier application for a two-storey extension on the grounds of over-development. The application was withdrawn & the applicant sought pre-planning advice & submitted this second application for a 4m square two-storey extension to allow direct access to bedrooms, rather than via other bedrooms, & an additional bathroom. Cllr Robinson recommended not objecting. A vote was taken (five in favour; one abstention).

Decision: No objections.

108/14.2

23264/004 Pre-decision amendment - single-storey side extension, Mr Rees
Cllr T Maroney front porch, part two-storey/part first-floor rear extension,
alterations to existing roof to provide habitable
accommodation - 3 Dryden Way, Liphook

Cllr Maroney reminded members that the Parish Council had considered the plans for the original application in August, & had raised no objections. This pre-decision amendment related to a slight change in design; the rear dormer windows were originally to extend to the gable walls, but were now to be set back & tiled. Similarly the dormer windows would be raised so that the heads would reach the underside of the fascia. Cllr Maroney recommended not objecting.

Decision: No objections.

108/14.3

24820/001 Dormer window to rear & alterations to roof to facilitate Miss Swann
Cllr Mrs B Easton conversion of roof-space to living accommodation
- Yew Tree Cottage, Hammer Vale

Cllr Mrs Easton reported that the property was adjacent to the Prince of Wales public house, & near the Conservation Area. It had a long garden & had had a small infill extension in the 1970's. There would be no change to the rear, other than the addition of a roof window, & the roof height would be raised at the front to create a small extension on the first floor. She saw no reason to object provided it did not contravene the '50% rule'.

Decision: No objections provided does not contravene the '50% rule'.

108/14.4

31659/003 Single-storey front extension - 37 London Rd, Liphook Ms Hill
Cllr Mrs J Kirby

Cllr Mrs Kirby explained that this was a large property close to retirement homes. The current layout was poor as the utility room & cloakroom were accessed via the study. This would be an improvement & would not involve any overlooking.

Decision: No objections.

108/14.5

36748/009 **Use of land as residential caravan site for five traveller** **Mr Coffey**
Cllr M Croucher **households, with new hard-standing & dayroom**
- Eagle Place, Queens Rd, Liphook

Cllr Croucher reminded members that permission had recently been granted for a single gypsy traveller family, with a maximum of two caravans, on the front of the site, although this was under a different planning reference number as the site could be accessed from both Queens Rd & Longmoor Rd. This application was for five traveller families on the rear of the site. This area was where most of the travellers in the Parish currently resided, but Cllr Croucher considered that the site was not sufficient for five traveller families. He recommended objecting on the grounds that the density would be too high & it would be out-of-keeping with the surrounding pitches. A vote was taken (all in favour).

Decision: Object on the grounds that the density would be too high & not in-keeping with surrounding pitches.

108/14.6

37729/001 **Change of use from A2 to Beauty Salon (Sui Generis)** **Mrs Cameron**
Cllr Mrs B Easton - **38A Station Rd, Liphook**

Cllr Mrs Easton explained that the premises would be on the ground floor adjacent to Countrywide. She could see no reason to object as it would be fairly small, although there would be more clients entering/leaving the premises & they would have to use the Countrywide car park.

Decision: No objections.

108/14.7

50136/002 **Single-storey side extension, detached garage, partial removal** **Mr & Mrs**
/003/LBC **of existing chimney, replacement windows/doors, repairs** **Gorton**
Cllr Mrs J Kirby **/rebuilding of existing gardens walls & re-siting of oil tank**
- Stable Cottage, Ludshott Manor, Woolmer Lane, Bramshott

Cllr Mrs Kirby advised that Stable Cottage & The Old Dairy were included in the Listed Building designation for Ludshott Manor. They were originally agricultural buildings rather than dwellings. The proposal included many small changes, but the main one was to form an internal corridor to join the two properties together to create one dwelling. The applicant had taken pre-planning advice & the view was that, as both properties were very small, if they were to remain separate, both would need extending, which would create overlooking issues. To convert them to one modest property was by far the best solution.

Decision: No objections.

108/14.8

50737/006 **New stable & garage - Brackendale House, Queens Rd,** **Mr Shaw**
/007 **Liphook**

Cllr R Evans

Cllr Evans reported that the application was to add a new stable & garage. He was concerned that both were too large compared to the size of the property & proposed objecting on the grounds of over-development. A vote was taken (all in favour).

Decision: Object as would be overly large in comparison to the size of both the property & paddock.

108/14.12

55728 **Certificate of lawful development for existing use: site & buildings used in association with fencing & agricultural business - land north of Inglewood, Hammer Vale** **Mr Dalton**
Cllr M Croucher

Cllr Croucher reported that the application stated that the land had been used for light industrial purposes since 1926, & included copies of receipts dating back to then. This application was just to regularise the situation & he could see no reason to object as there were no immediate neighbours.

Decision: No objections.

TREE APPLICATIONS

108/14.13

23270/014 **Prune two oaks - 51 Tunbridge Crescent, Liphook** **Ms Dray**
Dr Evans

Dr Evans reported that the application was to prune two oaks, denoted on the application as T1 & T2. T1 was in the rear garden, virtually on the boundary fence, & the proposal was to crown-reduce it by 2m all over in order to allow more light into the garden. Dr Evans recommended objecting as he considered that this would remove all the foliage. T2 was a similar size with a branch around 5m off the ground growing into the property. The application was to remove this branch, which Dr Evans considered should improve the shape of the tree.

Decision: Object to proposed work to T1 as would remove virtually all the foliage - would recommend thinning of the crown instead.
No objection to proposed work to T2 as should improve the shape of the tree.

108/14.14

34365/004 **Fell ten trees (holly, silver birch & chestnut) & prune seven chestnut trees - 7 Ash Grove, Liphook** **Mrs Sheward**
Dr Evans

Dr Evans stated that the application was to fell ten trees, predominantly chestnuts, which were on a tract of woodland which divided the Berg Estate from the Poultry Farm at the rear of the garden. The woodland had been abandoned & the trees were now approaching the end of their lives & some were dangerous. The application was to remove all the dangerous trees & prune the remainder. Dr Evans had no objections provided replacement trees were planted, although he considered that it would be better to fell/replace all the trees rather than just the dangerous ones.

Decision: No objection provided replacement trees planted - however would recommend felling/replanting all the trees, rather than pruning some of them.

108/14.15

34388/001 **Prune beech tree - 37 Chitley Way, Liphook** **Mr Fletcher**
Dr Evans

Dr Evans had no objections to this application, which was to remove a relatively small rogue branch over the highway from this beech tree which had been storm damaged in the past.

Decision: No objections.

108/14.16

34399/003 **Prune maple tree - Burleigh House, Bramshott Court,** **Mr Hanslow**
Dr Evans **Tunbridge Lane, Bramshott**

Dr Evans had no objections to this application to crown-lift a maple tree as it would give more light to a nearby mulberry tree & should not be detrimental to the maple.

Decision: No objections.

108/14.17

36086/003 **Fell two Lawson cypress trees - Glebelands, Limes Close,** **Mr Denya**
Dr Evans **Bramshott**

Dr Evans reported that the application was to fell two tall cypressus trees. They had been part of a hedge, & were around 50 years old & about 60ft tall. The applicant & other residents wanted them removed on the basis that they were diseased & dropping branches. Dr Evans considered that they were landmark trees & objected to them being felled, subject to a safety assessment, & recommended that they should be cleaned & crown-lifted, with the intertwined branches removed.

Decision: Object to felling these landmark trees, subject to a safety assessment by EHDC - recommend they be cleaned, crown-lifted & intertwined branches removed.

108/14.18

53456/001 **Prune two oaks - 4 The Warren, Passfield** **Mr Mak**
Dr Evans

Dr Evans reported that the application was to prune two oaks, denoted on the application as T1 & T2. T1 was a 300 year old mature oak in the back garden, with a branch growing into the garden. He had no objections to the proposed work, which was to remove half this branch & tip-prune the branches touching the house. T2 was towards the front of the property & had two branches about 5m above the ground, which were hanging down. The application was to remove these two branches, but Dr Evans objected as he considered that it would be detrimental to the appearance of the tree, which had a fairly good amenity value. He proposed tip-pruning instead.

Decision: No objections to proposed work on T1.
Object to proposed work on T2 as would be detrimental to the appearance of the tree, which has a good amenity value - would recommend tip pruning instead.

108/14.19

37362/002 **Neighbouring parish application - prune beech tree & oak** **Mr Hanson**
Dr Evans **- Chesham, Beech Hill, Headley Down**

Dr Evans explained that a driveway to three houses lay behind a conifer hedge. The hedge incorporated a mature beech tree, around 200 years old & 50ft tall. The application was to lop the tree by 50% to allow more light into the garden. Dr Evans had visited the site & did not consider that there was an issue with light. He objected to the proposed work as he thought that it would be detrimental to this mature amenity tree, & instead proposed reducing the bulk of the tree & improving its appearance by removing three side branches. The oak was not TPO'd, but he considered that it should be & felt that the proposed work would be detrimental.

Decision: Object to proposed work on beech tree (T1) as would be detrimental to the appearance of this mature amenity tree - recommend that bulk reduced by removing the three smaller trunks instead, which should improve the appearance of the tree.
Also object to proposed work on oak (T2) & request that it is TPO'd.

109/14 **ADDITIONAL APPLICATIONS**
None.

110/14 **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**
These were noted.

111/14 **TREE PRESERVATION ORDERS**
Land at Lowsley Farm, Lark Rise, Liphook (EH 945 - 20.3.2014)
It was noted that the provisional TPO placed on three oaks & two groups of trees (including 16 oaks & one sycamore) was confirmed in a modified form on 5 September 2014; the modifications being the exclusion of two of the specified oaks & one oak from one of the groups of trees.

Poultry Farm, Chitley Lane, Liphook (EH 954 - 2.9.2014)
It was noted that a provisional TPO had replaced an earlier provisional TPO (EH 912 - 10.3.2014, which was placed on two groups of trees (including oak, silver birch & holly) on the southern & the eastern boundaries of the site. The replacement TPO covered the same group of trees on the southern boundary & eleven specified oak trees on the northern & eastern boundaries of the site.

Hartley, Headley Rd, Liphook (EH 958 - 10.9.2014)
It was noted that a provisional TPO had been placed on all the trees within the curtilage of this site.

112/14 **RESIGNATION OF PARISH TREE WARDEN**
Dr Evans advised that his neighbour, Steve Thomas, had expressed an interest in the Tree Warden role, but did not consider that he had sufficient knowledge at present. Dr Evans proposed that he mentor Mr Thomas in the short term, until a new Tree Warden could be found, who could also mentor/work with Mr Thomas. This was agreed.
The Chairman thanked Dr Evans for his commitment over the past seven years & stated that his knowledge/contribution had been invaluable to the Committee. She gave Dr Evans a letter, card & small gift on behalf of the Parish Council.

- 113/14 LAWFUL DEVELOPMENT CERTIFICATES - PROPOSED DEVELOPMENTS**
Nut Tree Cottage, Weavers Down, Liphook (21075/002)
 It was noted that an application had been made to ascertain whether planning permission was required for a detached outbuilding to provide incidental accommodation to the main dwelling.
- Copse Cottage, Passfield Rd, Passfield (27350/003)**
 It was noted that an application had been made to ascertain whether planning permission was required for the formation of a habitable room in the roof space.
- The Old Farmhouse, Old Thorns, Weavers Down, Liphook (50951/004)**
 It was noted that an application had been made to ascertain whether planning permission was required for proposed detached out-buildings.
- 114/14 PLANNING APPEAL**
Hill Top Stables, Devils Lane, Liphook (52747/005)
 It was noted that an appeal by Mr Keet (re: refusal of planning permission to vary Conditions 1 & 2 of 52747/005 to allow extended time limit & use for non-dependants) would be heard at an Informal Hearing (date/location TBA). Original Parish Council comments (“*Strongly object to the removal of conditions.*”) had been forwarded to the Planning Inspectorate. It was agreed that the Parish Council should be represented at the Hearing.
- 115/14 DEVELOPMENT WORKING PARTY**
 The Chairman reported that a meeting had been held with the SDNPA on 13 August 2014. Notes of the meeting were circulated (see Appendix 2).
- 116/14 EHDC LIPS CONSULTATION REPORT**
 The report had been published & a summary was circulated at the meeting (see Appendix 3). The Chairman reminded members that the Parish Council had written to EHDC stating that the consultation exercise had been flawed as it did not give residents who attended a clear idea of the planning process. EHDC had replied to the Parish Council with an offer of a further meeting (see Appendix 4). It was agreed that a meeting would be worthwhile provided that representatives of both EHDC & SDNPA were present. The Chairman pointed out that the Development WP had met with EHDC/SDNPA separately, but not together, & had got different feedback from each; & also from officers & councillors. Cllr Mrs Easton suggested that the meeting should be held in Parish Council offices, so that all Parish Councillors could be present. This was agreed & the Chairman agreed to draft a reply.
 The Chairman added that EHDC were pushing for the Parish Council to conduct a Neighbourhood Plan. The Development WP had looked into this & considered that this could be beneficial (developers’ contributions for new applications, a way forward to shape Liphook), however there were many drawbacks (prohibitive costs, lack of funds to employ professional help, lack of volunteers), & she did not consider that the Parish Council should be pressurised into going ahead in the short-term.
 Cllr Maroney added that the Parish Plan Group did not want to action a Neighbourhood Plan.

117/14 SDNPA PARISH COUNCIL WORKSHOPS

The SDNPA was arranging workshops for Parish Councillors to attend. They were scheduled for 23 October in West Sussex, 4 November in East Sussex & 12 November in Hampshire; all starting at 18.30 for 19.00. It was agreed that Cllr Mrs Kirby, Cllr Mrs Easton & Cllr Ms Poole would attend the first workshop.

118/14 SDNPA PLANNING DECISION - OIL/GAS APPLICATION IN FERNHURST

It was noted that the SDNPA had refused planning permission for exploratory drilling/appraisal for oil/gas at Nine Acre Copse in Fernhurst (see Appendix 5).

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.50pm.
Confirmed at the meeting held on 13 October 2014.

Signed
Presiding Chairman