



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 13 APRIL 2015.**

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. Mrs G Spencer (Administration Officer), Mr S Thomas (Parish Tree Warden) & one member of the press also attended, together with four members of the public for parts of the meeting.

38/15 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.

39/15 APOLOGIES FOR ABSENCE

Cllr P Jordan.

40/15 DECLARATIONS OF INTEREST

None.

41/15 MINUTES OF MEETINGS HELD ON 16 MARCH 2015

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

42/15 MATTERS ARISING FROM THE MINUTES

Cllr Maroney reported that he had attended the appeal hearing for a 60-bed nursing home on the former OSU site (Minute 37/15). No decision had been made yet, but it had been an interesting hearing in that an economist/planner had attended on behalf of the applicant & it had emerged that EHDC have funds for purchasing potential development land & could well be interested in purchasing this site.

43/15 PUBLIC PARTICIPATION SESSION
Public Questions (items not on the agenda). None.
Public Participation. Permitted by the Chairman (see Minute 38/15).

44/15 PLANNING APPLICATIONS APPLICANT

44/15.1

27854/001 Two-storey detached dwelling with new access - 50 Chiltley Lane, Liphook Mr Wardrobe
Cllr M Croucher

Cllr Croucher reported that the proposal was for an additional house within the substantial plot, which would be a typical infill inside the development boundary. The only possible aspect for concern would be additional traffic, but the applicant was trying to negotiate a new common access to replace the existing one. This was not really a planning consideration & would be left to the Highways Authority to decide.

Cllr Maroney pointed out that all the existing houses in Chiltley Lane had the same visibility problems. Cllr Croucher agreed & stated that he could not see any reason to refuse, apart from possibly concerns about the new access.

Decision: No objections, although some concerns about the construction of a new access into Chiltley Lane.

44/15.2

31534/004 Detached garage - Weavers View, Hill House Hill, Liphook Mr Barton
Cllr R Evans

Cllr Evans stated that the application was for a timber-framed garage unit, with three parking spaces. The property did not currently have a garage. However, this would be in the front garden &, as none of the other houses had any buildings in their front gardens, this could change the streetscene.

Cllr Mrs Easton claimed that the garden was screened from the road by a high hedge.

Cllr Mrs Kirby considered that granting permission could set a precedent.

Cllr Croucher pointed out that there was room to put a garage in the rear garden.

Cllr Evans recommended objecting as the garage would be in front of the building line & therefore could set a precedent. A vote was taken (six in favour; one abstention).

Decision: Object as the proposed garage would be in front of the building line & therefore could set a precedent.

44/15.3

33993/079 Reserved matters for permission 33993/071 - two-storey commercial B1 (A) unit with 131 sq. m internal floorspace with associated parking & access - former OSU site Area B, Midhurst Rd, Liphook Taylor Wimpey UK
Cllr Mrs J Kirby

Cllr Mrs Kirby explained that there was outline permission for 2,200 sq. m of commercial development & this application related to just a small part of that, as it appeared that the application was being submitted on a piecemeal basis. This application was for a two-storey single office unit with 135 sq. m of floorspace, & four parking spaces for this office & 13 further spaces for future office units, which would be part of later applications. It would have the appearance of a house, adjacent to other houses, with an access off Midhurst Rd. This would form about half of what was required & she could see no reason to object.

Decision: No objections.

44/15.4

37050/001 **Two-storey rear extension & single-storey side extension,** **Mr & Mrs**
Cllr P Robinson **following demolition of existing garage - 6 Chiltley Lane,** **Stanley**
 Liphook

Cllr Robinson advised that the property was a 60's style bungalow of no architectural interest, situated at the end of a cul-de-sac off Chiltley Lane. The proposal involved the demolition of the existing single-skin garage which was in a dilapidated condition. There was sufficient on-site parking for three vehicles, so the loss of the garage would not create any problems. The first-floor windows would look over the garden & would not compromise the privacy of neighbouring properties, & there was a high beech hedge between the house & Churcher's Junior School playing fields. There would still be sufficient space to access the rear of the property & no trees would be affected.

Decision: No objections.

44/15.5

39366/018 **Duplicate application to SDNP/14/06426/OUT relating to** **Green Village**
Cllrs T Maroney & **proposed access from Station Rd & Firview Rd - up to 140** **Investments Ltd**
/Mrs J Kirby **residential units, farm shop & café, nature reserve area,**
 SANGS area, sustainable drainage infrastructure &
 associated access works - Bohunt Park, Bohunt Manor,
 Portsmouth Rd, Liphook

Cllr Maroney advised that this was a duplicate application, but with EHDC only being concerned with the roads. He reminded members that the applicant was no longer intending to use the proposed new roundabout at the junction of Portsmouth Rd & Station Rd to access the site; instead they were proposing three accesses, the primary one mid-point between The Firs & the existing access to Bohunt Manor, with secondary accesses to the allotments/SANGS & to the proposed new Medical Centre. The Highways response to the application had yet to be submitted. The proposals included a raised blockwork area at the junction with The Firs, which would become the entrance to the Silent Garden development. He stated that the main concerns were that the scheme would prevent the construction of a relief road, would increase traffic congestion in The Square, & that the three-junction access would cause traffic delays & increase the risk of traffic/pedestrian accidents.

Cllr Robinson considered the scheme to be unnecessarily complicated.

Cllr Mrs Easton recommended submitting all the comments that had been passed to the SDNPA, rather than just those relating to the road layout.

Cllr Maroney agreed, but considered that further emphasis should be put on the fact that the scheme was effectively preventing the construction of a relief road, the proposed curtesy crossings would be hazardous for pedestrians & the increased congestion in The Square. A vote was taken (all in favour).

Decision: Object on the following grounds:

1. there is no proven need now that both EHDC & SDNP have a five-year housing supply;
2. the proposal is outside the settlement boundary;
3. the SDNP should be protected for the benefit of nature & wildlife, & for future generations;
4. there are sufficient SHLAA sites suitable for the 175 houses outside the SDNP;
5. the proposed layout blocks a potential, alternative route through the village for traffic, thereby continually increasing congestion in The Square;

6. the developer's own Traffic Survey projection shows that The Square will be at full capacity by 2020 during peak periods, confirming the need for a relief road;
7. failure to make use of the proposed new roundabout to access the site, & instead using three new junctions, is likely to cause traffic delays;
8. the size of application, 140 houses, exceeds JCS Policy CP10 which only permits small scale developments in the Park; by taking all & more of SDNP's housing allocation it would deny other vital, small communities from meeting their social & economic housing needs;
9. the proposed living water style treatment system runs the risk of polluting the existing rivers;
10. the two proposed T-junctions in such close proximity to the proposed roundabout would increase the risk of a traffic/pedestrian accident; this risk should be evaluated by Hampshire County Council Highways Department.

In particular the Parish Council are concerned that there would be no long-term traffic management sustainability as the development would prevent the construction of a relief road. The Parish Council are also particularly concerned about the proposed curtesy crossings being dangerous for pedestrians & the likelihood of traffic exceeding the capacity of the roundabouts in The Square.

44/15.6

**49142/004 Variation of Condition 6 of 49142/003 to allow substitution Mr Glazier
Cllr Mrs B Easton of plans - Old Forge Farm Cottage, Conford Rd, Conford**

Cllr Mrs Easton stated that the applicant had obtained permission for a two-storey detached house, following the demolition of the existing dwelling. The applicant had sought pre-planning advice & this application was for a variation to the original conditions, allowing them to substitute the proposed layout & block plans. The revised proposal was to relocate the new property slightly further away from the existing dwelling to enable the applicant to live on-site while construction took place. There was no reason to object as there would be no change to the dwelling, & the new house would only be re-located by around 1m & would still be outside of the Flood Zone 2 area.

Decision: No objections.

44/15.7

55820/001 **Change of use of land for stationing of caravans for residential purposes for two gypsy pitches, together with formation of hardstanding & ancillary utility/dayroom - The Laurels, Longmoor Rd, Liphook** **Mr Searle**
Cllr T Maroney

Cllr Maroney reminded members that, in the previous application, considered last November, the current owner was trying to use the previous owner's family rights to accommodate the mobile homes of his extended family on the site. The application was turned down by EHDC & the applicant now wanted to keep the rear half of the plot & split the remaining front plot in two, with each having a static & mobile home plus their own ancillary block. The ancillary blocks would be permanent timber-clad buildings with pitched slate roofs, each measuring 8m x 5m, giving a total length of 16m overall. Concern had been raised by the County Ecologist about the increase in residential dwellings close to SPA/SAC areas. Under CP22, a Habitat Regulation Assessment (HRA) should be included as part of the planning application & this had not been done.

Cllr Maroney recommended objecting as the utility buildings would be too large & the application did not comply with CP22. A vote was taken (all in favour).

Decision: Object as the utility buildings would be too large & could be converted into habitable buildings. Also the application does not comply with CP22.

44/15.8

55954/001 **Side extension - East Court, Tunbridge Lane, Bramshott** **Mr Marson**
Cllr Ms J Poole

Cllr Ms Poole had visited the site, but nobody had been present. She considered that the extension was unlikely to impact on neighbours & that it would improve the internal space. However, it would make the appearance of the finished frontage look markedly different. The extension would be single-storey & constructed with matching materials.

Cllr Mrs Easton pointed out that the property was a noted house & she considered that the design would be out-of-keeping with the character of the Conservation Area.

Cllr Ms Poole recommended objecting as the design would dramatically change the appearance.

AFTERNOTE: The applicant contacted Cllr Ms Poole to point out that the building frontage would be largely hidden by the lie of the land & matching materials would be used.

Decision: Object as the Parish Council consider that the design would dramatically change the appearance of the dwelling. However, it is understood from the applicant, that the frontage of the building would be largely hidden by the lie of the land & matching materials would be used.

44/15.9

56000/001 **Two-storey rear & side extensions & alterations to convert existing three-bedroom dwelling into 2 x two-bedroom dwellings - 21 Malthouse Meadows, Liphook** **Mr White**
Cllr M Croucher

Cllr Croucher advised that the proposal was to extend to the side & then sub-divide the property into two two-bedroom houses. It would be done tastefully & both would have a generous back garden.

Decision: No objections.

44/15.10

**56041 Detached car port to front - The Old Cricketers, Passfield Rd, Mrs Keen
Cllr Mrs J Kirby Passfield**

Cllr Mrs Kirby reported that the property was a very old building, situated on a bend & cars had to park alongside the road which was quite narrow. The proposal was for a car-port to the side, which would be screened by shrubs/hedging. It would be a far better place to park so there was no reason to object, particularly as the applicant had lowered the proposed height in response to concerns raised by neighbours.

Decision: No objections.

45/15 ADDITIONAL APPLICATIONS

None.

46/15 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

47/15 TREE WORK APPLICATIONS (Appendix 2)

The Tree Warden’s report was noted & agreed.

48/15 SDNPA LOCAL PLAN POLICIES

It was agreed that Cllrs Mrs Easton & Ms Poole would attend the 15 April 2015 SDNPA Planning Committee meeting (10am at Capron House, Midhurst) when the following policies/chapters would be considered: Spacial portrait, vision & strategy; Housing; Design; Landscape character, safeguarding views, tranquillity & dark night skies.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 8.50pm.
Confirmed at the meeting held on 5 May 2015.

Signed
Presiding Chairman