



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 12 OCTOBER 2015.**

MINUTES

PRESENT WERE:

Cllr Mrs J Kirby (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr Mrs T Jourdan (for part of the meeting), 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, together with one member of the public for part of the meeting.

- 121/15 CHAIRMAN'S ANNOUNCEMENTS**
The Chairman asked for mobile phones to be switched to silent & pointed out the fire exits.
- 122/15 APOLOGIES FOR ABSENCE**
Cllr T Maroney.
- 123/15 DECLARATIONS OF INTEREST**
Cllr Mrs Easton - poly-tunnel on land north of Lakehouse Cottages, Haslemere Rd as she knew the applicant (Minute 127/15.9);
- felling a Scots pine at 3 Plumtree Cottages, Hammer Vale as the applicant was a neighbour (Minute 130/15).
- 124/15 MINUTES OF MEETING HELD ON 21 SEPTEMBER 2015**
These were confirmed & signed as being a true record of the meeting.
- 125/15 MATTERS ARISING FROM THE MINUTES**
None.
- 126/15 PUBLIC PARTICIPATION SESSION**
Public Questions (items not on the agenda). None.
Public Participation. None.

127/15.1

20053/003 **Two-storey side extension, porch, replacement garage roof** **Mrs Duncan**
Cllr Mrs B Easton **& replacement façade - Tanglewood, Midhurst Rd, Liphook** **-Weeks**

Cllr Mrs Easton reminded members that the Parish Council had seen the related tree work application last month & had raised no objections. The extension would be to the side of the house nearest the railway line, so it would not affect any neighbours. The other side & the rear of the house were bordered by a footpath to the Berg Estate. An arboricultural report was included, which detailed plans to protect the more valuable species of trees.

Decision: No objections.

127/15.2

20449/019 **Alterations to pool building - Conford Park House, Conford** **Mr & Mrs**
Cllr E Trotter **Rd, Conford** **Acott**

Cllr Trotter reported that there was nothing on the site at present. The plans were to alter the internal layout & make the building a slightly different shape. The original plans showed the building with a flat roof & the applicant now wanted to change this to a pitched roof, which would fit in much better with the rest of the building. The site was totally isolated & screened by trees.

Decision: No objections.

127/15.3

20607/001 **Replacement garage & car parking area, following demolition** **Markfield**
Cllr Mrs T Jourdan **of existing garage - 98 Longmoor Rd, Liphook** **Investments Ltd**

Cllr Mrs Jourdan stated that the site was owned by the developers building the Lowsley Farm extension & it was needed to provide an emergency access route to the new development. None of the nearby residents objected.

Decision: No objections.

127/15.4

20826/006 **Increase in roof height & two dormer windows to provide** **Mr Green**
Cllr M Croucher **additional living accommodation, & first-floor rear extension**
- General Wine Company, 25 Station Rd, Liphook

Cllr Croucher explained that the proposal was to raise the roof height & add two dormers at the front & to extend to the rear in order to create two additional flats, so that there would be three flats in total. The roof would be no higher than the adjacent properties; many of which had extended upwards & velux windows had been added. There had been a similar application in the past, & the Parish Council had objected on highway grounds & EHDC had refused permission. The applicant had appealed, but the appeal had been dismissed due to concerns about the protection of bats. However, although the Inspector had not raised any concerns about highway issues, the new application made provision for bicycle storage, inferring that due to the central location, cars would not be needed.

Cllr Mrs Kirby pointed out that the Parish Council should not continue to object on highway/amenity grounds if the Inspector had not. Cllr Mrs Easton proposed not objecting provided any bats at the site were protected. A vote was taken (all in favour).

Decision: No objections provided adequate provision made to protect any bats present.

127/15.5

22115/031 **Variation of Condition 25 of 22115/28 to allow substitution** **Aquinna Homes**
Cllr M Croucher **of approved site layout/elevations - land at Beaver Industrial** **plc**
 Estate, Midhurst Rd, Liphook

Cllr Croucher explained the history of the site, which was a slither of land parallel to the railway line. It used to be the entrance to the OSU site, & had been sold off & used by a groundwork company. They obtained permission for houses on the site at appeal, ran out of time & renewed the permission, & had now sold the site on. The new owner had discovered that the original drawings did not match up with the site, in that there was not sufficient room for a road of the minimum statutory dimensions. To overcome this, they were now proposing to increase the density & make the properties slightly smaller, but keep the same number of houses, the majority of which would have one or two bedrooms.

The meeting was then adjourned for Mr Chandler (5 Hudson Close) to voice his concerns about the revised application. He claimed that the houses were now closer to his boundary & had higher roof-lines relative to the houses in Hudson Close. The original intention had been to excavate the site, so that there would be a 2/3m drop from Hudson Close. However problems had been encountered & it was now too expensive to excavate. New plans, showing site sections, had only recently been added to the application on EHDC's website. The meeting was then reconvened.

Cllr Mrs Easton considered that the Parish Council should object to the variation. A vote was taken (all in favour). Cllr Mrs Kirby added that the Parish Council's response should also state that the Parish Council should have been notified about the additional application documents. This was agreed.

Decision: Object to the increased height of the houses relative to those in Hudson Close as would lead to the loss of amenities, light & privacy for the residents of Hudson Close, especially as there is insufficient space to allow any landscaping to screen the houses. (NB. The Parish Council did not receive any notification of the 15 additional application documents added to the website after the original notification was sent.)

127/15.6

24015/005 **Lawful Development Certificate for an existing use (ground** **Didlaw**
Cllr Ms J Poole **floor as A1 retail shop) - 5 The Square, Liphook**

Cllr Ms Poole reported that the application related to the shop which used to be Hampshire's. There was no recorded planning history, so the applicant was trying to establish the position regarding the legality of the shop. They had provided a massive amount of evidence to prove that the building had been used as a shop for a considerable amount of time. She considered that the Parish Council should support the application as the building had clearly been used as a shop for considerably longer than the ten years required to obtain the Lawful Development Certificate.

Decision: Support this application as the building has been used as a shop for considerably longer than the required 10 years.

127/15.7

29129/003 **Two-storey side extension - 30 Hazelbank Close, Liphook** **Mr Burrows**
Cllr Mrs T Jourdan

Cllr Mrs Jourdan advised that the previous owners had sought permission to build an additional house on the plot in 2008, which was refused for various reasons. The new owner was now applying to build a two-storey side extension to accommodate a family room & a utility room on the ground floor with two additional bedrooms above, which would create a four-bedroom house. Cllr Mrs Jourdan did not consider that it would impact on any of the neighbours.

Cllr Mrs Easton claimed that it would change the open aspect character of the area.

Cllr Mrs Kirby added that the proposed extension would be much wider than the current house &, as the house was side-on to the road, it would extend beyond the building-line.

Cllr Mrs Easton proposed objecting for these reasons. A vote was taken (all in favour).

Decision: Object as would change the open aspect character of the neighbourhood & the extension would protrude in front of the building-line.

127/15.8

37701/002 **Retention of detached summer house - Little Orchard,** **Mr Slater**
Cllr Mrs B Easton **122 Headley Rd, Liphook**

Cllr Mrs Easton explained that this was an enforcement issue. The summer house had a double bed, as well as a WC/shower room, & the applicant, who had bought the house with the summer house already there, had been advised by their solicitor that they could add these amenities as it was for use by their family. However it was effectively a separate dwelling which was being used for accommodation, as it was too far from the main house to be considered ancillary to it. The plans did not show the correct position of the summer house, which was much closer to the neighbour's house & was thereby detrimental to their amenities. Cllr Mrs Easton recommended objecting. A vote was taken (all in favour).

Decision: Object as summer house is too remote from the main dwelling to be used as ancillary accommodation &, as it is immediately adjacent to the neighbour's garden, is detrimental to the amenities of the neighbour at 128 Headley Rd.

Cllr Mrs Easton left the meeting.

127/15.9

55822 **Poly-tunnel for agricultural use - land north of Lakehouse** **Mr Brooks**
Cllr E Trotter **Cottages, Haslemere Rd, Liphook**

Cllr Trotter advised that all the neighbours supported the application. The entrance would be made into Devil's Lane by removing trees, which had been relatively recently planted to prevent gypsies gaining access to the site. The site could not be seen from anywhere else as it was surrounded by trees.

Decision: No objections.

Cllr Mrs Easton re-joined the meeting.

127/15.10

56041/003 Single-storey side extension & alterations to convert garage Ms Keen
/004/LBC into habitable accommodation - The Old Cricketers, Passfield
Cllr Mrs J Kirby Rd, Passfield

Cllr Mrs Kirby reported that the Parish Council had not objected to an earlier application which had included a glazed extension to link the two buildings as it would have removed an unsightly ‘up-and-over’ door & would have been improvement. However the application had been withdrawn as the Conservation Officer had objected to the height of the roof of the connecting extension. The applicant was now proposing a reduced roof height to the link between the two buildings &, as the Parish Council had not objected before & the Conservation Officer approved of the current design, there was no reason to object.

Decision: No objections.

128/15 ADDITIONAL APPLICATIONS
There were none.

129/15 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)
These were noted.

130/15 TREE WORK APPLICATIONS (Appendix 2)
The Tree Warden’s report was noted & agreed.

131/15 TREE PRESERVATION ORDER
Land east of Devil’s Lane, Liphook (EH 982 - 12.5.2015)
It was noted that a provisional TPO placed on an oak tree situated in the field boundary adjacent to the highway & east of Devils Lane had been confirmed without modification.

132/15 SDNP LOCAL PLAN: PREFERRED OPTIONS - PUBLIC CONSULTATION
The Chairman advised that the whole document, around 500 pages, was available on-line, & there was also a hard copy in the Parish Office. She had summarised her draft comments on the policies which she considered would particularly affect the Parish & circulated it to members. It was agreed that any additions/amendments should be sent to her by 21 October & members authorised her to finalise the Parish Council comments for submission by 28 October 2015.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.30pm.
Confirmed at the meeting held on 9 November 2015.

Signed
Presiding Chairman