



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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THE PARISH OFFICE
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**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT
7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK
ON MONDAY 7 DECEMBER 2015.**

MINUTES

PRESENT WERE:

Cllr Mrs J Kirby (Chairman), Cllr M Croucher, Cllr Mrs B Easton, Cllr T Maroney, Cllr Ms J Poole & Cllr E Trotter. Mrs G Spencer (Administration Officer) & one member of the press also attended, together with Cllr D Jerrard & five members of the public for parts of the meeting.

146/15 CHAIRMAN'S ANNOUNCEMENTS

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

147/15 APOLOGIES FOR ABSENCE

Cllr Mrs S Hooper, Cllr Mrs T Jourdan & Mr S Thomas (Parish Tree Warden).

148/15 DECLARATIONS OF INTEREST

Cllr Mrs Easton - personal interest - replacement garage & steps at The Croft, Hewshott Lane (Minute 152/15.11);

Cllr Mrs Kirby & Cllr Maroney - known to applicant - outline application for 36 residential units at Hartford Cottage, 99 Headley Rd (Minute 152/15.9).

149/15 MINUTES OF MEETING HELD ON 9 NOVEMBER 2015

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

150/15 MATTERS ARISING FROM THE MINUTES

A request for Parish Council comments on the SDNP Local Plan: Preferred Options public consultation had been received from a member of the public. The comments had been submitted on-line & the SDNPA had agreed to send a summary to the Parish Council, so that they could be forwarded to the person who had requested them (Minute 132/15).

151/15 PUBLIC PARTICIPATION SESSION
Public Questions (items not on the agenda). None.
Public Participation. None.

152/15 PLANNING APPLICATIONS

APPLICANT

152/15.1

SDNP/15/05872 First-floor extension to side - The Anvil Cottage, Griggs Mr Young
Cllr E Trotter Green

Cllr Trotter explained that the part of the dwelling that the applicant wanted to modify looked over the rear garden of the Deers Hut public house. The application was to extend the roof-line &, provided matching materials were used, it should be an improvement. The only other work done on the property was done around 1900 when a small extension had been added to the upper floor to provide a bathroom.

Decision: No objections provided matching materials used.

152/15.2

26831/015 Tree house in rear garden - The Old Forge, Passfield Rd, Mr Reilly
Cllr Ms J Poole Passfield

Cllr Ms Poole advised that this was a retrospective application as the tree house had been erected without permission. There was a tall hedge between this property & the adjacent one, The Old Cricketers, but there was a gap in the hedge to accommodate a pig-sty, which was a listed building, & the tree house was visible through this gap. The applicant had suggested putting cladding over the windows so the neighbour's garden could not be seen from inside the tree house, but the applicant was concerned that they could be overlooked from the ladder, & wanted it to be moved so that it would be screened by the hedge.

Cllr Mrs Easton pointed out that the hedge could die or be removed.

Cllr Croucher proposed objecting as he considered that the tree house should be moved. A vote was taken (all in favour).

Decision: Object as unacceptable impact on amenity of the occupiers of the neighbouring property, The Old Cricketers, due to loss of privacy.

152/15.3

28764/002 Two-storey side extension & single-storey rear extension, Mr & Mrs
Cllr Mrs B Easton following demolition of garage - 37 Portsmouth Rd, Liphook Jackson

Cllr Mrs Easton reported that the house had been extended in 2003 & the frontage was already too large & was a mismatch of styles. There could be no windows on the side of the extension, due to the proximity of the adjacent house, so it would be quite dark inside. She recommended objecting to the side extension as it would lead to the loss of a garage & subsequent on-street parking. A vote was taken (all in favour).

Decision: No objections to rear extension, but object to two-storey side extension as would constitute over-development & result in the loss of a garage leading to more on-street parking on the busy Portsmouth Rd.

152/15.4

29780/001 **Single-storey rear extension & replacement detached garage** **Mrs Davies**
Cllr Ms J Poole **- Sunnyside, Passfield Rd, Passfield**

Cllr Ms Poole reported that the neighbours would not be affected & did not object. The house had not been extended before, so there was no reason to object.

Decision: No objections.

152/15.5

33993/080 **Deed of Variation to current unilateral undertaking - former** **Taylor Wimpey**
Cllr M Croucher **OSU site, Midhurst Rd, Liphook** **Southern Counties**

Cllr Croucher reported that this was employment land associated with Taylor Wimpey. The site had been bought by EHDC for employment use, so Taylor Wimpey wanted to modify the S.106 agreement accordingly. The Parish Council should not object, subject to the purchase going through, as the contract had been drawn up by EHDC's solicitor.

Decision: No objections subject to the purchase documents being signed.

152/15.6

36748/012 **Single-storey front extension, following removal of existing** **Mr Perry**
Cllr Mrs J Kirby **front porch - First Acre (formally Heathcroft), Queens Rd,**
Liphook

Cllr Mrs Kirby explained that this was a large house at the rear of a large plot. The proposed extension was not too large & would be in-keeping with the house.

Decision: No objections.

152/15.7

38431/003 **Single-storey side extension - 33 Stonehouse Rd, Liphook** **Mrs Chubb**
Cllr Mrs B Easton

Cllr Mrs Easton reminded members that there had been an earlier application to convert agricultural land to garden, which had been granted permission with a number of caveats. The applicant now wanted to replace an existing large conservatory with an extension which would be a similar size.

Decision: No objections.

152/15.8

40009/002 **Single-storey & two-storey extension to front & side - Vale** **Mr & Mrs**
Cllr M Croucher **Gate, Bramshott Vale, Liphook** **Gustard**

Cllr Croucher advised members that the Parish Council had seen the same application before & not objected. The only difference was that this version did not include an acoustic fence which was included in the earlier application & led to it being refused. The applicant would now have to make a separate application to the Department of Transport for the acoustic fence.

Decision: No objections.

152/15.10

54272/001 Removal of Condition 7 of 37173/002 to allow conversion of Mrs Kinning Cllr Mrs B Easton garage into habitable room - 4 The Lyndons, Passfield

Cllr Mrs Easton explained that the development was built on National Trust land close to the SSSI, so there were many conditions, some quite onerous, imposed on all the houses. Condition 7 was that the garages should only be used for parking. The applicant had received pre-planning advice which recommended extending to the rear rather than converting the garage. As the condition had been applied to the whole estate, allowing this could set a precedent & Cllr Mrs Easton proposed objecting. A vote was taken (all in favour).

Decision: Object as would result in the loss of a garage & could set a precedent.

Cllr Mrs Easton left the meeting.

152/15.11

55884/002 Replacement garage & steps to front - The Croft, Hewshott Mr Green Cllr M Croucher Lane, Liphook

Cllr Croucher reminded members that the Parish Council had seen another application relating to this property at the previous meeting. The garage was already there, as was the lay-by. The original garage was at the rear & appeared to be occupied. This was a retrospective application in the Conservation Area, & he did not consider that the Parish Council should support an application which involved cutting into the bank.

The meeting was adjourned to allow the applicant to advise that the garage & lay-by had been there when he bought the house in 1999. He was not intending to make the parking area any larger; he just wanted to replace the garage & steps as they were dilapidated & dangerous, & add retaining walls to prevent the bank collapsing. He confirmed that this was the only access to the property. The meeting was then reconvened.

Cllr Croucher confirmed that the road was narrow & pre-planning advice had not been obtained. He thought that the lay-by had been put in without permission as the bank used to run alongside the lane.

Cllr Trotter claimed that cars in the lay-by were often parked too close to the edge of the lane.

Cllr Maroney considered that the Parish Council should object in principle, even if the lay-by had been constructed 25 years ago, as it could set a precedent. Cllr Ms Poole disagreed as she felt that it was too late to object if the lay-by had been constructed 25 years ago, & proposed not objecting to the garage if it could be proved that it had been there for at least ten years. Cllr Croucher considered that the retaining wall should be low-level & landscaped in. A vote was taken (all in favour).

Decision: Object to the replacement garage unless it can be proven to have been in existence for at least ten years. Object to any large expanse of retaining wall - should be low-level & landscaped in.

Cllr Mrs Easton re-joined the meeting.

