



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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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 15th FEBRUARY 2021.**

MINUTES

PRESENT

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

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

11/21 CHAIRMAN'S ANNOUNCEMENTS

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

12/21 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Jourdan and Olson.

13/21 DECLARATIONS OF INTEREST

Cllr Coyte declared a non-pecuniary interest in applications 26312/021 and 26312/020 as he is a business colleague and friend of the applicant.

Cllr Kirby declared a non-pecuniary interest in applications 26312/021 and 26312/020 due to her association with the applicant's agent.

Cllr P Curnow-Ford declared that he knows the applicant for application 29294/008.

14/21 MINUTES OF MEETING

The minutes of the meeting held on 18th January 2021 were confirmed as being a true record of the meeting.

Proposed Cllr P Curnow-Ford, seconded Cllr Coyte, unanimously approved.

15/21 MATTERS ARISING FROM THE MINUTES

There were none.

16/21 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.

17/21 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.

18/21 LOCAL PLANS
There were no updates.

19/21 PLANNING APPLICATIONS

19/21.1 26312/021 PA30
Application to determine if prior approval is required for a proposed change of use from offices (Class B1 (a)) to Three Dwellinghouses (Class C3).
This is not a conventional planning application and comment can only be made on the following areas:
a) transport and highway impacts,
b) contamination risks on the site,
c) flooding risks on the site,
d) impacts of noise from commercial premises on the intended occupiers of the development
Oak Cottage, 13 The Square, Liphook, GU30 7AB

Decision The Committee agreed to submit the following comments:

Transport and Highways Impacts

The proposal is for 7 car parking spaces to be retained for residents use. There is sufficient space for cars to turn around on the site and exit forwards on to the road. There is an existing dropped kerb leading from the site and therefore there would be no adverse impact on the highway.

Contamination

It is noted that improvements to soft landscaping are intended and remedial work would have to take account of any historical land contamination.

Flooding

There does not appear to be any issues with flooding on or around this site.

Impacts of noise from Commercial Premises

The building is situated in a prominent position on the edge of the retail centre of Liphook. The Royal Anchor is to the south on the opposite side of the Longmoor Road and is set well back and separated from the road by a large car park. There is a take-away unit in relatively close proximity to the east on the opposite side of the Headley Road; this may result in some noise in the evening. There is a dental surgery to the north on the site which shares the car parking. It is not considered that there will be any major impact of noise from any of these businesses. There may be some noise and air pollution generated from the close proximity of the junction of the Longmoor Road and Headley Road, particularly during periods of high traffic movement. However there is a wide verge with footpath and flower beds on the Longmoor Road side of the site, and the building is distanced from the Headley Road by the

car parking area on the site. Any improvements to the building to reduce noise impact would be supported.

It is worthy of note that Oak Cottage is situated in a prominent position at the junction of the Longmoor Road and the Headley Road. It is well within the Conservation Area and is recorded as being a 'positive contributor' to the heritage assets of Liphook in the Liphook Conservation Area Character Appraisal and Management Plan 2020.

It is noted that some buildings in the conservation area have potential for enhancement. Oak Cottage is an Arts and Crafts building and, in its use as an office, is recorded as having 'detracting signage'. Change of use to residential would result in removal of signage and would therefore add value to this building as a positive contributor to the area.

Cllrs Coyte and Kirby abstained from voting on this application.

- 19/21.2** **26312/020 REG77**
Regulations 75-77 of The Conservation of Habitats and Species Regulations 2017: Conversion of offices (B1(a)) into 3 x two-bedroom residential units (Use Class C3)
Oak Cottage, 13 The Square, Liphook, GU30 7AB
Decision **No comment**
- 19/21.3** **29294/008 VOC**
Variation of Condition numbers 3 & 9 of permissions 29294/006 and 29294/007 to allow substitution of plans to facilitate a change of roof material and inaccuracies in the previously approved plans
Woodside, Hewshott Lane, Liphook, GU30 7SS
Decision **No objection**
- 19/21.4** **51496/001 LDCE**
Lawful Development Certificate for Existing Use or Operation - Vehicular access and parking arrangements
Sunny Brae, Sandy Lane, Hammer Vale, Liphook, Haslemere, GU27 1QE
Decision **Noted**
- 19/21.5** **59078 HSE**
Single storey rear extension and rear garage extension
49 Stonehouse Road, Liphook, GU30 7DD
Decision **No objection**
- 20/21** **RESULTS OF PREVIOUS APPLICATIONS**
These were noted.
- 21/21** **SDNPA DRAFT CAMPING AND GLAMPING TECHNICAL ADVICE NOTE**
The Committee did not wish to comment on this consultation.
- 22/21** **SDNPA PARKING SUPPLEMENTARY PLANNING DOCUMENT**
The Committee considered the amended draft document and agreed that they would like to rework their original comments and resubmit. Cllr Curnow-Ford undertook to draft some wording for consideration at the next meeting.

Meeting closed at 8:01pm

Signed.....
Chairman

Dated.....