



BRAMSHOTT & LIPHOOK PARISH COUNCIL

www.bramshottandliphook-pc.gov.uk

Mr P J STANLEY
EXECUTIVE OFFICER
Tel: 01428 722988
Fax: 01428 727335
e-mail : council@bramshottandliphook-pc.gov.uk

THE PARISH OFFICE
HASKELL CENTRE
MIDHURST ROAD
LIPHOOK
HAMPSHIRE GU30 7TN

**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT
7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK
ON MONDAY 10 NOVEMBER 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 D Jerrard, Cllr E Trotter, Mrs G Spencer (Administration Officer) & one member of the press also attended, together with Mr S Thomas (Assistant Parish Tree Warden) & four members of the public for parts of the meeting.

130/14

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.

131/14

APOLOGIES FOR ABSENCE

Dr M Evans (Parish Tree Warden).

132/14

DECLARATIONS OF INTEREST

None.

133/14

MINUTES OF MEETING HELD ON 13 OCTOBER 2014

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

134/14

MATTERS ARISING FROM THE MINUTES

None.

135/14 PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda).

Mr Miller asked whether the Parish Council could confirm the current status re: the anticipated housing application for the Bohunt Manor Estate. The Chairman replied that she understood that the application had not been submitted as EHDC now considered Lowsley Farm to be the preferred site for Liphook, following on from the LIPS Consultation. Cllr Mrs Easton added that the site had been put forward by EHDC's Policy Development Panel for adoption.

Public Participation. Permitted by the Chairman (see Minute 130/14).

136/14 PLANNING APPLICATIONS

APPLICANT

136/14.1

**21026/044 Variation of Condition 12 of 21026/043 to allow substitution of Bohunt School
Cllr P Jordan plans - Bohunt Community School, Longmoor Rd, Liphook & Centre**

Cllr Jordan stated that the variation was required to allow three natural ventilation units to be installed on the roof in order to avoid installing fans/motors. He recommended not objecting as none of the neighbours had objected to the original application & the building would be a sufficient distance from the nearest properties so that the addition of the vents would make little difference to the impact of the building.

Decision: No objections.

136/14.2

**21589/086 Pre-decision amendment - alterations to existing car park Old Thorns Golf
Cllr M Croucher & widening access road - Old Thorns Golf & Country Club, & Country Club
Weavers Down, Liphook**

Cllr Croucher stated that the original application was to make minor improvements to the entrance to the car park & to widen the road there so that it could be used for two-way traffic. This amendment was to allow the use of granite setts instead of tarmac, which should be an improvement, & would not be an issue as they were used elsewhere on the site.

Decision: No objections.

136/14.3

21589/087 **Re-location of existing pods to accommodate new apartments, Old Thorns Golf & Country Club**
Cllr M Croucher **additional ‘mega pods’ & new golf net - Old Thorns Golf & Country Club, Weavers Down, Liphook**

Cllr Croucher advised that some considerable time ago temporary permission was granted for the existing pods, which were similar to beach-huts & provided cheap sleeping accommodation. The applicant wanted to relocate them to a piece of land, adjacent to tennis courts at the rear of the site, as they were currently situated on land where they had permission to build an apartment block. Cllr Croucher did not consider that this would cause any problems; however he was concerned about the proposals to introduce mega-pods, which would be twice as big, with a kitchenette, near the houses in the adjacent Bircholt Rd estate. He considered that they would be intrusive & have a major impact on the amenities of the residents, despite the proposed acoustic fence between the two. He thought that they would be popular as they had catering facilities & would be considerably cheaper than staying in the hotel. There was no supportive evidence to prove the need for the mega-pods & he considered that the Parish Council should object. He considered that they should also object to the relocation of the existing pods as they were intended to be temporary & granting this permission would make them permanent.

Cllr Jordan proposed that the Parish Council should object as insufficient detail had been provided to support the application or assess the impact on neighbours. A vote was taken (all in favour).

Decision: Object as insufficient information provided to support application or to enable assessment of the impact on vegetation barrier between the site & houses in Beechcroft Close & Fairway Close. Consider that the presence of the ‘mega pods’ would be detrimental to the amenities of these residents.

136/14.4

21589/088 **Pre-decision amendment - works to increase visibility splays Old Thorns Golf & Country Club**
Cllr M Croucher **& entrance - Old Thorns Golf & Country Club, Weavers Down, Liphook**

Cllr Croucher reminded members that the original application had been to increase the visibility splays to make turning in/out easier, & the Parish Council had not objected as it was considered that this would improve road safety. However, it transpired that the land in question was common land, so the applicant had had to re-submit the application, having obtained the necessary permissions.

Decision: No objections.

136/14.5

22777/009 **Display of non-illuminated fascia sign - 1B Newtown Rd, Miss Collyer**
Cllr M Croucher **Liphook**

Cllr Croucher advised that the sign would only be seen from one direction & was in-keeping with other signage in the area.

Decision: No objections.

33993/075 **60-bed nursing home with access, car parking &** **Highwood**
Cllr P Jordan **landscaping - former OSU site, Midhurst Rd, Liphook**

Cllr Jordan reminded members that the Parish Council had seen the original application in July & objected as it was considered that Taylor Wimpey should continue to actively market the site for commercial employment use. EHDC had refused permission as it would lead to the loss of an employment site, there was no provision for overspill parking for the station, there would be inadequate parking for staff & the building would overlook the house on plot 38. The design & layout in this application was exactly the same, but the application now included a consultant's report arguing against the reasons for refusal. Cllr Jordan read out the arguments put forward by the applicant & stated that the key issue was whether the site could provide employment & be financially viable. To date there had been just three inquiries which had led to discussions, the third of which was from the current applicant, Highwood, but no other firm offers made. Cllr Jordan considered that the requirement for 90 full-time employees on the site, as stipulated in the S106 agreement, was too high to be viable for commercial use. The applicant had argued that this requirement could be met if the nursing home application was permitted. Cllr Jordan considered that members had to decide whether to continue objecting or to accept the arguments put forward by the applicant.

Cllr Mrs Kirby pointed out that, as the economy was improving, it might now be possible to find an employment use, & it would therefore be premature to accept this application now.

Cllr Robinson stated that he considered the location unsuitable for a retirement home.

Cllr Jordan reminded members that the Inspector had originally agreed that a retirement home would constitute an employment use. It was extremely difficult to judge as, if this permission was not granted, it was possible that there would be no other applications or the applicant would appeal. His recommendation was to continue objecting, but state that the requirement for 90 full-time employees on the site was too high. A vote was taken (all in favour).

Decision: Object as the Parish Council considers that Taylor Wimpey should continue to actively market the site for commercial employment use, but with a lower FTE target (as consider that the current target is too high & has thus restricted the number of potential applicants).

34310/022 **Pre-decision amendment (junction improvements to village** **Easterton Ltd**
Cllrs Mrs J Kirby **centre - further plans/information) - outline application**
/Mrs B Easton **- phase 1 of 155 dwellings & additional phases for a total of**
 175 dwellings with associated access, car parking & public
 open space, following demolition of five dwellings
 - land at Lowsley Farm, Lark Rise, Liphook

Cllr Mrs Easton advised that the Parish Council had considered the original application relating to junction improvements to the village centre in September & had objected. This was the same proposal but with different detail, including an appeal decision relating to a parish called Hartford where a housing scheme was allowed after being called in by the Government. Hartford had certain similarities to Liphook, such as a village centre Conservation Area with the housing development a similar distance away as Lowsley Farm, but the road layout was very different; Hartford did not have two mini-roundabouts & six through roads. It seems that the implication was that Eastertons would appeal if the application was refused. The application also included a Heritage Impact Assessment which recommended improvements considered to mitigate the visual impact on the Conservation Area. This report came about as EHDC had considered the previous scheme unacceptable due to the loss of planting areas & the possible impact on a mature tree. Two different schemes were proposed; one was a fully block-paved option with pedestrian/vehicle paths designated by different colours & the other was a hybrid arrangement of block-paving & conventional tarmac.

Cllr Croucher considered that HCC would not accept this as they had recently removed the paving blocks from The Square as they were not practical.

Cllr Mrs Easton recommended objecting as before, but adding comments about safety, the impracticality of block-paving & not enhancing the Conservation Area. A vote was taken (all in favour).

Decision:

Continue to object on the same grounds as before (i.e. to the original proposed junction improvements to village centre). Additionally, consider that these revised proposals:

1. would further compromise the safety of both pedestrians & drivers;
2. would be impractical for the volume/type/weight of traffic anticipated (blocked slabs recently removed from The Square by Hants CC for this reason);
3. would not enhance the Conservation Area.

136/14.8

38102/002 **Pre-decision amendment (amended application form/** **Mr Jackson**
Cllr Mrs J Kirby **plans) - three-bay garage with storage above - Hartley,**
Headley Rd, Liphook

Cllr Mrs Kirby reported that the amendment included a letter from the applicant's agent which disputed the objections put forward by the Parish Council & other parties. It referred to five other similar garages in the parish which had been granted permission, but Cllr Mrs Kirby argued that none were the same as this one as either the house &/or the plot were much larger. The amended plans showed no changes other than the dormer windows being replaced with velux windows, so she proposed continuing to object as before. A vote was taken (all in favour).

Decision: Object as too large/too far from the main dwelling; the size/internal layout would make it akin to the creation of an independent dwelling, inappropriate in this countryside setting where restrictive planning polies apply.
Would not object if it were to be relocated closer to the main dwelling & was not used for residential accommodation.

136/14.9

50082/001 **Lean-to workshop to side - 9 Malthouse Meadows, Liphook** **Mr Lewis**
Cllr P Robinson

Cllr Robinson reported that the house was an end terrace of four houses & the application was to replace a wooden shed with a lean-to constructed of wood. The building would be 3m x 4m & would be very close to the brick/timber boundary fence, making it impossible to access the rear of the property. Cllr Robinson recommended that the applicant should shorten the proposed length of the building. A vote was taken (all in favour).

Decision: Object unless length of proposed workshop reduced by at least ½m to allow access to rear of the property.

136/14.10

50737/006 **New stable & new garage (amended location/block plans)** **Old Thorns**
/007 **- Brackendale House, Queens Rd, Liphook**
Cllr R Evans

Cllr Evans stated that the boundaries shown on the plans were incorrect as the drive was owned by a neighbour. He recommended continuing to object as the plans had not changed & the garage was too far from the house.

Cllr Mrs Easton claimed that the proposals looked quite reasonable. The Chairman proposed that members should vote on whether to submit a comment of no objections. A vote was taken (five in favour; two against).

Decision: No objections.

136/14.11

51865/004 **Retention of cabin as storage/library for five years - National** **The National**
Cllr R Evans **Trust Wardens' Base, Tunbridge Lane, Bramshott** **Trust**

Cllr Evans explained that this application was just to allow the current temporary structure to be kept in order to help the National Trust to continue their work.

Decision: No objections.

136/14.15

55820 **Detached utility/dayroom ancillary to use of existing lawful** **Mr Searle**
Cllr T Maroney **use of land for stationing of caravans - The Laurels,**
Longmoor Rd, Liphook

Cllr Maroney advised that both the adjacent sites, Greengate & The Laurels, were occupied by bungalows & there was one caravan parked alongside the bungalow at The Laurels. He had spoken to the Case Officer & it appeared that the owner of Greengate, Mr Light, owned both sites & had planning permission to increase the use to two mobile homes & two touring caravans, but the permission only applied to named relatives of his gypsy family & would be removed if they left the site. Mr Light had sold half the site to the applicant, who was not related to him, but this part included the area with the planning permission. It would seem that the applicant was trying to use this previous permission to designate his smaller piece of land as a gypsy site for, presumably, his extended family. He wanted to build a permanent, brick-built utility/dayroom on the front drive measuring 8m x 5m for travellers with mobile homes to use. Cllr Maroney considered that the building, which would be the size of a small bungalow, would be too large. He was also concerned about the site being split into two with both owners claiming the same rights to the extant planning permission, & recommended objecting. A vote was taken (all in favour).

Decision: Object on the grounds of no proven need as currently no caravans on the site & existing permissions for the site relate to the previous owner & his family (the applicant is not related to the previous owner). Also consider that the proposed building is too large.

TREE APPLICATIONS

136/14.16

27470/017 **Fell two Turkey oaks - 54 Headley Rd, Liphook** **Mrs Sykes**
Dr M Evans
/Mr S Thomas

Mr Thomas reported that the applicant wanted to fell the trees as they claimed that honey fungus was present in the base of both. However, both trees appeared to be generally healthy; the presence of honey fungus was not obvious although there was some rot to the bark at the base of both trees, but not currently damaging to the structural integrity of the trees. The trees were close to Headley Road & of high amenity value, so Dr Evans recommended objecting subject to an EHDC assessment of the presence/extent of honey fungus.

Decision: Object to felling subject to EHDC assessment of presence/extent of honey fungus.

136/14.17

28790/008 Prune oak tree - 5 Chappell Close, Liphook

Mr Butlin

Dr M Evans

/Mr S Thomas

Mr Thomas explained that the applicant lived in Ontario Way & the tree, which was in the rear garden of 5 Chappell Close, overhung their garden. They wanted to crown-lift the lowest 5/6 branches as the tree was shading the garden & creating debris. Dr Evans recommended, subject to the agreement of the owner, removing the lower five branches from the major limb overhanging the Ontario garden, but not the limb itself. This would have minimal impact on the amenity value.

Decision: No objections (subject to the agreement of the owner) to removing the lower five branches from the major limb overhanging the Ontario garden, but not the limb itself.

136/14.18

38208/001 Cut Horse Chestnut tree down to ground level - 39 Huron Drive, Liphook

Mrs Goodwin

Dr M Evans

/Mr S Thomas

Mr Thomas explained that the applicant lived in Chiltlee Close, but the tree was on land behind their property, belonging to the owner of 39 Huron Drive. The applicant wanted to cut the tree down to ground level or 50% crown reduce it as they believed that it was diseased & were concerned that the tree might fall or branches break off. She had obtained advice from tree surgeons who had confirmed that the tree was suffering from disease. She felt that the tree was very large & blocked out a large amount of sunlight to the gardens below, & that there were quite a few trees along the stretch of land that would spread out in the space if the tree were to be cut down. Dr Evans considered that the tree showed no obvious signs of disease & the structure appeared to be good. However, the fallen leaves indicated browning at the tips which might be symptomatic of a non-critical viral disease. He recommended objecting, subject to an EHDC assessment of presence/extent of untreatable fungal disease, as the owner was not in agreement & it was a good amenity tree, visible from surrounding properties.

Decision: Object to felling subject to EHDC assessment of presence/extent of untreatable fungal disease.

136/14.19

38518/001 Prune stand of 5 beech trees - 8 Chappell Close, Liphook

Mrs Bowler

Dr M Evans

/Mr S Thomas

Mr Thomas stated that the tree was actually five separate trees planted closely together, so that they looked like one tree. The applicant wanted to reduce the crown by 40% & bring the tree in by 3-4m in order to reduce the height & limit the encroachment of the tree into garden. Dr Evans considered that the tree had good amenity value as it was visible from the surrounding properties & he recommended objecting to 40% reduction due to the possible impact on the health of the tree & the impact to the amenity value. He recommended a maximum of 15% crown reduction, along with tip pruning of the lower branches to reduce encroachment.

Decision: Object to 40% reduction as could be detrimental to health of tree & would impact on amenity value. Instead recommend a maximum of 15% crown reduction, along with tip pruning of the lower branches to reduce encroachment.

136/14.20

38602/001 **Fell cherry tree - 21 Ontario Way, Liphook**

Mr Butlin

Dr M Evans

/Mr S Thomas

Mr Thomas reported that the proposal was to fell the tree as the applicant claimed that it had a poor sparse crown & was dropping debris. Dr Evans considered that it had good amenity value as it was visible from surrounding properties & he recommended objecting on the basis that the tree appeared to be healthy & the crown appeared to be normal (given autumn conditions).

Decision: Object on the basis that the tree appears healthy & the crown appears normal (given autumn conditions).

137/14 **ADDITIONAL APPLICATIONS**

137/14.1

SDNP/14/05539 **Detached three bedroom dwelling, following demolition of**
/FUL **existing dwelling - Holly Wood, Griggs Green, Liphook**

Mr Cook

Cllr P Robinson

Cllr Robinson explained that the proposed new house would be on land adjacent to the applicant's home; both would occupy a substantial piece of land & be accessed from a BOAT. Crucial to this application was the proof of ten years continuous occupation of the existing building, a double garage with a flat above & accommodation behind, which had been established by means of an affidavit from the previous occupier. The proposal would not affect any trees or the privacy of the neighbouring properties. Neither neighbour had any objections.

Decision: No objections.

137/14.2

33993/076 **Reserved matters for commercial warehouse B1 (C) unit**
Cllr Mrs J Kirby **- former OSU site, Midhurst Rd, Liphook**

Taylor Wimpey

Cllr Mrs Kirby reminded members that the existing housing permission was dependent on bringing forward the employment site, as stipulated in the S106 agreement. The S106 agreement meant that the applicant had to submit Reserved Matters, which they were now doing for just one unit with 135 sq. m floor space, which was less than a quarter of the site. The unit would be located in the corner of the site, adjacent to the Beaver Industrial Estate.

Cllr Croucher pointed out that the Parish Council had always tried to preserve the employment site.

Cllr Mrs Kirby agreed, & claimed that if the site were allowed to be used for other uses, Liphook residents would have to commute to work elsewhere in the future.

Cllr Jordan considered that the applicant was submitting this application so that they could sell the first ten houses & thus reduce the pressure to find an employment use; it was all about timing & cash flow.

Cllr Croucher recommended that the Parish Council should object as out of the 40 acre site this was the only area which could still be used for employment.

Cllr Mrs Kirby agreed & recommended objecting as the one unit was neither adequate nor sustainable. A vote was taken (all in favour).

Decision: Object as 135sq m is inadequate & not sustainable as does not meet S106 requirements.

138/14 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

**139/14 LAWFUL DEVELOPMENT CERTIFICATE - PROPOSED DEVELOPMENT
6 Quebec Close, Liphook (38816/005)**

It was noted that an application had been made to ascertain whether planning permission was required for a single-storey rear garden room, following the demolition of an existing conservatory.

**140/14 PLANNING APPEAL
Hill Top Stables, Devils Lane, Liphook (52747/008)**

It was agreed that Cllr Croucher would represent the Parish Council at an Informal Hearing (10am on 3 December 2014 at LMC) to decide an appeal by Mr Keet re: the refusal of planning permission to vary Conditions 1 & 2 of 52747/005 to allow an extended time limit & use by non-dependants.

141/14 SDNPA PARISH COUNCIL WORKSHOP (23.10.2014)

Cllr Mrs Kirby reported that she had attended the workshop for West Sussex parishes, which had included a long presentation on Minerals & Waste policies. The SDNPA was looking at all possible SHLAA sites in West Sussex & was asking the parishes for local knowledge before assessing the sites. She, Cllr Mrs Easton & Cllr Ms Poole were attending the workshop for Hampshire parishes later in the week.

**142/14 DEPARTMENT FOR COMMUNITIES & LOCAL GOVERNMENT -
CONSULTATION ON PLANNING & TRAVELLERS**

Cllr Croucher advised that this was a new consultation to look at policies being formulated in order to strengthen the planning authority's position. The Chairman proposed that she, Cllr Croucher & Cllr Mrs Easton would draft the Parish Council response, which would be circulated to members for approval, prior to submission by 23 November 2014. A vote was taken (all in favour).

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.55pm.
Confirmed at the meeting held on 8 December 2014.

Signed
Presiding Chairman