



**BRAMSHOTT & LIPHOOK  
PARISH COUNCIL**

**MR P J STANLEY  
EXECUTIVE OFFICER**

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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 AT 7.30PM ON MONDAY 20<sup>th</sup>  
FEBRUARY 2023 IN THE LIPHOOK MILLENNIUM CENTRE, ONTARIO WAY, LIPHOOK.**

**MINUTES**

**PRESENT**

CLlr P Curnow-Ford (Chairman)  
CLlr Rowson (Vice Chairman)  
CLlr Cameron  
CLlr Coyte  
CLlr Kirby  
Ms D Meek, Deputy Executive Officer

**11/23**

**CHAIRMAN'S ANNOUNCEMENTS**

The meeting was being recorded for the purpose of the minutes.

**12/23**

**APOLOGIES FOR ABSENCE**

CLlr Jerrard

**13/23**

**DECLARATIONS OF INTEREST**

None

**14/23**

**MINUTES OF MEETING**

The minutes of the meeting held on 16<sup>th</sup> January 2023 were confirmed as being a true record of the meeting.

Proposed CLlr Rowson, seconded CLlr Coyte, unanimously approved.

**15/23**

**MATTERS ARISING FROM THE MINUTES**

There were none.

**16/23**

**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.

**17/23**

**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.

### **18/23 PLANNING APPLICATIONS**

#### **18/23.1 49855/005 FUL**

**Four dwellings (1 x 4 Bedroom and 3 x 3 bedroom dwellings) together with off-street parking and access. Amendment to approved application 49855/004. Proposal for additional dormer windows and an additional bedroom to house 4.**

Cedar Cottage, 24 Portsmouth Road, Liphook, GU30 7DJ

**Decision No objection**

#### **18/23.2 29749/014 HSE**

**Side extension and front porch addition to the existing farmhouse.**

Old Barn Farm, Hewshott Lane, Liphook, GU30 7SY

**Decision No objection**

#### **18/23.3 21479/020 FUL**

**Proposed ground works and installation of a 2.6m fence to facilitate external storage**

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

**Decision Objection**

We note that application F/21479/005 granted consent for: “The change of use of existing buildings to offices, hi-tech light industrial, and warehouse/storage”. In other words, permission only related to the existing buildings and their footprint. Whilst the proposal lies within the boundary of the Business Centre, it represents a significant increase in the amount of structural development on the site. Storage containers are not easily moved and would inevitably become a permanent feature and therefore a substantial increase in the built environment.

The change of use from offices and light industrial would have a significant impact on the number of vehicle movements and would have an adverse effect on the neighbouring properties in terms of noise and light pollution given that this is in an extremely rural and quiet location. The increase in traffic on narrow access roads would also have an adverse effect on local residents.

We concur with both Natural England and Ecology comments but would add concerns that, should this application be approved, any conditions imposed relating to noise and operational times would be extremely difficult to monitor and enforce and would therefore have an impact both on the SPA and neighbouring properties.

There does not appear to be any consideration of the adverse impacts on the SPA and protected species. Notwithstanding the impact on the SPA during any construction process, we have deep concerns that:

- the high ground water table, poor infiltration rates and proximity of water courses would be at risk from the construction process as well as chemicals or fuel run-off during operation of the site;
- noise, lighting, use of machinery, machinery and running of vehicles would have an adverse effect on protected species, in particular SPA birds;
- materials, machinery, vehicles or works will inevitably encroach on the designated site;
- there is lack of understanding or reference to the timing of works and operation outside of bird breeding season.

We are concerned that there may be discrepancies in the Biodiversity Checklist with regard to the proximity of watercourses (rivers or streams), unimproved/semi-improved species-rich grassland, and heathland/acid grassland/mire/scrub.

- 18/23.4**      **25530/005 HSE**  
**Conversion of the garage to habitable accommodation ancillary use to the main dwelling, with single storey front, side and rear extensions.**  
4 Arundel Close, Passfield, Liphook, GU30 7RW
- Decision**      **No objection**
- 18/23.5**      **21589/114 PA14**  
**Application to determine if prior approval is required for the installation of a Solar Photovoltaics (PV) equipment 148.75Wp SPV system to be installed on the roof of a building at Old Thorns Golf Hotel. This is an extension to the system approved under condition 16 of 21589/099.**  
Old Thorns Golf & Country Club, Weavers Down, Liphook, GU30 7PE
- Decision**      **No objection**
- 18/23.6**      **59986 FUL**  
**Two storey side & rear extension, part single storey extension to rear**  
Flat, Old Barn Farm, Hewshott Lane, Liphook, GU30 7SY
- Decision**      **No objection**
- 18/23.7**      **23373/015 PA3Q2**  
**Application to determine if prior approval is required for a change of use of an agricultural building to a larger dwellinghouse and for building operations necessary for the conversion.**  
Passfield House Farm, Headley Lane, Passfield, Liphook, GU30 7RN
- Decision**      We would recommend that this application requires a full application to ensure compliance with local plan and policies.
- 18/23.8**      **23347/003 LDCE**  
**Lawful development certificate for an existing use or development - detached annexe**  
Priors Ludshott Common, Woolmer Lane, Bramshott, Liphook, Hindhead, GU26 6DU
- Decision**      **Noted**
- 18/23.9**      **23347/010 PA1AA**  
**Prior approval from the enlargement of a dwellinghouse consisting of the construction of one additional storey [where the existing dwellinghouse consists of one storey]; immediately above the topmost storey of the dwellinghouse, with a maximum height of 7.2 metres, together with any engineering operations reasonably necessary for the purpose of that construction".**  
Priors Ludshott Common, Woolmer Lane, Bramshott, Liphook, Hindhead, GU26 6DU
- Decision**      **No objection**
- 18/23.10**      **23347/007 GPDE**  
**Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 3.6 metres**  
Priors Ludshott Common, Woolmer Lane, Bramshott, Liphook, Hindhead, GU26 6DU
- Decision**      This item was for information only and was noted.

**18/23.11**

**57260/005 GPDE**

**Prior notification for two single storey developments extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 4 metres**

Wood Cottage, Rectory Lane, Bramshott, Liphook, GU30 7QZ

**Decision**

This item was for information only and was noted.

**19/23**

**RESULTS OF PREVIOUS APPLICATIONS**

These were noted.

Meeting closed at 8:22pm

Signed.....  
Chairman

Dated.....