



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 15th MARCH 2021.**

MINUTES

PRESENT

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

23/21 CHAIRMAN'S ANNOUNCEMENTS

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

24/21 APOLOGIES FOR ABSENCE

Cllr Olson will arrive late for the meeting.

25/21 DECLARATIONS OF INTEREST

Cllr Jerrard declared a prejudicial interest in application 34298/004 as he knows the applicant from her previous employment with the Council. He will not take part in the discussion of or vote on this application.

26/21 MINUTES OF MEETING

The minutes of the meeting held on 15th February 2021 were confirmed as being a true record of the meeting.
Proposed Cllr Jerrard, seconded Cllr Kirby, unanimously approved.

27/21 MATTERS ARISING FROM THE MINUTES

There were none.

- 28/21 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.
- 29/21 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.
- 30/21 LOCAL PLANS**
There were no updates.
- 31/21 PLANNING APPLICATIONS**
- 31/21.1 25984/014 FUL**
Temporary retractable awning above the door to rear
Church Centre, The Firs, Liphook, GU30 7JB
- Decision No objection**
- 31/21.2 34298/004 HSE**
Side extension with accommodation in the roof space to incorporate and extend the double garage, incorporation of rear veranda into living room with new French Doors, alterations and extension of front and rear dormer windows, and erection of attached carport to North-West
41 Chiltley Way, Liphook, GU30 7HG
- Decision Objection**
Proposed elevations show an overall bulking of the elevations and an overdeveloped aspect front, and rear – basically 2 properties joined together, losing the original design. The proposed design is now out of keeping with the adjacent single storey properties on this side of the road and dominates the plot.
- 31/21.3 28223/003 FUL**
Retrospective application for a Change of use from florist/gift shop to beauty salon (incorporating nail bar and massage parlour) and associated internal alterations
Findleys, 18 The Square, Portsmouth Road, Liphook, GU30 7AH
- Decision No objection**
- 31/21.4 21925/020 FUL**
Conversion of office building to three residential units with extension to provide additional bedroom.
3 London Road, Liphook, GU30 7AP
- Decision Strongly object. This proposal represents over-development of a small site with parking and highways constraints and unacceptable loss of an employment site.**
The site lies within a central position in the Conservation Area. It lies opposite a listed building (the Green Dragon), alongside which (and facing the application site) are several ‘positive contributors’ to the conservation area. The application site itself lies on the north side of the London Road and has been listed in the Liphook Conservation Area Character Appraisal and Management Plan (2019) as ‘potential for enhancement’
- The previous buildings on the site were of single storey only, with recent planning permission granted to construct a first floor extension for B1 office use. This has never been constructed.

It should be noted that since there has never been a two storey development on the site before there was no previous residential use and there can be no presumption that it is suitable for residential accommodation.

This application is for a change of use for the B1 class areas of Nos 1-3a (not yet built) to form 3 new residential units. It is not surprising that there has been little interest in letting the Barn or new shops given that construction has only just started and parts of the barn have yet to be finished. It also seems premature to presume that there will not be renewed interest in the future from new start up businesses requiring office premises. Not all entrepreneurs and small businesses have facilities to work from home as can be seen from the demands for facilities such as the Signal innovative workspace in Bordon. There has been significant support for small retail shops and start up businesses over the past year meaning there is potential to revitalise this part of the Conservation Area for retail and employment use.

The entrance to the car parking area is very close (less than 3 saloon car lengths) to the junction of the Headley Road and the mini-roundabout which has four busy roads accessing it. Visibility to the north side of the exit is constrained by the close proximity of the Village Hall which is on the boundary of the site. The pavements are extremely narrow at this point (about 1 metre) and there is potential for conflict between vehicles leaving the site and pedestrians as drivers would be unable to see anything approaching from the right without crossing over the pavement. It is extremely important from a safety viewpoint that vehicles can leave these premises in a forward facing manner. This means that there would need to be sufficient turning area on site for all vehicles. There is already limited space for car parking and turning at the rear of the property. The proposed change of the first floor area to residential would require yet increased building works in the form of extensions to the side, further limiting the opportunity for vehicles to turn to be able to exit forward facing.

The applicant suggests that the required number of parking spaces could be reduced. However we should point out that there are extremely limited public transport facilities in Liphook (one hourly bus service that goes to Alton and Basingstoke) and the train is on the main London to Portsmouth line and probably 20 mins walk away. Liphook is semi-rural with no primary shopping facilities in a radius of about 10 miles and it is acknowledged that residents rely heavily on car use. Therefore we do not see that a case exists for reduction in car spaces. We suggest that car parking spaces are calculated on the greatly increased size of modern 4 x 4 vehicles.

- 31/21.5 SDNP/21/00523/FUL**
Conversion of garage/workshop building to create a one bedroom dwelling.
Links Cottage 76 Portsmouth Road Liphook Hampshire GU30 7EF
Decision No objection
- 31/21.6 53442/004 FUL**
60metre x 20metre all weather surface outdoor riding arena
Bramshott Thatch, Rectory Lane, Bramshott, Liphook, GU30 7QZ
Decision No objection
- 31/21.7 51523/009 HSE**
Single storey oak framed garden equipment store & workshop
Quinces Oast House, Tunbridge Lane, Bramshott, Liphook, GU30 7RF
Decision No objection
- 31/21.8 58235/003 HSE**
Two storey and single storey rear extensions and new entrance porch.
Great Oaks, Tunbridge Lane, Bramshott, Liphook, GU30 7RF
Decision No objection

- 31/21.9** **55718/003 VOC**
Variation of condition 6 of 55718/002 to allow a change in position of stables opposite Greenbrow (See substituted block plan). And allow substitution of floor plans and elevations for changes to approved stable block.
Land South West of Belle Vue, Hammer Vale, Liphook
Decision **No objection**
- 31/21.10** **27647/001 LDCP**
Lawful Development Certificate for Proposed Development - Conversion of garage to create a Study/store room and replacement of garage door with a window
19 Hazelbank Close, Liphook, GU30 7BY
Decision **Noted**
- 31/21.11** **53313/001 HSE**
Retrospective application for a front porch
11 Gunns Farm, Liphook, GU30 7HL
Decision **No objection**
- 31/21.12** **25251/018 LBC**
Listed building consent - addition of internal narrow walkway at first floor level, inclusion of a double casement window to the east elevation of the link over new entrance door and omission of the second pot of the chimney of the new extension.
Bramshott Meadows, Burgh Hill Road, Bramshott, Liphook, GU30 7RQ
Decision **No objection**
- 31/21.13** **24001/007 HSE**
Detached garage/store with associated extension of driveway following demolition of existing outbuildings
Moraylochan, Pines Road, Liphook, GU30 7PL
Decision **No objection**
- 31/21.14** **28906/007 VOC**
Variation of planning permission 28906/004 of Condition 3 - varied to state: Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order) other than the rooflights shown on drawing number KNIA 001/02/21 no windows or openings shall at any time be inserted in the roof extension of the dwelling hereby permitted without the prior written consent of the Planning Authority. Condition 4 to be removed.
10 Dryden Way, Liphook, GU30 7QB
Decision **Objection**
This would be an overdevelopment and would be out of character with the other properties in the road.
- 31/21.15** **59149 HSE**
Single garage attached.
43 Malthouse Meadows, Liphook, GU30 7BD
Decision **No objection**
- 31/21.16** **58244/002 LDCP**
Lawful Development Certificate for Proposed use or Development - Single storey rear and single storey side extensions following demolition of rear conservatory.
12 Meadow Close, Liphook, GU30 7BJ
Decision The application appears to fall outside the parameters of Section 192 of the Town and Country Planning Act 1990. It is an overdevelopment of the site and would result in a loss of amenity, privacy and light to the neighbours.

32/21 TREE WORK APPLICATIONS

32/21.1 54689/003 TPO
Golden Willow - pollarding to leave a finished height of 3.5 metres and crown spread of 1.5 metres (rear of 43 Huron Drive)
Land North of, Huron Drive, Liphook

Decision No objection

32/21.2 55954/010 CAT
Fell 2 Holly trees (T1 and T2) - To fully tidy up and renovate the compost and log storage area at the top of the garden. These 2 holly trees are of low amenity and are blocking our ability to sort out and tidy up this area. We wish to remove them and then completely tidy up this area of the garden, replacing the existing old wooden storage shed with a new shed located where these 2 holly trees are currently situated.

Oak Tree (T3) - Remove the lower branches up to approximately 7 metres. The lower branches are dead and parts of them are regularly falling off. Larger parts may fall off and injure passers by and so we now wish to remove these branches.
East Court, Tunbridge Lane, Bramshott, Liphook, GU30 7RG

Decision No objection

32/21.3 33433/006 TPO
T1 Fir - Fell
Maple Cottage, 5 Goldenfields, Liphook, GU30 7HU

Decision No objection

32/21.4 59112 TPO
False Acacia, crown lift to 3 metres, remove 2 lower branches
4 Willow Gardens, Liphook, GU30 7HY

Decision No objection

32/21.5 52228/002 TPO
Twin stemmed Sycamore covered by TPO (EH199) 88 - reduce by approximately 4 metres (20%) leaving a finished height of 16.5 metres and crown spread of 10.6 metres because of excessive shading.

9 Childerstone Close, Liphook, GU30 7XE

Decision No objection

33/21 RESULTS OF PREVIOUS APPLICATIONS

These were noted.

34/21 SDNPA PARKING SUPPLEMENTARY PLANNING DOCUMENT

The committee agreed to submit further comments in response to the amended draft Parking Supplementary Planning Document (see Attachment 1).

Meeting closed at 9:22pm

Signed.....
Chairman

Dated.....