



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 13 JULY 2015.**

MINUTES

PRESENT WERE:

Cllr Mrs J Kirby (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr D Jerrard, Cllr Mrs T Jourdan & Cllr Ms J Poole. Cllr P Darling, Mrs G Spencer (Administration Officer), Mr S Thomas (Parish Tree Warden), one member of the press & one member of the public also attended.

84/15 CHAIRMAN'S ANNOUNCEMENTS

The Chairman asked for mobile phones to be switched off & pointed out the fire exits.

85/15 APOLOGIES FOR ABSENCE

Cllr Mrs J Ives & Cllr E Trotter.

86/15 DECLARATIONS OF INTEREST

Cllr Mrs Kirby - application 38157/008 for a granny annexe at 2 Primrose Cottages, Tunbridge Lane as she knew the neighbour (Minute 90/15.6).

87/15 MINUTES OF MEETING HELD ON 15 JUNE 2015

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

88/15 MATTERS ARISING FROM THE MINUTES

None.

89/15 PUBLIC PARTICIPATION SESSION

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

Public Participation. None.

90/15.5

26540/006 **Part change of use from retail to retail & dwelling, raised roof-height, dormer window & single-storey rear extension - HSBC, 4 London Rd, Liphook** **Messrs Parris, Mr Graham & Ms Russell**
Cllr Mrs J Kirby

Cllr Mrs Kirby explained that the applicant wanted to retain the frontage but change some of the lower accommodation to residential. The plan was to convert the strong room into a hallway, with a door to the side & internal stairs to three bedrooms, as well as extending the kitchen & living room. It would generate a new property, whilst retaining most of the employment space, & would raise the roof height, but should not be detrimental to the Conservation Area.

Decision: No objections.

90/15.6

38157/008 **Removal of Condition 1 of permission 38157/007 to permit use of building as granny annexe - 2 Primrose Cottages, Tunbridge Lane, Bramshott** **Mr & Mrs Woods**
Cllr Mrs B Easton

Cllr Mrs Easton advised that the Parish Council had not objected to the original application for a garage as there was no garage & one was needed to keep cars off the road near a dangerous junction. Permission was given, but with amendments in response to eight letters of objection. The garage had not been used as a garage & now the applicant wanted to convert it to a granny annexe. Pre-planning advice had indicated that change of use would be required &, as countryside policies applied, the annexe should be linked to the main house & not used as a separate dwelling.

Cllr Mrs Kirby pointed out that visiting carers would lead to an increase in traffic. Cllr Croucher recommended objecting as the permission was for a garage. A vote was taken (all in favour).

Decision: Object to the loss of garage/parking facilities, contrary to Policy HE6, where it would harm the surroundings as a result of traffic generation & vehicle parking in this narrow sunken lane.

90/15.7

38718/001 **First-floor extension to rear, extension to existing garage & alterations to fenestration, including installation of additional roof-lights - 16 The Avenue, Liphook** **Mr Sable**
Cllr D Jerrard

Cllr Jerrard reported that this was an old three bedroom cottage, which had been altered so that there were now two bedrooms & two bathrooms. This application was to move the garage forward & put a utility room behind it, & by use of pillars with a walkway underneath, convert it to a four bedroom house; the same as the adjacent property. A computer-generated shadow/light diagram illustrated that there would be a loss of light to the adjacent property in the evenings. The neighbour had been consulted & was not particularly happy about this, but was not objecting as they recognised that reduced light was not a material planning issue.

Decision: No objections.

90/15.8

50448/002 **Single-storey extension to front - 31 Lark Rise, Liphook** **Mr & Mrs Holmes**
Cllr Ms J Poole

Cllr Ms Poole stated that the property stood alone, facing towards a corner, so the proposed small change would not impact on anyone else.

Decision: No objections.

90/15.9

55174/001 **Installation of 29.4m dual user tower housing six antennas, Vodafone Ltd**
Cllr M Croucher **six remote radio units, transmission dish, four equipment**
cabinets & extension to fenced compound
- telecommunications mast at 89 London Rd, Liphook

Cllr Croucher reported that the mast was in the grounds of a house called Westering, whose entrance was by the slip-road to the A3 North. There was already a mast there, which had been there for a long time. Currently the top was just visible above the tree-line, with a compound below. The proposal was to remove the current mast & replace it with a much taller one, & to add more cabinets to the compound, without extending it. This would have very little impact & would lead to improved reception.

Decision: No objections.

90/15.10

55836 **Two detached dwellings with associated parking, following Hobbs**
Cllr D Jerrard **demolition of existing house - 65 Haslemere Rd, Liphook** **Construction**

Cllr Jerrard advised that the house was opposite Chiltlee Close & had been empty for the past year, & had a very overgrown garden. It was quite an old house, ugly & not well looked after. It was a large plot with a narrow frontage & an additional rear entrance into Erles Rd. The application was to replace the house with two four-bedroom houses with three parking spaces each & to improve the accesses. It would affect the adjacent house, 63 Haslemere Rd, as the houses would be forward of the building-line. Pre-planning advice had recommended obscure glazing/non-opening windows & that the height of the house on plot 1 be comparable to that of 63 Haslemere Rd. Cllr Jerrard had no objections in principle, but considered that the house on plot 1 was too far forward.

Decision: No objections in principle, but object to proposed layout as consider that the house on plot 1 is too far forward of the adjacent property, 63 Haslemere Rd, contrary to the pre-planning advice given.

90/15.11

56041/001 **Two-storey side extension & conversion of garage to living Ms Keen**
Cllr Mrs J Kirby **accommodation with rooms above - The Old Cricketers,**
Passfield Rd, Passfield

Cllr Mrs Kirby explained that the application was for a small extension to link the cottage to an existing barn/garage; there would be no change to either building. The buildings were not currently listed, but the neighbours were objecting for a variety of reasons & considered that the buildings should be listed. The Conservation Officer had not visited the site yet, but had advised that they would write their report as if the buildings were listed. The barn/garage was not currently used & was deteriorating. The proposed alterations were relatively minor & would be hardly visible from the road, but would create a very large Z-shaped building & save an old building from further deterioration.

Decision: No objections provided that materials used are in-keeping with the Conservation Officer's recommendations.

90/15.12

**56186 Extension & conversion of garage - 3 Paddock Way, Liphook Ms Sellers
Cllr Ms J Poole**

Cllr Ms Poole claimed that all the houses in Paddock Way were the same 1960's style build with garages between them. The application was to convert the garage into a playroom & add a small extension so that the porch would face a different direction (it would also cover a shared manhole cover). The neighbours were objecting strongly as their front door would open onto a brick wall. It would be the only house to be changed, so it would alter the character of the streetscene & set a precedent.

Decision: Object as would be out-of-keeping, would change the character of the area, would set a precedent, would result in loss of parking space & would be detrimental to the amenities of the adjacent property, 1 Paddock Way.

91/15 ADDITIONAL APPLICATION

**50518/001 Part conversion of integral garage & conversion of roof space Mrs Valentine
Cllr M Croucher to habitable accommodation - 7 The Lyndons, Passfield**

Cllr Croucher reported that the alterations would be mostly internal, & hardly visible (just two velux windows), but would allow the conversion of an attic into a new bedroom.

Decision: No objections.

92/15 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

93/15 TREE WORK APPLICATIONS (Appendix 2)

The Tree Warden's report was noted & agreed.

94/15 STREET NAMING

Development of eleven dwellings - site of 94 Longmoor Rd, Liphook

The Parish Council had been asked by EHDC to consider the developer's proposal to name the road "Coachman's Close". Cllr Mrs Jourdan considered that the name was 'too twee'. It was agreed to object & request a more locally acceptable name. Authority to approve any suggested names was delegated to the Chairman.

AFTERNOTE: Bramshott & Liphook Preservation Society suggested "Orchard Farm Close" as there used to be an orchard farm on the land. The Chairman agreed the suggestion, which was forwarded to EHDC/the developer.

95/15 PLANNING APPEALS

34 Station Rd, Liphook (20019/006)

It was noted that an appeal by Elsmore Construction Ltd (re: refusal of planning permission for eleven dwellings with parking & amenity space, after demolition of existing building) would be decided via an exchange of written statements. Original Parish Council comments ("*Object as should be retained as an employment site & location unsuitable for houses due to its close proximity to industrial/semi-industrial units & associated heavy commercial vehicle traffic.*") had been forwarded to the Planning Inspectorate.

Land east of Devil's Lane, Liphook (52747/010)

It was noted that Mr Connors had appealed against an Enforcement Notice issued by EHDC in relation to an alleged breach of planning control (siting of caravans for residential purposes without planning permission). The Appeal was to be determined by means of a Hearing (date/location TBA). Cllr Croucher recommended submitting a comment to the Planning Inspectorate to the effect that the Parish Council supported the Enforcement Notice. Cllr Mrs Easton considered that a more comprehensive letter should be sent & it was agreed to delegate authority to do so to Cllrs Mrs Kirby/Easton.

96/15

BOHUNT PARK - SDNPA PLANNING COMMITTEE DECISION

Bohunt Park, Bohunt Manor, Portsmouth Rd, Liphook (SDNP/14/06426/OUT)

The Chairman advised that she & Cllrs Mrs Easton/Ms Poole had attended the SDNPA Planning Committee meeting on 9 July 2015 where, after an extensive 2½ hour debate, the Committee had refused permission as the application failed to meet the required 'exceptional circumstances' criteria. The applicant had subsequently lodged an appeal.

97/15

CHANGES TO APPLICATION OF EHDC PLANNING POLICY IN H9 AREAS

The Chairman reported that she had been notified of a possible change to EHDC's H9 Policy on 'like for like replacement'. It came about after an EHDC Planning Officer gave incorrect pre-planning advice for a proposal in an H9 area in Liss, for which EHDC may now have to grant permission, contrary to Policy H9, which could set a precedent.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.40pm.
Confirmed at the meeting held on 17 August 2015.

Signed
Presiding Chairman