



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 9 NOVEMBER 2015.**

MINUTES

PRESENT WERE:

Cllr Mrs J Kirby (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr Mrs S Hooper, Cllr Mrs T Jourdan, Cllr T Maroney, Cllr Ms J Poole & Cllr E Trotter. Mrs G Spencer (Administration Officer), Mr S Thomas (Parish Tree Warden) & one member of the press also attended.

133/15

CHAIRMAN'S ANNOUNCEMENTS

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

134/15

APOLOGIES FOR ABSENCE

None.

135/15

DECLARATIONS OF INTEREST

Cllr Mrs Easton - personal interest - retention of out-building at The Croft, Hewshott Lane (Minute140/15.3).

136/15

MINUTES OF MEETING HELD ON 12 OCTOBER 2015

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

137/15

MATTERS ARISING FROM THE MINUTES

The Chairman confirmed that the Parish Council comments on the SDNP Local Plan: Preferred Options had been submitted on time (Minute 132/15).

138/15

PUBLIC PARTICIPATION SESSION

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

139/15.1

26637/002 **Conservatory to rear & re-instatement of chimney** **Mr Atkinson**
Cllr E Trotter **- 63 London Rd, Liphook**

Cllr Trotter reported that the conservatory was really to the side, rather than to the rear, & there was a garage which was not shown on the plans but it was not close enough to create any problems. The nearest houses were on a bank to the rear & only one of them might possibly have a view of the conservatory. He did not envisage any problems provided matching materials were used.

Decision: No objections provided matching materials used.

139/15.2

34106/002 **Lawful Development Certificate for existing use** **Mr Prisgrove**
Cllr T Maroney **- single-storey rear extension, single-storey side extension**
 & front porch - 110 Midhurst Rd, Liphook

Cllr Maroney explained that the property was one of a pair of bungalows which shared a drive off Midhurst Rd opposite the entrance to the Berg Estate. He spoke to the neighbour who had no objections provided that the shared drive was not split. Work had already started & had reached eaves height, & building materials were stacked around the site. Cllr Maroney had been advised by the architects that they were applying for a Lawful Development Certificate retrospectively, although they had submitted full plans as if they were applying for planning permission. The submission included a detailed explanation as to how it would qualify without the need for planning permission which, given the amount of work being done gutting the property, extending it on three sides & adding a new roof, seemed to make a mockery of the planning system. However, Cllr Maroney considered that had this been a normal planning application there would be no real grounds to object. The only concern was that the shared drive should not be split by the planned hedge along the northern boundary as the drive could not be widened without removing mature trees & traffic visibility was very poor at that point in Midhurst Rd, therefore it was necessary to use each other's share of the drive to manoeuvre so as to enter Midhurst Rd in forward gear. The proposed hedge would also interfere with the opening of both garage doors. He recommended objecting for these reasons. A vote was taken (all in favour).

Decision: Object as consider that a planning application should be required for an extension of this size. Also consider that the shared driveway should not be split for both highway safety reasons & to ensure that both properties retain the right of access.

139/15.3

34310/027 **Partial change of use of land from agricultural to allotments** **Easterton**
Cllr Mrs J Kirby **with store building, car park & temporary footpath** **Ltd**
 - land at Lowsley Farm, Lark Rise, Liphook

Cllr Mrs Kirby explained that the allotments in this application were located in the same position as in the original application, however they were no longer in the SANGS as the location of the SANGS had moved; they were now in the housing allocation. The Parish Council had objected to the position of the allotments as the land was not suitable for a variety of reasons including that it was the wettest area & adjacent to both a tree belt & SINC site. Also the proposals included a single community building, for which there was no long term maintenance funding, & she considered that the allotments should be located within the SANGS, especially as the applicant was claiming an over-provision of SANGS area. She proposed objecting for these reasons. A vote was taken (all in favour).

Decision:

The Parish Council strongly objects to the siting of the allotments in this application. The applicant states that these allotments would first be offered to the Parish Council & therefore the long term implications of these proposals should have serious consideration.

Objections were raised to application 34310/023. These still stand & include:

1. the proposed allotments are on the lowest point of the site with a high water table & constantly wet soil from existing springs throughout the site. The siting of the SUDS adjacent to the proposed allotments is clear evidence of this;
2. the allotments are proposed to be sited against a belt of mature trees with extensive shadowing, leaf fall & root intrusion. This would have a negative impact on the cultivation of the allotments closest to the tree belt. Given that these trees are contained within a SINC site there would be conflict between retaining the integrity of the site & managing the tree intrusion;
3. the Parish Council continue to object to the proposal for a single community building. There are no financial proposals for the long term maintenance of such a building, which would place an unacceptable financial burden when income from allotments is generally very low in relation to expenditure in any event;
4. consultation with existing allotment holders in the parish has confirmed concerns about additional trips to access tools/equipment & security concerns about ease of theft if all equipment is kept in one building, & where the overriding preference is to have individual sheds for ease of access to tools/equipment & to restrict opportunities for theft;
5. since there is an overprovision of 0.37 Ha in the SANGS & that site has better conditions for allotments, we strongly recommend that an alternative location is considered.

It is strongly felt that whilst the opportunity exists to prepare an overall master plan of the site with all stakeholders no decision should be made at the present time for piecemeal development proposals.

139/15.4

55836 **Two detached dwellings with associated parking, following** **Hobbs**
Cllr M Croucher **demolition of existing house - 65 Haslemere Rd, Liphook** **Construction**
Cllr Croucher advised that the Parish Council had looked at this application earlier in the year &, although had no objection in principle, had objected to the layout as one of the houses would be too far forward of the building line. The application had now been re-submitted with that house moved further back so, although it was still in front of the building line, it created a staggered effect which was much more acceptable.

Decision: No objections.

140/15 ADDITIONAL APPLICATIONS

140/15.1

22715/001 Orangery to rear, following removal of existing extension Mr Cameron
Cllr T Maroney - 17 Station Rd, Liphook

Cllr Maroney advised that the site was opposite the Eagle Dentist Surgery & was one of the older buildings on Station Rd. It had an existing 4m deep conservatory to the rear which was to be demolished & replaced with a 7m deep orangery with a glass roof, patio doors to the rear & windows in the east wall. There would be a brick wall on the other side, set back from the boundary of the adjacent house, which also had a conservatory. The new orangery would only extend 3m beyond this conservatory & the neighbour on the other side would not be affected as the property was screened by a high hedge.

Decision: No objections.

140/15.2

29002/001 Single-storey extension to front, following removal of Mr & Mrs
Cllr Mrs B Easton existing porch - 16 Hazelbank Close, Liphook Edwards

Cllr Mrs Easton had spoken to the neighbour at 15 Hazelbank Close, who would be most affected by the proposals, who had no serious objections but were concerned that the foundations might extend slightly over the boundary. The proposals were to replace an existing flat-roofed porch with a small extension for a downstairs cloakroom. She considered that there was no reason to object provided that the foundations issue was resolved.

Decision: No objections provided that foundations do not encroach into the adjacent property, 15 Hazelbank Close.

Cllr Mrs Easton left the meeting.

140/15.3

55884/001 Retention of replacement outbuilding & new raised Mr Green
Cllr M Croucher platform - The Croft, Hewshott Lane, Liphook

Cllr Croucher stated that this was one of several cottages on the left-hand side of Hewshott Lane. The applicant had taken over a substantial out-building & converted it into living accommodation without permission. He recommended objecting as they had effectively created a new dwelling in the countryside. A vote was taken (all in favour).

Decision: Object as effectively a new dwelling in the countryside.
However, should permission be granted, conditions should be imposed to ensure that use is ancillary to the main dwelling & that it is not separated from the main dwelling at any point in the future.

Cllr Mrs Easton re-joined the meeting.

141/15 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)
These were noted.

142/15 TREE WORK APPLICATIONS (Appendix 2)

The Tree Warden's report was noted & agreed.

143/15 TREE PRESEVATION ORDERS

Passfield Oak Hotel, Passfield Rd, Passfield (EH 985 - 1.6.2015)

It was noted that the provisional TPO placed on two oaks & three sycamores on the south-west, south-east & eastern boundaries of the site had been confirmed without modification.

Hatchfield House, Hill House Hill, Liphook (EH 997 - 2.11.2015)

It was noted that a provisional TPO had been placed on two Douglas firs on the north-east boundary of the garden.

3 Plum Tree Cottages, Hammer Vale (EH 1000 - 29.10.2015)

It was noted that, following a request from the Parish Council, a provisional TPO had been placed on a Scots pine on the north-west boundary of the garden.

144/15 PLANNING APPEAL

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

It was noted that an appeal by Mr Connors 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) would be determined at a one-day Hearing at 10am on 2 December 2015 at LMC.

145/15 LAWFUL DEVELOPMENT CERTIFICATES - PROPOSED DEVELOPMENTS

Hartley, Headley Lane, Passfield (38102/005)

It was noted that an application had been made to ascertain whether planning permission was required for a single-storey side extension.

Plastic Ventilation Fittings Ltd, Passfield Mill Business Park, Mill Lane, Passfield (54635)

It was noted that an application had been made to ascertain whether planning permission was required for the installation of 600 solar panels on a metal-clad pitched roof.

Ashfield House, 27 Portsmouth Rd, Liphook (56055)

It was noted that an application had been made to ascertain whether planning permission was required for a single-storey rear extension.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 8.45pm.
Confirmed at the meeting held on 7 December 2015.

Signed
Presiding Chairman