



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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THE PARISH OFFICE
HASKELL CENTRE
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**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT
7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK
ON MONDAY 12 JANUARY 2015.**

MINUTES

PRESENT WERE:

Cllr Mrs J Kirby (Chairman), Cllr M Croucher, Cllr R Evans, Cllr P Jordan, Cllr T Maroney, Cllr Ms J Poole & Cllr P Robinson. Mrs G Spencer (Administration Officer) & one member of the press also attended, together with Mr S Thomas (Parish Tree Warden) & eleven members of the public for parts of the meeting.

1/15

CHAIRMAN'S ANNOUNCEMENTS

The Chairman asked for mobile phones to be switched off & 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.

2/15

APOLOGIES FOR ABSENCE

None.

3/15

DECLARATIONS OF INTEREST

None.

4/15

MINUTES OF MEETINGS HELD ON 10 NOVEMBER & 8 DECEMBER 2014

These were confirmed & signed as being true records of the meetings.

5/15

MATTERS ARISING FROM THE MINUTES

None.

6/15

PUBLIC PARTICIPATION SESSION

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

Public Participation. Permitted by the Chairman (see Minute 1/15).

7/15.1

23817/011 **Certificate of Appropriate Alternative Development - former** **Norfolk House**
Cllr M Croucher **site of The Spaniard Inn, Portsmouth Rd, Bramshott Chase** **Holdings Ltd**
 Cllr Croucher had spoken to the EHDC Case Officer who had told him that when the Hindhead Tunnel had been built some land owners had been resistant to the road improvements & were served with compulsory purchase orders. In the case of The Spaniard Inn the order was for the whole site. This application came about as there was now a dispute between the land owner & the Ministry of Transport over the value of the land at that time. It was a technical argument & the EHDC advice, & Cllr Croucher's recommendation, was for the Parish Council not to comment.

Decision: No comment.

7/15.2

24820/002 **Loft conversion to create accommodation in roof space &** **Miss Swann**
Cllr Mrs B Easton **installation of velux window - Yew Tree Cottage, Hammer Vale**
 Cllr Mrs Easton advised that there had been a similar application last September which had been withdrawn. The applicant had now taken pre-application advice from EHDC & had re-submitted the application with a velux window instead of a dormer. Cllr Mrs Easton recommended submitting the same comment as before.

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

7/15.3

26295/009 **Deed of variation to S106 agreement attached to planning** **Cove Construction**
Cllr P Jordan **permission 26295/007 (affordable housing mix/location)** **Ltd**
 - former site of Silent Garden, Portsmouth Rd, Liphook

Cllr Jordan explained that the S.106 agreement for the planning permission stipulated the number of affordable homes to be built, but not the mix. The original plans showed two large blocks of flats on the north-west side of the site, with each containing a mix of affordable & private homes. The applicant had now entered into partnership with Radian Housing, who wanted all the affordable homes in one block as it would be easier to manage. This application was therefore to change the mix so that all the affordable homes were in one block & all the private homes were in the other one. Cllr Jordan recommended not objecting.

Decision: No objections.

7/15.4

28990/002 **Porch to front & veranda to side elevation - 4 Arundel Villas,** **Ms Cowles**
Cllr P Robinson **Lynchborough Rd, Passfield**

Cllr Robinson reported that the property was a semi-detached red brick house. The veranda planned for the south side of the property was merely a 2.5m high flat roof, supported by three timber posts to provide space to store logs. The surrounding patio area was shielded by a high hedge so there were no privacy issues with neighbours. The proposed front porch would replace an existing open porch & provide a weatherproof entry to the front door. Cllr Robinson recommended not objecting.

Cllr Maroney asked whether the veranda would extend beyond the building line; Cllr Robinson replied that it would not as the house was set back slightly behind the other half of the semi-detached pair.

Decision: No objections.

7/15.5

30758/006 **Single-storey rear extension, single-storey side extension & first-floor addition above an existing single-storey garage - 9 Willow Gardens, Liphook** **Mr & Mrs Benyon**

Cllr Ms Poole advised that the applicant was not intending to proceed with the first-floor addition above the single-storey garage as it would be prohibitively expensive. The single-storey extension would involve the removal of a fence & planting a hedge in its place. The applicant had received pre-application advice stating that the side extension would be within permitted development rights but that the existing trees should be protected when planting the hedge. An arboricultural survey had recommended planting the hedge carefully by hand in order to avoid any damage to other trees. The rear extension would extend the living room over the existing patio area, which would have little impact on the neighbours who did not object.

Decision: No objections.

7/15.6

38157/007 **Detached garage - revised scheme from permission 38157/005 - 2 Primrose Cottages, Tunbridge Lane, Bramshott** **Mr & Mrs Woods**

Cllr Evans stated that there was approval for a fairly extensive garage area in the rear garden & this revision was to lower the roof & make the garage slightly wider, 3.3m instead of 3.1m, so that it would not interfere with the sewers. It would be in-keeping & there was no reason to object.

Decision: No objections.

7/15.7

55774 **Two dwellings, following demolition of existing dwelling - 58a Headley Rd, Liphook** **Hilbert & Gray Ltd**

Cllr Maroney reported that the proposal was to demolish the existing bungalow & build a pair of semi-detached three-bedroom houses without garages but with two parking spaces each. The new dwellings would be stepped in a similar fashion to the existing bungalow, & designed with front gables to match some of the surrounding properties. Pre-planning advice was favourable as the site was in the settlement boundary & the proposal would have limited impact on neighbouring properties. The site was large enough to accommodate the two houses; the only concern was that if most of the parking spaces were occupied there would be limited room for manoeuvring. Apart from the concern about turning circles, Cllr Maroney found the design pleasing & saw no reason to object.

Cllr Robinson asked whether there would be any garages; Cllr Maroney replied that there would just be a parking area in the garden.

Decision: No objections.

7/15.8

55935 **Replacement sewerage treatment plant & improved access track - Summerden South, Waggoners Wells Lane, Grayshott** **National Trust**

Cllr Mrs Kirby advised that the application was to install a modern septic tank about a mile down the track to Waggoners Wells. It was a large property, split into two & owned by the National Trust. The current brick-built septic tank was not coping very well & this would be an improvement, so she could see no reason to object.

Decision: No objections.

7/15.12

**55668/001 Prune birch, two oaks & walnut tree, & fell silver birch & Mr Armstrong
Cllr Mrs J Kirby fir tree - 61 Victoria Way, Liphook
/Mr S Thomas**

Mr Thomas reported that the applicant had taken professional advice & the proposals were to prune a twin-stemmed birch tree, corrective pruning of two oak trees to form more balanced crowns, pruning a walnut tree to reduce the height & re-balance the crown, & fell a leaning silver birch & a fir. Mr Thomas had no concerns about any of the work, apart from the pruning of the birch which he considered might be too severe.

Decision: No objections, although have concerns about proposed extent of crown-reduction of twin-stemmed birch tree (T1) as could impair the natural form of the tree.

7/15.13

**55804 Fell Sweet Chestnut, three Silver Birch & two dead trees, & Mr Ball
Cllr Mrs J Kirby dead-wood remaining trees - 9 Ash Grove, Liphook
/Mr S Thomas**

Mr Thomas advised that the proposal, based on professional advice, was to fell three Silver Birch trees as the owner was concerned that they could fall in high winds, remove two dead Sweet Chestnut trees & dead-wood the remaining trees. He had no objections, except for removal of the western two of the stand of three silver birch trees which he recommended be retained & crown-cleaned.

Decision: No objections, except for removal of the western two of the stand of three silver birch trees - recommend they are retained, subject to EHDC safety assessment, & crown-cleaned.

8/15 ADDITIONAL APPLICATIONS

8/15.1

**30430/005 Two-storey side extension, porch & detached outbuilding to Mr & Mrs
Cllr P Jordan front - 1 Holmehills Cottages, Conford Rd, Conford
McGregor**

Cllr Jordan advised that a similar application had been submitted in 2004, the Parish Council had raised no objections & permission had been granted. However, the work had not been conducted & the applicant was now submitting this application.

The meeting was adjourned to allow the applicant to confirm that these were the same drawings as before. The meeting was then reconvened.

Decision: No objections.

8/15.2

**50086/005 Single-storey detached pool house & car port - Hewshott Mr & Mrs
Cllr M Croucher Grange Cottage, Hewshott Lane, Liphook
Russell**

Cllr Croucher reported that the property was part of the Hewshott Grange estate & the proposal was for a swimming pool, for which permission was not required, & a building akin to a large garage to house the equipment. It was just for the applicant's use, so he could see no reason to object with a caveat to prevent it being used as living accommodation.

Decision: No objections provided used only for leisure & not for residential purposes.

ADDITIONAL TREE APPLICATIONS

8/15.3

36303/001 **Prune Horse Chestnut tree - 25 Canada Way, Liphook** **Mr Broersma**
Cllr Mrs J Kirby
/Mr S Thomas

Mr Thomas explained that this was a large tree with two heavy limbs close to the applicant's house & above a bedroom window. The applicant was concerned that high winds may cause one of these limbs to fall with consequent damage and risk to residents' safety. The proposal, based on professional advice, was to reduce a large limb growing towards the chimney stack by 4-6m to give a 4-5m clearance of the building. Mr Thomas had no objections as the proposed work would have minimal effect on the amenity value of the tree.

Decision: No objections, subject to agreement of tree owner.

8/15.4

51481 **Prune Sweet Chestnut tree - 6 Chiltley Way, Liphook** **Mr Evans**
Cllr Mrs J Kirby
/Mr S Thomas

Mr Thomas reported that this was a large, old impressive tree with evident damaged limbs. The proposal, to which he had no objections, was to remove the damaged & broken limbs, & carry out a crown clean and 10-15% tip thin.

Decision: No objections.

8/15.5

55952 **Fell 4 cherry trees - 10 London Rd, Liphook** **Mr Coyte**
Cllr Mrs J Kirby
/Mr S Thomas

Mr Thomas reported that the proposal was to cut four cherry trees in the rear garden to ground level. The applicant claimed that the root system of the two large trees on the southwest side of garden was damaging/blocking soakaways in the adjacent property & that the trees were suffering from leaf scorch (a manageable fungal disease which is unsightly but does little damage). However as expert surveys had not been carried out, Mr Thomas considered that the applicant should seek a formal assessment of the trees in terms of possible obstruction/disease. The two smaller trees on northeast side of garden were very close to the Longbourn Row boundary fence & the applicant believed that future tree growth would damage the timber board fence or cause it to fall. Mr Thomas considered that the trees were of amenity value to residents of Longbourn Row & the applicant should investigate management of them so as to avoid potential damage to Longbourn Row boundary fence. However, should permission be granted for felling, replacements should be planted.

Decision: Object to felling at present as insufficient evidence to support this -
applicant should seek professional assessment of the impact of the
tree roots on the soakaways & investigate management of trees so
as to avoid potential damage to Longbourn Row boundary fence.
However, should permission for felling be granted, replacement
trees should be planted.

9/15 **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

- 10/15 EHDC SITE VISIT**
Land at Lowsley Farm, Lark Rise, Liphook (34310/021; 022)
 It was agreed that Cllr Mrs Kirby & Cllr Maroney would attend the site visit at 10.30am on Friday 23 January 2015.
- 11/15 PLANNING APPEAL**
Bramshott Place Phase 4 site, King George's Drive Liphook (54599; 54599/001)
 It was agreed that Cllr Maroney would represent the Parish Council at the Inquiry to decide appeals by Helical (Liphook) Ltd (re: refusal of planning permission for 40 cottages, 64-bed care home, extension to existing clubhouse & temporary construction access route), which was to be held at the LMC on 13-16, 20 & 21 January 2015, & that Cllr Croucher would also attend.
- 12/15 EHDC COMMUNITY FORUM**
(Chase Hospital - What's the prognosis?)
 It was agreed that Cllr Mrs Kirby, Cllr Ms Poole & Cllr Maroney would attend the meeting which would be held at 6.30pm on 20 January 2015 at Whitehill Village Hall, Sutton Field, Whitehill.
- 13/15 EHDC HOUSING & EMPLOYMENT ALLOCATION PLAN CONSULTATION**
 Cllr Mrs Kirby advised that the Parish Council's comments on the plan needed to be submitted by 6 February 2015. She proposed that members send her their comments, which she would then summarise & circulate a draft response for approval by members. This was agreed.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 8.55pm.
 Confirmed at the meeting held on 16 February 2015.

Signed
 Presiding Chairman