



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN THE PARISH COUNCIL OFFICE, MIDHURST ROAD, LIPHOOK ON MONDAY 16 APRIL 2007.

MINUTES

PRESENT WERE:

Cllr Mrs A James (Chairman), Cllr J Walters, Cllr N Atherden, Cllr M Croucher, Cllr L Futchter & Cllr N Newman. Cllr S James (EHDC; Hants CC), Dr M Evans (Parish Tree Warden), Mrs G Spencer (Information Officer), one member of the press & five members of the public also attended.

32/07

APOLOGIES FOR ABSENCE

were received from Cllr F Dawkins & Cllr W Ratcliffe.

33/07

MINUTES OF THE MEETING HELD ON 19 MARCH 2007

These were confirmed & signed as being a true record of the meeting.

34/07

MATTERS ARISING FROM THE MINUTES

The Chairman referred to an article about the Lloyds TSB Bank application in the Liphook Herald (Minute 23/07), which had been considered incorrect compared to the Minutes. She stated that, after careful re-reading of the article, she had concluded that it was accurate, although it could be misinterpreted, & it had therefore been decided not to write to the Herald.

Cllr Futchter asked whether the Chairman had followed up his complaint (Minute 23/07) about Sainsbury's illuminated store signage being on when the store was closed. The Chairman apologised that she had not had time to do so, but would flag it up.

35/07

CHAIRMAN'S ANNOUNCEMENTS

The Chairman explained that the Committee would discuss all the applications that members of the public had come to listen to first. For each application, the relevant committee member would explain the application, then the meeting would be adjourned

to allow the public to comment & then reconvened for the Committee to agree their comments for submission to EHDC.

36/07

DECLARATIONS OF INTEREST

The Chairman read out the Declaration & asked whether members had any interests to declare. Three declarations were made:

- Cllr Atherden - F.21026/38/FUL/DM - as Parish Council representative on Bohunt Centre Management Committee;
- the Chairman - F. 21026/38/FUL/DM - as District Council representative on Bohunt Centre Management Committee;
- the Chairman - as a District Councillor - she reserved the right to express opinions at District-level based on all the information received & put before the South Planning Committee, whereas at this meeting she would be acting as a Parish Councillor.

37/07

PLANNING APPLICATIONS

APPLICANT

37/07.1

Cllr Mrs James left the meeting & Cllr Walters took the Chair.

**F 21026/38/FUL/DM Classroom block & removal of temporary portacabin-type Bohunt School
Cllr Ratcliffe building - Bohunt Community School, Longmoor Rd, & Centre
Liphook**

Cllr Croucher presented the application as Cllr Ratcliffe had been unable to attend the meeting. He showed members the plans & read out a report from Cllr Ratcliffe, which stated that the new block would be between the pavilion, all-weather pitch & existing blocks C & G, & close to the playing fields. It would be barely visible from the nearest houses & Cllr Ratcliffe recommended acceptance.

Decision: No objections.

Cllr Mrs James rejoined the meeting & resumed the Chair.

37/07.2

**F 23650/26/RES/AMW Retirement village comprising 99 apartments & 45 Helical
(Liphook) cottages with communal facilities & associated garages Ltd
Cllr J Walters /parking (reserved matters pursuant to F.23650/021)
- King George's Hospital site, Hewshott Lane, Liphook**

Cllr Walters showed members the plans for the cottages, of which there were five types, & differing numbers of each type. Some were detached & some semi-detached, with varying numbers of bedrooms. Cllr Atherden claimed that the roofs were too steeply pitched & the design would not make best use of the first-floor area, & added that he would like to see more variety in roof profile. The Chairman speculated that the steep pitch might be necessary to facilitate solar heating & pointed out that most had a downstairs bedroom. It was agreed that the designs were acceptable.

Cllr Walters explained that the apartments were in three-storey blocks, comprising four blocks of twelve smaller two-bedroom apartments & four blocks of 24 larger apartments. The designs were varied, including features such as balconies, & it was agreed that they were attractive.

The communal building, called the Resident's Club, was close to the meadow & included a pool, fitness room, administration office, guest bedrooms for visitors & two flats, presumably for live-in staff.

He concluded that there were more than adequate recreational & nursing facilities. It was agreed that the design of the building was imaginative & attractive, with balconies, railings & bay windows.

The refuse & recycling collection would be managed in stages, with individual storage cupboards for each dwelling, which would be emptied by staff & the contents taken to one of six collection points, & then onto the final collection depot at North Lodge, from where it would be collected by the local authority.

The main entrance to the site would be via a new road with a gateway onto Hewshott Lane, featuring piers with logo, electric gates & illumination. It was agreed that Hewshott Lane was not suitable for large vehicles & that signage should be put in place to discourage such usage. Cllr Futcher considered that Hants CC should be consulted about possible weight & width restrictions. It was agreed that it would not be possible to prevent drivers from turning right when leaving the site, but that the gateway should be angled to deter people from doing so & a courtesy sign should be placed inside the gateway.

The meeting was then adjourned to allow Mr Gilbert (Old Barn Farm, Hewshott Lane) to object to the fact that a traffic assessment had not been conducted, when EHDC had asked him to commission a professional comprehensive traffic assessment as part of his applications to hold caravan rallies. He added that it was a large site which would generate a huge volume of traffic, & he considered that it would not be possible to prevent this traffic from using Hewshott Lane. The Chairman replied that the traffic impact assessment was produced as part of the earlier outline planning application.

Cllr Walters stated that there should be a meeting with the Highways Authority, the Parish Council & residents to consider traffic issues. The meeting was then reconvened.

Cllr Walters raised the issue of the proposed permissive path, & explained that as it went within the site, it would presumably only be accessible to the public when the gates were open.

The meeting was then adjourned again to allow Mr Gilbert to ask what the Parish would be gaining from the application. The Chairman replied that the site would not cost the Parish a penny to maintain & £1.8m, in the form of developer's contributions, would be generated to buy land for affordable housing. Mr Gilbert inquired why the affordable housing was not being built on-site. Cllr Walters explained that it was because it would be a managed site where residents would be paying maintenance fees to cover the site management. The meeting was then reconvened.

It was agreed that both Mrs Darter & Dr Evans (previous & current Parish Tree Wardens) would be asked to comment on the proposed landscaping scheme, in order to identify any trees or plants which might be unfit for purpose.

Cllr Walters showed members the proposed lighting scheme, which comprised low-level bollards, & it was agreed that the proposals were acceptable. He added that the development would be completed in three stages & that a temporary road for construction traffic would be built across the meadow.

The meeting was adjourned again to allow Mr Darter (Liss) to ask whether there would be any opportunities for residents to do some gardening on the site. Cllr Walters replied that there was no mention of this in the plans. Cllr Croucher claimed that this had been raised at an earlier meeting with the applicant & EHDC, & that it would be an issue to be agreed with the management. The Chairman pointed out that it was not a planning matter, but could certainly be flagged up.

Mr Gilbert asked whether members had visited any of the applicant's other retirement developments. The Chairman stated that photographs had been seen at a much earlier stage in the planning process. The meeting was then reconvened.

Decision:

Happy with design of the buildings, especially the Resident's Club & the apartment blocks, & fully support refuse/recycling collection proposals. No objections to site elevations, proposed lighting & North Lodge entrance.

However, due to the scale of the development, have concerns about traffic implications for Hewshott Lane & request:

1. access road at main entrance to be angled so as to deter drivers from turning right when leaving the site;

2. courtesy signage inside the gateway at the main entrance, requesting drivers to turn left when leaving the site;
3. meeting with Hants CC, Parish Council & local residents to discuss traffic implications/signage package for Hewshott Lane.

Also request that permissive path issues are resolved prior to any permission being granted.

Request applicant be asked about possibility of residents having their own garden area(s) to cultivate.

NB: Comments on detail of proposed planting to follow shortly.

37/07.3

F 23650/27/FUL/AMW (Liphook) Cllr J Walters **One pair of semi-detached dwellings & one detached dwelling within retirement village - plots 37, 38 & 72 (additional to 144 dwellings permitted in F.23650/021) - King George's Hospital site, Hewshott Lane, Liphook** **Helical Ltd**

Cllr Walters stated that the designs would be the same as for the other cottages.

Decision: No objections.

37/07.4

F 23650/28/ADV/AMW (Liphook) Cllr J Walters **Display of non-illuminated hoarding - King George's Hospital site, Hewshott Lane, Liphook** **Helical Ltd**

Cllr Walters stated that it would be taller than the existing sign, which was virtually obscured from the A3 by vegetation, & would have a structure added to support it. It would carry three different messages over time, in-line with the progress of the development. The Chairman stated that she liked the colour & logo, & thought that they were quite up-market. Cllr Futcher asked when the sign would be removed & it was agreed that it should only remain until the all properties were occupied.

Decision: No objections provided hoarding removed after occupation of final dwelling.

37/07.5

F 27500/13/LBC/SR Cllr M Croucher **Works to strengthen existing roof of south wing - Passfield Farm, Passfield Rd, Passfield** **Mr & Mrs Evans**

Cllr Croucher explained that the roof was spreading & this application was essentially for a timber strengthening collar to pull the roof back in. A planning application was only required because it was a listed building.

Decision: No objections.

37/07.6

F 31945/4/FUL/DM Cllr L Futcher **Single-storey extension to side - 21 Greenfield Close, Liphook** **Mr & Mrs Lovewell**

Cllr Futcher stated that he had visited the site before about two years ago, when the applicant had obtained permission for a conservatory. This extension was for a small utility room, which would be well screened from all but one neighbour, who had no objections to the application.

Decision:

No objections.

TREE APPLICATIONS

37/07.11

**F 23541/1/TPO/AMP Prune thuja tree - 30 Chitley Way, Liphook Mrs Allwood
Dr M Evans**

Dr Evans reported that the tree was a mature cypresses in very good health. It had developed a large lateral branch, which had resulted in an additional crown & distorted the classical conical shape. The proposal was to remove the lateral branch/secondary crown, & crown-lift the main crown by 5ft to reduce shading to the garden. He considered that this would restore the shape of the tree & encourage more light around its base.

Decision: No objections to removal of lateral branch & crown-lifting by 5ft.

37/07.12

**F 38284/2/TPO/AMP Prune oak & sycamore - 11 Childerstone Close, Liphook Mr Bonser
Dr M Evans**

Dr Evans explained that the trees comprised an early mature oak & a mature sycamore, which were located in a row of three trees in the rear garden. The oak tree was in good health, but with many small lateral branches emerging from the trunk. He recommended removing these branches up to a height of 15ft, that is to the second major branch, & removing a storm-damaged branch at 10ft from the base in order to minimise disease ingress. The sycamore was crown-lifted about five years ago, & many new branches had emerged from lateral buds around the cut area. A large branch was removed at the point of division, & resulting decay had affected the ancillary branch. The tree was leaning towards the house &, apart from the ancillary branch, was in good health. It could be thinned by up to 10% without any adverse impact on the tree, which would reduce shading & prevent crowding of neighbouring trees.

Decision: No objections to removing lateral branches from oak up to a height of 15ft, that is to the second major branch, & recommend removing a storm-damaged branch at 10ft from the base. No objections to 10% thinning of sycamore, as would prevent crowding of neighbouring trees.

38/07 ADDITIONAL APPLICATIONS

38/07.1

**F 21303/8/FUL/LL Raising height of roof to provide additional Mr & Mrs
Cllr M Croucher accommodation - 116 Longmoor Rd, Liphook Selley**

Cllr Croucher stated that the property was a bungalow, adjacent to another small bungalow. The application involved a massive roof extension, with velux windows, which would accommodate four bedrooms at first-floor level, & effectively double the available floorspace. The height would increase from around 18ft to 29ft, & it would therefore dominate the adjacent bungalow.

Decision: Object to mass, bulk & height, & resultant unattractive design, especially mass of roof & sky-lights which would be detrimental to amenities of neighbouring bungalow at 118 Longmoor Rd.

