



# 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 15 AUGUST 2016.

### PRESENT WERE:

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

87/16

### CHAIRMAN'S ANNOUNCEMENTS

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

He also proposed a vote of thanks for the Planning Clerk, who was retiring at the end of the month.

88/16

### APOLOGIES FOR ABSENCE

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

89/16

### DECLARATIONS OF INTEREST

Cllr Mrs Easton - she was the applicant for tree work application 34781/003 (see Minute 96/16/Appendix 2).

90/16

### MINUTES OF MEETING HELD ON 18 JULY 2016

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

91/16

### MATTERS ARISING FROM THE MINUTES

None.

92/16

### PUBLIC PARTICIPATION SESSION

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

Public Participation. None.

## 93/16.1

**SDNP/16/01758**      **Neighbouring Parish Application - development of equestrian**      **Home Park**  
**/FUL**                      **facilities - Home Park Farm, Portsmouth Rd, Liphook**                      **Equestrian Centre**

**Cllr E Trotter**

Cllr Trotter advised that the application was not in the parish, but the resultant additional traffic could affect Liphook. Also there were concerns about highway safety, as there had been two fatalities in the past, & the effect on the National Park. The farm was at the end of a single-track road, with passing places, which was also designated as a bridleway/footpath. The application was for a large equestrian set up for schooling horses & riders, which included an overflow car park for 200 cars plus horse-boxes.

Cllr Mrs Kirby considered that the SDNPA would support the application as it was aiding farming & employment.

Cllr Jerrard stated that from the parish viewpoint the main concern would be about the possible effects of the additional traffic on Liphook/The Square, especially as very large horse-boxes could cause congestion. However the traffic was likely to be intermittent & therefore unlikely to have a major impact.

**Decision:**                      No objections, but concerns about the noise/traffic effects on the single-track access road & possible traffic congestion in The Square at Liphook.

## 93/16.2

**20618/015**                      **Detached dwelling, following demolition of existing**                      **Mr & Mrs**  
**Cllr E Trotter**                      **- Bury Hill Farm, Tunbridge Lane, Bramshott**                      **Camilleri**

Cllr Trotter reported that the farm was towards Headley, set back from the road & about ¼-mile from the nearest property. The application was to replace an existing dwelling with one with a smaller floor area, but two-storeys instead of one. It was an acceptable design; the only problem was the presence of bats, but this would be overcome by the use of bat boxes.

**Decision:**                      No objections.

## 93/16.3

**21589/098**                      **New laundry room to provide on-site laundry services**                      **Old Thorns Golf**  
**Cllr M Croucher**                      **- Old Thorns Golf & Country Club, Weavers Down, Liphook**                      **& Country Club**

Cllr Croucher explained that the proposed site was at the top of the lane, looking down at the hotel. It would be a free-standing two-storey building, with washing facilities downstairs & ironing facilities upstairs, & would be screened by oak trees. It would provide a laundry service for the hotel & he saw no reason to object provided it only did the hotel's laundry.

Cllr Mrs Kirby pointed out that it would be much more environmentally friendly than making numerous trips to a commercial laundry.

**Decision:**                      No objections provided laundry services restricted to hotel use only.

#### 93/16.4

**24836/022**                      **Pre-decision amendment - two detached dwellings**                      **Mr Foot**  
**Cllr Ms J Poole**                      **- Woolmer Croft, Longmoor Rd, Liphook**

Cllr Ms Poole advised that the Parish Council had considered the original application a couple of months ago & had not raised any objections. This amendment was a change to the configuration of one of the houses & the re-location of one of the garages, presumably to improve the view & to ensure that there was no detrimental effect on the surrounding trees.

**Decision:**                      No objections.

#### 93/16.5

**29238/023**                      **Grounds equipment store & fenced compound**                      **Churchers College**  
**Cllr Mrs B Easton**                      **- Churchers College Junior School, Midhurst Rd, Liphook**

Cllr Mrs Easton explained that this was a retrospective application which was in-line with pre-planning advice. The compound had a 1.8m fence with a wooden store within. It was a very smart fence & the replacement gates were a vast improvement on the existing ones.

**Decision:**                      No objections.

#### 93/16.6

**31226/005**                      **Two-storey extension to rear & attached garage to side**                      **Mr Richardson**  
**Cllr E Trotter**                      **- Holywell, Limes Close, Bramshott**

Cllr Trotter reported that there was currently a brick boundary wall with a car port adjacent to the wall. The application was to keep the car port & build a brick garage onto the wall behind it, & to replace a rear conservatory with an extension, which would be very close to two silver birch trees. Cllr Trotter was concerned about the garage being attached to the boundary wall & the extension being too close to the trees.

Cllr Mrs Kirby pointed out that the proposed construction of the garage was a building regulations matter, not a planning issue, & that the silver birches were not amenity trees.

**Decision:**                      No comment.

#### 93/16.7

**33993/082**                      **Two office blocks (1600sqm B1A gross internal area)**                      **East Hants**  
**Cllr M Croucher**                      **& three industrial units (600sqm B1C gross internal area)**                      **District Council**  
**- former OSU site Area B, Midhurst Rd, Liphook**

Cllr Croucher advised that the site was the last piece of the former OSU site & was designated for employment use. The proposal was for two open plan offices, one two-storey & one three-storey, & three industrial units with sliding/up-&-over doors. They were quite attractive designs & each unit had its own parking spaces.

The meeting was adjourned to allow Cllr Moulard to answer questions. He explained that the funding had been provided by the government's 'Invest for Growth Scheme' & EHDC, & that the site could generate 140 jobs. He understood that to-date there were two interested parties for office space & rental of one of the industrial units was currently under negotiation. EHDC would retain overall ownership & rental returns would be re-invested to create local employment. The height of the buildings was in-line with previous planning consents.

**Decision:**                      No objections.

## 93/16.8

**49524/001**                      **Vehicular access & driveway to front with dropped kerb**                      **Mr Holland**  
**Cllr Mrs J Kirby**      **- 55 Headley Rd, Liphook**

Cllr Mrs Kirby reminded members that the Parish Council had considered the original application in June this year & had not objected provided Highways were in agreement. However Highways had objected, & this new application, which overcame those objections, had been submitted.

**Decision:**                      No objections.

## 93/16.9

**50545**                              **Detached dwelling with amended access, parking &**                              **Mr Grove**  
**Cllr Mrs B Easton**      **landscaping - 101 Midhurst Rd, Liphook**

Cllr Mrs Easton reported that the site was opposite Triggs Cottages & the proposal was for a self-build property next to the existing cottage, making room for it by demolishing a garage & purchasing some of the garden from the adjacent cottage. There had been some concerns about the access, but these had been overcome & Highways were now satisfied. The new property would be a 2½-storey detached house & the proposal included various drainage improvements to overcome previous flooding problems.

The meeting was then adjourned to allow the agent, Marie Nagy (Teal Planning Ltd), to explain that the existing access was in very close proximity to the house, forcing vehicles to enter in forward gear & reverse out into the road; the proposal was to close the existing access & create a new safer shared access for all three properties. To overcome current flooding problems, it was proposed to build the new house on an area which was currently hard-standing, to introduce permeable paving & to add soakaways & water butts. The plot would include some land purchased from the adjacent cottage.

The applicant, Mr Grove, stated that he had lived there for 40 years & had been flooded six times, twice in the past month; the water came along the road & was like a knee-deep river. The proposed drainage improvements would make them feel much safer.

The meeting was then reconvened.

Cllr Mrs Easton reminded members that the site was in an H9 Policy area, & she read out the policy.

Cllr Jerrard stated that the new access would be a considerable improvement in terms of highway safety. However this could set a precedent; an application for six houses on a nearby plot had been rejected. The H9 Policy had been set to protect the Berg Estate, & although the site was in the H9 area, it was on the Midhurst Rd, rather than on the Berg Estate.

Cllr Trotter considered that these were special circumstances as the proposals would help overcome the current flooding problems.

Cllr Jerrard suggested not objecting due to the special circumstances in that the proposals would alleviate flooding to the existing houses as well as improving highway safety. A vote was taken (all in favour).

**Decision:**                      No objections, although the Parish Council notes that the property lies within an area covered by H9 Policy & would not want this to set a precedent. However, consider that this application should be permitted as it will lead to considerable improvements to both drainage problems & highway safety for the existing dwellings.

**93/16.10**

**54891/001**                      **Pre-decision amendment - alterations to fenestration & rear entrance, replacement porches & conservatory - Cerysbrooke House, Seven Thorns Lane, Bramshott Chase**                      **Mr & Mrs Wickham**

Cllr Trotter advised that the amendment just involved a minor change to the layout & would look attractive.

**Decision:**                      No objections.

**93/16.11**

**56803**                              **Single-storey side extension - Bramley Bungalow, Gentles Lane, Passfield**                              **High Hurlands**

Cllr Trotter explained the Bramley Bungalow was a cottage for carers at High Hurlands. It was in the middle of nowhere & the proposal was only for a small side extension.

**Decision:**                      No objections.

**93/16.12**

**56807**                              **Loft conversion with dormer windows - 43 Chiltley Way, Liphook**                              **Mr & Mrs Protheroe**

Cllr Mrs Kirby advised that this was a single-storey extension with two bedrooms downstairs. The proposal was to add a floor by introducing four dormer windows, one facing in each direction, without increasing the roof height. One of the neighbours was objecting as one of the dormer windows would look into their bedroom window, but the window in question was for the stairway & was probably too far away to be of concern. She recommended not objecting. A vote was taken (six in favour; one abstention).

**Decision:**                      No objections.

**93/16.13**

**56810**                              **First floor extensions to rear & side - Nodsfold, Hazeldene Rd, Liphook**                              **Mr Parry**

Cllr Ms Poole explained that this was a detached house & the proposal was to build upon a flat roof & put in a gable. The neighbours had raised no objections & it should not affect them as the windows looked down the garden & would not overlook the neighbouring properties.

**Decision:**                      No objections.

**94/16                      ADDITIONAL APPLICATIONS**

**94/16.1**

**29732/001**                              **Two-storey rear extension, after removal of conservatory & single-storey extensions - 119 Haslemere Rd, Liphook**                              **Mr & Mrs Morter**

Cllr Mrs Kirby advised that this was a detached property in a large plot. The neighbour on one side was on a higher level, so would not be overlooked, & the other neighbour, although on a lower level, was quite some distance away.

**Decision:**                      No objections.

