



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 20th JULY 2020.**

MINUTES

PRESENT

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

Cllrs D Curnow-Ford and Trotter were in attendance.

58/20 CHAIRMAN'S ANNOUNCEMENTS

An audio and video recording of the meeting was being made by the DEO for the purpose of the minutes.

59/20 APOLOGIES FOR ABSENCE

None

60/20 DECLARATIONS OF INTEREST

Cllr Jerrard stated that he had a personal interest in applications 21479/016, 017 and 018 as he knows people who live in the vicinity.

61/20 MINUTES OF MEETING HELD ON 29th JUNE 2020

The minutes were confirmed as being a true record of the meeting.
Proposed Cllr Jourdan, seconded Cllr Kirby, unanimously approved.

62/20

MATTERS ARISING FROM THE MINUTES

Cllr Garnett raised the question of whether minutes should record what was discussed at the meeting or whether they should record the actual response submitted to the planning authority. The practice had previously been to record the actual response for the purpose of transparency, and this sometimes included additional information for clarity. The Executive Officer confirmed that minutes should only record what was discussed at the meeting and that in future, if there is any discrepancy between the two, there will be an attachment to the minutes containing the response submitted. It was noted that it will be useful if members can draft a suggested response to applications which can be read out and agreed at the meeting, rather than having to formulate wording after the meeting.

63/20

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.

64/20

PUBLIC PARTICIPATION SESSION

Meeting Adjourned

Public Questions - Items not on the Agenda

There were no questions from the public.

Public Participation – Items on the Agenda

There were no questions from the public.

Meeting reconvened.

65/20

LOCAL PLANS

Cllr Jerrard enquired where the AECOM report can be found on the website. The DEO advised that there is a link under the Neighbourhood Plan tab.

66/20

PLANNING APPLICATIONS

66/20.1

21479/016 DEM

Application to determine if prior approval is required for a proposed: demolition of buildings

Passfield Business Centre, Lynchborough Road, Passfield, Liphook, GU30 7SB

Decision

Strongly object

The application site lies in the immediate vicinity and is enclosed by the Wealden Heaths Phase II Special Protection Area (SPA) and within 400m of the Woolmer Forest Special Area of Conservation (SAC). These sort of sites are described in [regulation 8 of the Conservation of Habitats and Species Regulations 2017](#). Special rules apply to permitted development rights where development could have a significant effect on a Habitats site or a European Offshore Marine Site.

Planning application 21479/016 is to determine if prior approval is required for a proposed demolition of buildings. The proposal has two parts, namely the demolition of the warehouse building and, significantly, the restoration of the site.

The demolition and removal of the warehouse building is unlikely to have any effect on the SPA and there would be no objection to this part of the proposal.

However, the second part of the proposal relates to the restoration of the site, and this should be restoration to the original purpose. If the proposal was to restore the site to its previous condition and use as an area of commercial land then this is also not likely to have a significant effect on the European heath-land sites. However the applicant proposes that, under its

permitted development applications 21479/017 and 21479/018, the use of the cleared site will change and it will be used as parking and amenity land for the residential units as proposed.

There is no proposal to restore the area to its original purpose, rather the current proposal appears to contribute to the change of use of the site from commercial to residential and we suggest that this application could potentially have a significant effect on an internationally protected site either alone or in combination with the other above mentioned applications.

We therefore strongly object to this application.

Request on EHDC

The application to determine whether prior approval is required should elicit an affirmed Yes or No from EHDC Planning. If EHDC were not to respond, in either way, then EHDC would risk the opportunity of not appending any additional requirements to the permitted rights available to the developer. Second, there is case law to suggest that EHDC in not responding to a Prior Approval Application, would in effect confer agreement that the developer could proceed with the permitted right application, and possibly that any further application may no longer be needed. (This for legal to check and verify).

66/20.2 **21479/017 PA30**
Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a) to a Dwellinghouse (Class C3)
Passfield Business Centre, Lynchborough Road, Passfield, Liphook, GU30 7SB

Decision **No comment**

66/20.3 **21479/018 PA3PA**
Prior approval for a change of use from Light Industrial (B1c) to dwellinghouses (C3)
Passfield Business Centre, Lynchborough Road, Passfield, Liphook, GU30 7SB

Decision **Strongly object**

The removal of a facility providing services in a rural area, which includes services used by the community, local jobs and employment, consumes supplies and services from surrounding suppliers, e.g. Passfield Stores is not acceptable, especially where there is no mitigation plan for those business and services to be relocated, and no plan to create a new, similar business park.

Enterprise M3 LEP carried out a survey in 2018/19 on requirements for business units when it was researching the type of buildings it might wish to provide in the TechForest Business Park (Enterprise Zone), e.g. serviced offices, larger offices, etc. The answer that came back from the survey was “light industrial units”, i.e. combination of office and workshop, as seen today on Beaver Industrial Estate. The response was overwhelming and consistent, more units for SMEs. This is wonderful news as it means we have a thriving business community, and the application for residential development is not consistent with this requirement.

We therefore strongly object to this application.

66/20.4 **31622/002 HSE**
Single storey rear extension following demolition of existing conservatory
Shayles, Conford Road, Conford, Liphook, GU30 7QN

Decision **No objection**

66/20.5 **20607/003 RES**
Application for the Reserved Matters Permission for the erection of 2 dwellings with associated access, parking and landscaping.
98 Longmoor Road, Liphook, GU30 7NZ

Decision **No objection**

66/20.6 **58452/002 HSE**
Single storey extension to side/rear to provide habitable accommodation for a disabled child following demolition of existing attached garage
15 Weylands Close, Liphook, GU30 7QG
Decision **No objection**

66/20.7 **52202/001 VOC**
Variation of Condition 5 of permission 52202 to allow a change in the company name from "Track Maintenance Equipment Limited" to "Glenrands Limited"
Unit 2, Station Road, Liphook, GU30 7DR
Decision **No objection**

67/20 **TREE WORK APPLICATIONS**

67/20.1 **33433/005 TPO**
T1 Japanese Maple located on the frontage of Maple Cottage - Reduce crown by no more than 20%, approximately 1.5 metres, to leave a finished crown height of approx 6 metres and a finished crown width of approx 6.5 metres and Crown clean (removing dead, dying, rubbing and crossing branches only)
Maple Cottage, 5 Goldenfields, Liphook, GU30 7HU
Decision **No objection**

The Chairman left the meeting at this point due to technical issues and the remainder of the meeting was chaired by the Vice Chairman.

68/20 **RESULTS OF PREVIOUS APPLICATIONS**
These were noted.

Meeting closed at 8:17pm

Signed.....
Chairman

Dated.....