



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
TUESDAY 15 AUGUST 2006**

MINUTES

PRESENT WERE:

Cllr Mrs A James (Chairman), Cllr J Walters, Cllr N Atherden, Cllr M Croucher, Cllr F Dawkins & Cllr L Futchter. Mrs G Spencer (Information Officer), one member of the press & five members of the public also attended.

24/06

APOLOGIES FOR ABSENCE

were received from Cllr N Newman & Cllr W Ratcliffe.

25/06

MINUTES OF THE MEETING HELD ON 24 JULY 2006

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

26/06

MATTERS ARISING FROM THE MINUTES

Cllr Atherden asked the Chairman whether the application for 31 Haslemere Rd (F.38531/1/FUL/TW) had been considered by the South Planning Committee. The Chairman replied that it had not.

The Chairman reported that she & Cllr Walters had attended the Public Inquiry for the 51 London Rd/15 Tower Rd site (F.23717/7/FUL/JP) in the Village Hall, & that the Inspector had stated that it had been the best organised Inquiry that he had ever attended. Cllr Walters praised EHDC's Case Officer, Jon Parsons, who was "grilled" by the appellant's barrister for around 1½ hours & performed extremely well.

27/06

CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that, since the last meeting when the PRC applications (F.24409/7;8/FUL/AW) were discussed, Cllr Walters had obtained some of Adrian Bird's drawings of the centre of Liphook for members to view. She had spoken to EHDC's Planning Policy team about the need for a masterplan for the development of the centre of Liphook & a site visit would be made. She proposed that the development of the centre should be put on the agenda for September's meeting, so that members could officially decide how the Parish Council should progress the matter. Cllr Dawkins suggested that it could be included in the October Planning Forum. Cllr Walters disagreed as two speakers had already been invited & he suggested that it should be covered at a later Forum, possibly in December, with an EHDC officer present. Cllr Atherden asked whether the date for the October Forum had been agreed. The Clerk replied that she was still waiting to hear about the availability of Caroline Dibden, one of the invited speakers.

28/06

DECLARATIONS OF INTEREST

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

- the Chairman declared that, 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;
- Cllr Walters declared an interest in the application for 24 Tower Rd, as he lived next-door but one, & stated that he would not take part in the discussion.

29/06

PLANNING APPLICATIONS

APPLICANT

29/06.1

**F 22577/16/FUL/DM Building with pitched roof comprising five garages
Cllr Mrs A James - Ludshott Manor, Woolmer Lane, Bramshott**

**Macleod &
Macleod
(Ludshott)
Partnership**

The Chairman explained that residents had requested garaging for security reasons. This would not create any extra car parking spaces, so would not result in additional traffic, & the setting of Ludshott Manor would not be affected.

Decision: No objections.

29/06.2

**F 27296/20/FUL/SY Single-storey extension to side - 9 Malthouse Court, Mr Bryant
/21/LBC/SY Haslemere Rd, Liphook**

Cllr N Atherden

Cllr Atherden explained that the building was constructed of stone & Selborne red brick. The application was for a small extension to the applicant's bedroom to house a shower & toilet for the applicant, who was wheelchair-bound. The proposed extension would be of matching materials & would comply, in terms of both materials & visual impact, with EHDC's guidelines for listed buildings.

Decision: No objections.

29/06.3

**F 29706/7/FUL/DM Demolition of & re-build of stables, storage & Mr Wood
Cllr L Fatcher garaging, including new W.C. & manager's office
- Hewshott Farm Stables, Hewshott Lane, Liphook**

Cllr Fatcher reported that the stables were in a fairly isolated location at the end of Hewshott Lane, just before the Prince of Wales, & shared a drive with Sandy Farm. The proposal was to replace the current buildings & stables. The layout would be similar & the footprint about 10% larger, with two additional stables (there were currently ten). Matching materials would be used & he did not anticipate that it would create any additional traffic.

Decision: No objections.

29/06.4

**F 31617/1/FUL/SY Demolition & re-build of single-storey rear extension Mr & Mrs
Cllr F Dawkins - Hammer Vale House, Hammer Vale Miller**

Cllr Dawkins stated that the house was at the end of Hewshott Lane, past the Prince of Wales, virtually in Haslemere, in a fairly built up area. The house was very private & this part of the building could not be seen by anyone except the adjacent neighbour, who did not object to the application. The house had had many extensions added in the past & this would tidy it up, & vastly improve the appearance from the neighbour's house. The extension would add 15" to the width of the building, be made of matching materials & be single-storey with velux windows to provide additional light.

Decision: No objections.

29/06.5

**F 33887/7/ADV/LL Display of internally illuminated fascia sign - Bibi Mr Ahmed
Cllr N Atherden Ana's, 6 Midhurst Rd, Liphook**

Cllr Atherden explained that fascia boards are defined as advertisements & the regulations state that such applications should be supported by illustrative plans & drawings, whereas this application only included an example of the sort of fascia proposed. There was no drawing of the actual sign for which permission was sought &, importantly, no indication of the sizes of the proposed sign or lettering. In addition, internally illuminated box fascias were not considered acceptable in Conservation Areas.

Decision: Object to internally illuminated fascia sign as out-of-keeping with adjacent fascia signs in the Conservation Area.

29/06.6

F 33993/53/FUL/TW Alteration to access lane, replacement roof & roller shutter doors to car wash - J Sainsbury Plc, Midhurst Rd, Liphook **Sainsbury's Supermarkets Ltd**
Cllr J Walters

Cllr Walters explained that currently cars queuing for fuel were preventing cars from entering the main car parking area. The proposal included alterations to the road layout to create three lanes; one for shoppers, one for fuel & an exit lane. The proposal also included a canopy over the kiosk, which would be very similar to the existing one, & shutter doors for the car wash.

Decision: No objections.

29/06.7

F 33997/1/FUL/LL Single-storey extension to rear, replacement garage with two dormer windows & external staircase to provide study area on first-floor - 20 Chiltlee Close, Liphook **Mr & Mrs Crowhurst**
Cllr L Futcher

Cllr Futcher had no concerns about the proposed extension, but was concerned about the garage's external staircase as he did not think that it would enhance its appearance. However, the staircase was at the rear & could not be seen as it was screened by a large hedge. The proposed dormer windows would face the house & would not therefore overlook anyone else's property. The neighbours in the adjacent house did not have any objections.

Cllr Atherden was concerned that the upper area of the garage could be used for accommodation. The Chairman replied that as the site was within the settlement boundary it would not necessarily be a problem.

Cllr Walters suggested that the external staircase might be required in order to comply with fire regulations.

Decision: No objections provided matching materials used.

29/06.8

F 38760/1/FUL/SY Two-storey extension to rear & single-storey extension to side, following demolition of conservatory & out-building - Woodlands, Hazeldene Rd, Liphook **Mr & Mrs Seabrook**
Cllr F Dawkins

Cllr Dawkins stated that this was a small property, with a large amount of land. The applicant was proposing a substantial enlargement but, as it was split into two parts, one on either side of the house, it should not affect the neighbours too much. The surrounding properties were a mix of bungalows & houses, so it would not be out-of-keeping. The design would improve the overall appearance of the house & matching materials would be used.

Decision: No objections.

29/06.9

F 49142/FUL/AMW Two-storey dwelling with link to annex & double garage, after demolition of house & outbuildings - Old Forge Farm Cottage, Conford Rd, Conford
Cllr J Walters Mr & Mrs Glazier

Cllr Walters reported that the house was beyond the Village Hall, by the river, & had a great deal of land. The plan was to demolish many of the existing buildings, including the house, & replace them with a larger house with an annex. The footprint of the new house would, in square footage terms, be similar to that of the sum of the current buildings. He could see no obvious objections & in the long run it should be a considerable improvement.

Cllr Croucher inquired about the purpose of the annex.

The meeting was then adjourned to allow the applicant to explain that they currently lived in the house, which only had two bedrooms & was semi-derelict. The annex was for his parents, who currently lived in Passfield. The proposed work was very much a tidying-up exercise. The meeting was then reconvened.

Decision: No objections provided that annex is attached to main house & not sub-divided at any time.

29/06.10

F 49490/FUL/SY Two-storey extension to side & rear (after demolition of garage) - 24 Tower Rd, Liphook
Cllr M Croucher Mr & Mrs Finlayson

Cllr Croucher explained that the extension would form a garage with a room above. It would involve demolishing the existing garage, building the new garage further away from the boundary with 22 Tower Rd & thereby creating a covered walkway. The wall of the upper storey would be closer to two of the neighbour's windows, but would still be a comfortable distance away from them. The same extension had been built on the neighbouring house, & the rear building-line would be in-line with that.

Decision: No objections.

30/06 ADDITIONAL APPLICATIONS

30/06.1

F 33993/54/FUL/TW Amendments to glazing/openings on elevations previously permitted under F33993/037 - J Sainsbury Plc, Midhurst Rd, Liphook
Cllr J Walters Sainsbury's Supermarkets Ltd

Cllr Walters explained that the application was for many relatively small changes to the original permission, some of which were cosmetic & some were to comply with new regulations. He read out a letter which had been submitted with the plans, which detailed the reasons for each amendment. He had also spoken to the Store Manager, who had told him that many of the proposed changes had been suggested by customers.

Decision: No objections.

30/06.2

F 38771/1/FUL/SY Single-storey side extension - 23 Tunbridge Crescent, Mr Ellis
Cllr L Futchter Liphook

Cllr Futchter reported that this would be a small extension, in matching materials, to provide two walk-in wardrobes & a shower room. It would be very close to the boundary, but there was plenty of room to access the rear on the other side of the house. It was screened from the street by a high hedge, so that only the adjacent neighbour, who he had been unable to contact, would be affected.

The meeting was then adjourned to allow the applicant, Mr Ellis, to advise members that he had given the neighbour a copy of the plans a month before he submitted them to EHDC, & the only concern that the neighbour had raised was access for maintenance, which Mr Ellis considered would not be a problem. He added that he had decided to extend outwards rather than upwards, as the extension would only add 1.9m to the width of the house & the house would still look the same from the outside. The extra space was needed because the bedrooms were very small. The meeting was then reconvened.

Decision: No objections.

30/06.3

F 49549/OUT/AMW Outline application - dwelling with associated access Mr & Mrs
Cllr Mrs A James & alterations to garage roof of dwelling - Fairhaven, Adnams
Passfield Rd, Passfield

The Chairman stated that the site was within the settlement boundary, adjacent to the National Trust Village Green. It was a fairly large plot, & although attached to the existing house, the new house would be well screened from it by trees, & screened from the rear by a high hedge. The design would fit in well with the existing house & matching materials would be used. The current access would be shared by both houses.

Decision: No objections.

30/06.4

F 49681/OUT/SP2 Outline application - two dwellings, following Mr & Mrs
Cllr F Dawkins demolition of dwelling - Maryland Cottage, Pines Rd, Williams
Liphook

The Chairman announced that the applicant was a Parish Councillor several years ago & was known to some members.

Cllr Dawkins stated that this was one of the few remaining wooden Canadian buildings in the area. It was in a large plot within the settlement boundary, & all existing outbuildings would be demolished. It would involve a new access into the old part of Longmoor Rd for one house, & the other one would use the existing access into Pines Rd. He added that the two houses would be of different design, but this would fit in as there was a large mix of houses in the surrounding area.

Cllr Atherden liked the idea of the two new dwellings being offset, & the Chairman added that she liked the idea of the two being different designs.

Decision: No objections.

31/06

RESULTS OF PREVIOUS APPLICATIONS (See Appendix 1)

These were noted.

32/06 SITE INSPECTION

36 Tower Rd, Liphook (F 29277/4/OUT/DM)

It was agreed that Cllr Croucher would represent the Parish Council at the site inspection (re: outline application for one dwelling & six apartments with associated access, after demolition of building) at approx. 9.20am on Friday 25 August 2006, & that Cllr Dawkins would also try to attend.

33/06 TREE PRESERVATION ORDER

E.H. 640 (31.7.2006) - Bohunt Manor, Portsmouth Rd, Liphook

It was noted that a provisional TPO had been placed on a holly, two beech, an oak, a horse chestnut & four groups of trees (66 trees in total) along the driveway & Portsmouth Rd frontage.

34/06 CONSULTATION - EAST HAMPSHIRE DISTRICT STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

The Clerk explained that members had seen the draft version of this document in February, & that the Parish Council's response had been based on Cllr Atherden's answers. The Chairman proposed that members delegate authority to Cllr Atherden to produce the Parish Council's response to this questionnaire. This was agreed.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.25pm.
Confirmed at the meeting held on 18 September 2006.

Signed
Presiding Chairman