



# BRAMSHOTT & LIPHOOK PARISH COUNCIL

www.bramshottandliphook-pc.gov.uk

Mr P J STANLEY  
EXECUTIVE OFFICER

Tel: 01428 722988

e-mail: council@bramshottandliphook-pc.gov.uk

THE PARISH OFFICE  
HASKELL CENTRE  
MIDHURST ROAD  
LIPHOOK  
HAMPSHIRE GU30 7TN

## **THESE ARE DRAFT MINUTES AND ARE SUBJECT TO APPROVAL AT THE NEXT MEETING**

**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE REMOTELY  
AT 7.30PM ON MONDAY 1<sup>ST</sup> JUNE 2020.**

### **MINUTES**

#### **PRESENT**

Cllr Garnett (Vice Chairman)  
Cllr Coyte  
Cllr P Curnow-Ford  
Cllr Jerrard  
Cllr Kirby  
Cllr Mitchell  
Cllr Olson  
D Meek, Deputy Executive Officer  
P Stanley, Executive Officer

Cllr D Curnow-Ford, Cllr Trotter, District Cllr Mouland and two members of the public were in attendance.

In the absence of the Chairman, the meeting was chaired by the Vice Chairman.

#### **37/20 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reminded members to speak through the Chair. It was noted that an audio and video recording of the meeting was being made by the DEO for the purposes of the minutes. No other recordings were being made.

#### **38/20 APOLOGIES FOR ABSENCE**

Cllr Jourdan was unable to attend due to technical issues.

#### **39/20 DECLARATIONS OF INTEREST**

Cllr Jerrard stated that he had a personal interest in application 21479/015 OUT (Min. 45/20.1) as he knows people who live in the vicinity.

Cllr Olson stated that she had a personal interest in application 58668 HSE (Min. 45/20.5) as she knows the applicant.

**40/20 MINUTES OF MEETING HELD ON**  
The minutes were confirmed as being a true record of the meeting and will be signed at a later date due to current Coronavirus restrictions.  
Proposed Cllr Kirby, seconded Cllr Olson, unanimously approved.

**41/20 MATTERS ARISING FROM THE MINUTES**  
There were none.

**42/20 FORTHCOMING PLANNING COMMITTEE MEETINGS**  
Forthcoming Planning Committee Meeting dates at East Hampshire District Council (EHDC) and the South Downs National Park Authority (SDNPA) were noted.

**43/20 PUBLIC PARTICIPATION SESSION**  
Meeting Adjourned

**Public Participation – Items on the Agenda**

Application 21479/015 OUT

A member of the public, who had also made a written submission, sought clarification about whether this application in its previous form had been decided and whether new objections had to be submitted. Their main objection to this application was the issue of traffic at this dangerous junction. Cllr Garnett advised that these enquiries should be submitted to the case officer at EHDC. District Cllr Moulant advised that the previous form of this application had not been decided and that this was an amended version of the same application.

Cllr Trotter stated that, with the housing being built in Bordon and Liphook, he believed this site was needed as an employment site.

Local Plans

A member of the public enquired as to when the AECOM report will be published on the NDP website.

Meeting reconvened.

**44/20 LOCAL PLANS**  
Cllr Kirby, Council representative on the NDP Steering Group, advised that the AECOM report had been circulated to all Councillors but that no further progress had been made due to the Coronavirus lockdown. She further advised that the acting chair of the Steering Group will prepare a report for the next Council meeting.  
The Committee was reminded that the AECOM report was prepared for the Council.  
The Executive Officer advised that he will put the AECOM report on the agenda for the next Council meeting for consideration.

**45/20 PLANNING APPLICATIONS**

**45/20.1 21479/015 OUT**  
**Outline application for redevelopment of Passfield Business Centre to provide up to 40 residential units plus associated open space, landscaping, parking and infrastructure (Access and Scale to be considered; Appearance, Landscaping and Layout reserved for future approval). As amended by the covering letter from Litchfields dated 6th May 2020.**  
Passfield Enterprise Centre, Lynchborough Road, Passfield, Liphook, GU30 7SB

**Decision Object**

1. The Council maintains its strong objections to this proposal as submitted previously under this application and application 21479/014, which in summary are:

- The site lies within the 400m buffer zone of, and is adjacent to, the Wealden Heaths SPA and is contrary to Policy CP22.
- The development would result in a substantial increase in the number of dwellings in an area designated in the draft Local Plan as a rural settlement and which has been excluded as suitable for residential development.
- The hamlet has very few facilities. The railway station is over 3 miles away and is not within realistic walking distance; the local schools, either in Liphook or Bordon, are over 2 miles away; and the closest shops, doctors, leisure facilities and employment are more than 3 miles away in either direction.
- The only bus service is extremely limited and the rural nature of the area and distance from all facilities would necessitate a high level of car ownership and use by residents. This would increase the traffic volume and daily traffic movements to an unacceptable level in an area where there is no adequate footpath and where there have been a number of fatal accidents. Parking must also take account of the narrow roads around the site.
- This site is a critical employment site in the area, particularly with the additional housing being built both in Liphook and Bordon. Liphook has many small businesses that require more remote locations and this site was previously a thriving and viable employment site. With a lack of alternative sites in the locality, combined with the current economic situation, this would be a substantial loss to the parish.

2. In the light of new information, the Council additionally wishes to raise the issue of the adverse impact on the SPA and detriment to endangered species, in particular the nightjar. There is now firm and consistent evidence that the nightjar is nesting in extremely close proximity to this site. There have been extensive and detailed submissions by experts in this field and this Council supports their views. The nightjar is a Species of European Conservation Concern (SPEC 2) (Birdlife International 2004) and is protected under Annex 1 of the EU Birds Directive. The reason for this protected status is an EU-wide decline in population in the 20th century due to habitat losses. In the UK, the nightjar is a Red-Listed species. Given that nightjars are now nesting locally (meaning that there could be many more in the area), and the recent loss of similar breeding habitat at Thursley due to heathland fire, we believe all measures should be taken to conserve and reduce adverse impact on this fragile area. There is a necessity to maintain the extent, distribution and availability of suitable breeding habitat which supports Nightjar and Woodlark for all necessary stages of their breeding cycle, i.e. courtship, nesting, feeding and roosting. Breeding habitat does not simply mean the specific area of a nest and there is a need to consider supporting habitat within and without the SPA. The Council believes that the evidence supplied by the applicant regarding their bird surveys is flawed, as shown by the submission by the RSPB, and does not support the mitigation measures proposed by the applicant and suggests that they would be ineffective and unable to be managed in the long term.

The Council therefore urges that this application be refused.

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|-----------------|---|
| <b>45/20.2</b>  | <b>SDNP/20/01092/HOUS</b>   |
|                 | <b>Replacement outbuilding following demolition of existing outbuilding</b> |
|                 | Treloen Wheatsheaf Inclosure Portsmouth Road Liphook GU30 7EQ               |
| <b>Decision</b> | <b>No objection</b>   |
| <br>            |   |
| <b>45/20.3</b>  | <b>32665/002 HSE</b>  |
|                 | <b>Single storey first floor rear extension and detached outbuilding</b>    |
|                 | 43 Headley Road, Liphook, GU30 7NS  |
| <b>Decision</b> | <b>No objection</b>   |
| <br>            |   |
| <b>45/20.4</b>  | <b>32062/006 FUL</b>  |
|                 | <b>Replace all windows to shop and flat</b>                                 |
|                 | Carla, 1 The Square, Liphook, GU30 7AB                                      |

<b>Decision</b>	<b>Objection</b> As this building is in the conservation area, object to the use of standard UPVC and would prefer wooden or heritage-designed UPVC replacement windows.
<b>45/20.5</b>	<b>58668 HSE</b> <b>Single storey rear extension and conversion of garage to habitable accommodation</b> 1 Weylands Close, Liphook, GU30 7QG
<b>Decision</b>	<b>No objection</b>
<b>45/20.6</b>	<b>25251/016 HSE</b> <b>Repairs to and additions to present garage, in like for like materials, to provide space for the plant room (serving the ground source heat pump installation), a garden machinery store (mowers etc.) and furniture store. Repairing the piers of the entrance gateway, installing an oak plank gate. Installation of a borehole ground source heat pump system to replace the present oil dependent one.</b> Bramshott Meadows, Burgh Hill Road, Bramshott, Liphook, GU30 7RQ
<b>Decision</b>	<b>No objection</b>
<b>45/20.7</b>	<b>25251/017 LBC</b> <b>Listed building consent - Repairs to and additions to present garage, in like for like materials, to provide space for the plant room (serving the ground source heat pump installation), a garden machinery store (mowers etc.) and furniture store. Repairing the piers of the entrance gateway, installing an oak plank gate. Installation of a borehole ground source heat pump system to replace the present oil dependent one.</b> Bramshott Meadows, Burgh Hill Road, Bramshott, Liphook, GU30 7RQ
<b>Decision</b>	<b>No objection</b>
<b>45/20.8</b>	<b>28973/003 LDCE</b> <b>Lawful development certificate existing - the land shown in red on the attached plan, has been used as Class C3 (Dwelling House) since the grant of planning permission in 1987 for the erection of a bungalow on the land adjacent to 39 Avenue Close, and want the lawful development certificate to confirm this.</b> 41 Avenue Close, Liphook, GU30 7QE
<b>Decision</b>	<b>Noted</b>
<b>45/20.9</b>	<b>29706/010 FUL</b> <b>Demolition and rebuild 12 stables with attached machinery store and detached facilities and storage building containing managers office, staff welfare facilities and ancillary on site accommodation.</b> Stables, Hewshott Farm, Hewshott Lane, Liphook, GU30 7SU
<b>Decision</b>	<b>No objection</b>
<b>45/20.10</b>	<b>26591/009 LDCE</b> <b>Lawful development certificate existing - confirmation that all of the areas defined in the Supporting Statement are in consistent and clear use as primary residential garden space for the enjoyment of the principal dwelling called Outwoods.</b> Outwoods, Rectory Lane, Bramshott, Liphook, GU30 7QZ
<b>Decision</b>	<b>Noted</b>
<b>45/20.11</b>	<b>58725 LDCEP</b> <b>Lawful development certificate proposed - single storey rear extension</b> 15 Chestnut Close, Liphook, GU30 7JA
<b>Decision</b>	<b>Noted</b>
<b>45/20.12</b>	<b>54661 HSE</b> <b>Creation of off road parking and dropped kerb from the highway across pavement.</b>

11a Newtown Road, Liphook, GU30 7DT

**Decision** No objection

**46/20 TREE WORK APPLICATIONS**

**46/20.1 55484/002 TPO**

**T1 Oak tree - Remove limb (see photo)**  
18 Greenfield Close, Liphook, GU30 7QF

**Decision** No objection

**46/20.2 38547/007 TPO**

**T1 Beech - Reduce crown height by 5 metres and crown width by 2 metres leaving a finished crown height of 15 metres and a finished crown width of 9 metres**  
**T2 Beech - Crown thin by 20% with formative pruning**

57 Shepherds Way, Liphook, GU30 7HH

**Decision** No objection

**46/20.3 56295/002 TPO**

**Hazzlenuts x 5 - Cut two Branch lengths 4 -5 metres long, the rest will be 2 -3 metres, branches cut approx 1.5 m - 2 metres from ground. Clear area approx 0.5 metre fence.**  
**Golden Willow - Cut 3 -4 branches from the bottom of the crown of the tree approx 1.5 metres long.**

Land North of, Huron Drive, Liphook

**Decision** No objection

**47/20 RESULTS OF PREVIOUS APPLICATIONS**

These were noted.

Meeting closed at 8:50pm

Signed.....  
Chairman

Dated.....