



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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THE PARISH OFFICE
HASKELL CENTRE
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A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 7.30PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 9 MAY 2016.

PRESENT WERE:

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

- 47/16 CHAIRMAN'S ANNOUNCEMENTS**
The Chairman asked for mobile phones to be switched to silent & pointed out the fire exits.
- 48/16 APOLOGIES FOR ABSENCE**
Cllr Ms J Poole & Cllr E Trotter.
- 49/16 DECLARATIONS OF INTEREST**
None.
- 50/16 MINUTES OF MEETING HELD ON 11 APRIL 2016**
These were confirmed & signed as being a true record of the meeting.
- 51/16 MATTERS ARISING FROM THE MINUTES**
None.
- 52/16 PUBLIC PARTICIPATION SESSION**
Public Questions (items not on the agenda). None.
Public Participation.
Cllr Jerrard queried the reason for the EHDC site visit to 30 Hazelbank Close. Cllr Mrs Kirby explained that the Parish Council had objected to the original application for an extension, but EHDC had granted approval. The applicant had then applied to convert the extension into a separate dwelling, & neither the Parish Council nor Highways objected. However, as many of the neighbours were objecting strongly, EHDC Cllr Mrs Glass had requested the site visit.

53/16.1

21026/048 **Replacement classroom, following demolition of existing** **Mad Hatters**
Cllr Mrs T Jourdan - Mad Hatters Nursery School, Longmoor Rd, Liphook **Nursery School**

Cllr Mrs Jourdan explained that the nursery school was tucked away in the grounds of Bohunt School, & backed onto Victoria Way. It was currently housed in two separate buildings with dead space between. The proposal was to replace the older building, which was pre-1996, with a new one which would be connected to the other existing building. This would make good use of the dead space & provide better premises. The number of both nursery & parking spaces would remain the same, & Cllr Mrs Jourdan was not aware of any objections.

Decision: No objections.

53/16.2

23512/004 **Single-storey extension to rear, following demolition of** **Mr Jones**
Cllr M Croucher **conservatory, & replacement roofs to rear - Trevely,**
Hazeldene Rd, Liphook

Cllr Croucher reported that Trevely was a bungalow with a small extension & a conservatory. The application was to remove the conservatory & replace it with an extension the same size as the conservatory. The extension would have a pitched roof with velux windows & would be in-keeping with the rest of the property, resulting in an improved appearance & no flat roofs.

Decision: No objections.

53/16.3

23928/005 **Single-storey extension to side - Parsley Cottage, Hewshott** **Mrs Keen**
Cllr Mrs J Kirby **Lane, Liphook**

Cllr Mrs Kirby explained that Parsley Cottage was a bungalow, well screened by hedging, but close to the boundary with Hewshott Lane, in the River Wey Conservation Area. The application was for a single-storey extension to form a study, which would be constructed in matching materials. The property had been extended previously, however even with this additional extension the property would still comply with the "50% rule".

Decision: No objections.

53/16.4

25984/011 **Single-storey extensions to front & rear, following removal** **St Mary's Bramshott**
Cllr T Maroney **of conservatory, replacement roof & installation of new** **& Liphook PCC**
double-glazed windows/doors - Church Centre, The Firs,
Liphook

Cllr Maroney advised that the Church Centre was almost H-shaped & the proposal was to infill the spaces between the east wing of the building & the main hall, & to demolish a conservatory, which currently acted as a small chapel. The extensions would be single-storey & would provide a small chapel & a room for a Sunday school. They would lie within the outline shape of the existing building, would be attractive & should not have a detrimental effect on the surrounding properties.

Decision: No objections.

53/16.8

52747/012 **Additional pitch for two caravans for residential occupation** **Mr & Mrs**
Cllr M Croucher **for a single gypsy family with associated hard-standing** **Keet**
 /utility room & to vary layout of existing site - Hill Top
 Stables, Devils Lane, Liphook

Cllr Croucher explained the site history & that the applicants now wanted permission for another static & mobile caravan & utility building on the adjacent site for their daughter & her partner. He pointed out that the partner was not immediate family & advised that the Parish Council had always been concerned that the site might be extended as it was on a very large piece of land. The Parish Council had objected to the original application, but it had been won on appeal with fairly tight conditions imposed. This would be a separate settlement with its own drive/gate. Cllr Croucher recommended objecting to the expansion of the site. A vote was taken (all in favour).

Decision: Object to the introduction of additional gypsy caravans for what is effectively the same gypsy family. Consider that the additional utility building would constitute over-development of the site, particularly as the existing utility building is already being used by the same family. Require verification that the people who are going to use the new site are eligible under the most recent legislation.

Also concerned about a possible increase in vehicular traffic.

53/16.9

56229/001 **Replacement panels for garden fence - Admers, 104** **Captain Wilson**
Cllr Mrs J Kirby **Midhurst Rd, Liphook**

Cllr Mrs Kirby explained that the application was to replace existing fencing panels with ones that were marginally higher (1.83m compared to 1.80m) than the original ones.

Decision: No objections.

54/16 **ADDITIONAL APPLICATIONS**

54/16.1

33783/001 **Two-storey side & single-storey rear extensions, following** **Mrs Reher**
Cllr Mrs J Kirby **demolition of conservatory - 21 Hazelbank Close, Liphook**

Cllr Mrs Kirby reported that the property was at the end of Hazelbank Close. The applicant was proposing to demolish the existing conservatory at the rear & extend the lounge/kitchen with a flat-roofed extension, & add a two-storey extension to the side, housing an additional bedroom on the first floor with a utility room, study & extended kitchen below. There would be a gap of 1m between the extension & the boundary, & the neighbouring property would not be affected as it was set further forward, although the neighbour had expressed concerns about parking problems. There was no provision for a garage & limited on-street parking, but the front gardens had ample space for off-street parking.

Decision: No objections provided adequate off-street parking is provided.

54/16.2

56683 **Single-storey extension to front to form garage & two-storey extension to side - 12 Erles Rd, Liphook** **Mr & Mrs Hammond**
Cllr Mrs J Kirby

Cllr Mrs Kirby explained that the application was for an extension to the front to form a pitched roof garage, which would be adjacent to the garage of one neighbouring property & set back from the building line of the other, & so would not impact on either neighbour. The application was also for a two-storey side extension on the eastern side of the property, which would also not affect any neighbours as there was an electricity sub-station on the border & the only other house close by was set back at right-angles to the property. The only concern was parking provision as Erles Rd was relatively narrow, with limited on-street parking.

Decision: No objections provided adequate off-street parking is provided.

54/16.3

56685 **Single-storey extension to side & part conversion of garage to utility room - 1 The Yews, Tower Close, Liphook** **Mr & Mrs Davies**
Cllr Mrs J Kirby

Cllr Mrs Kirby advised that the property was a new large detached house, & the alterations were relatively minor, & mostly internal, & would have no impact on any neighbours.

Decision: No objections.

55/16 **RESULTS OF PREVIOUS APPLICATIONS** (see Appendix 1).

56/16 **TREE WORK APPLICATIONS**
The Tree Warden's report was noted & agreed (see Appendix 2).

57/16 **PLANNING APPEAL**
Vale Gate, Bramshott Vale, Liphook (40009/003)
It was noted that an appeal by Mr & Mrs Gustard (re: refusal of planning permission for an acoustic fence to road-side boundary) would be determined on the basis of written representations. Original Parish Council comments ("*No objections.*") had been forwarded to the Planning Inspectorate.

58/16 **LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT**
1 Stonehouse Rd, Liphook (56661)
It was noted that an application had been made to ascertain whether planning permission was required for a single-storey side extension & conversion of garage to habitable accommodation.

59/16 **TREE PRESERVATION ORDERS**
Hatchfield House, Hill House Hill, Liphook (EH 997 - 2.11.2015)
It was noted that the provisional TPO on two Douglas firs on the north-east boundary of the garden had been confirmed without modification.

3 Plumtree Cottages, Hammer Vale (EH 1000 - 29.10.2015)
It was noted that the provisional TPO on a Scots pine on the north-west boundary of the garden had been confirmed without modification.

60/16

EHDC SITE VISIT

30 Hazelbank Close, Liphook (29129/004)

It was noted that a site inspection would take place at 9.30am on Friday 13 May 2016.

61/16

UPDATE ON LOWSLEY FARM APPLICATION PHASE 2 & EHDC PROPOSALS FOR TRAFFIC MITIGATION

Cllr Mrs Kirby advised that the outline application for Phase 2 of the Lowsley Farm development comprising of a further 175 houses had been approved, although the conditions had not yet been published. The Committee had asked Hampshire County Council Highways to look at relief road options as the two roundabouts in The Square were now at full capacity. Highways had put forward five options, two of which would go over Parish Council land at the Recreation Ground & at Radford Park, which would need to be evaluated from a strategic point of view. The SDNPA had not been advised in advance & were now in discussions with EHDC.

Cllr Mrs Kirby added that the Poultry Farm development appeal had been dismissed, partly on traffic/access issues & also due to likely impact on SPAs/SACs.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.05pm.
Confirmed at the meeting held on 13 June 2016.

Signed
Presiding Chairman