



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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**THE PARISH OFFICE
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**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN
THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 15
FEBRUARY 2010.**

MINUTES

PRESENT WERE:

Cllr Mrs A James (Chairman), Cllr Mrs B Easton, Cllr P Jordan, Cllr N Newman, Cllr Ms J Poole & Cllr P Wilson. Mrs G Spencer (Information Officer), one member of the press & three members of the public also attended.

13/10 CHAIRMAN'S ANNOUNCEMENTS

The Chairman asked those present to switch off mobile phones, made them aware of the loop system & pointed out the fire exits.

She advised members that Cllr Austin-Olsen had resigned from the Planning Committee & stated that his resignation letter had been circulated to members. He had been frustrated as EHDC did not appear to take Parish Council comments into account when deciding planning applications, in particular when granting the recent Old Thorns application to widen the access road. Cllr Ms Poole sympathised with Cllr Austin-Olsen as she also considered that the Old Thorns application should have been refused, given the high level of public concern. The Chairman explained that the South Planning Committee had only granted permission with all the conditions which would have resulted in any degree of urbanisation removed, after a long & fairly heated debate. The permission granted was only for the widening of the road; any other works would require further applications.

14/10 APOLOGIES FOR ABSENCE

Cllr R Evans & Dr M Evans (Parish Tree Warden).

15/10 MINUTES OF MEETING HELD ON MONDAY 18 January 2010

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

16/10 MATTERS ARISING FROM THE MINUTES

There were none.

17/10 DECLARATIONS OF INTEREST

The Chairman read out the Declaration & asked whether members had any interests to declare. The Chairman declared a personal & prejudicial interest in the application for Quinces, Tunbridge Lane (Minute 19/10.9) as the previous owner, who still resided at the property, was a personal friend. She also 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 solely as a Parish Councillor.

18/10 PUBLIC PARTICIPATION SESSION

Public Questions (items not on the agenda). None.
Members’/Public Participation (Code of Conduct, Paragraph 12 (2)). None.
Public Participation. None.

19/10 PLANNING APPLICATIONS APPLICANT

19/10.1

20744/008 Cllr P Jordan	Increase in roof height to form rooms in roofspace with dormer windows to front & rear, single-storey extension to rear, front porch, replacement of external finishes to house & garage, following demolition of conservatory & front extension - Riverside House, Tunbridge Lane, Bramshott	Mr & Mrs Wallace
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Cllr Jordan reported that the house had a long garden, stretching down to the River Wey. The application involved demolishing a conservatory at the rear of the house, using the area to create a dining room & open living area, & demolishing a porch which covered around two-thirds of the front of the house, & adding dormer windows. The house was well screened by conifers, the neighbour on one side had no objections & the neighbour on the other side would not be able to see the house, even from the upper floor. He could see no reason to object as it was not out-of-character with the area & would not affect any neighbours.

Cllr Mrs Easton queried the increase in roof height. Cllr Jordan replied that it would not be significantly higher, just sufficient to accommodate the dormer windows. Cllr Ms Poole claimed that the work would give the house a more balanced appearance & Cllr Newman agreed that it would improve the appearance.

Decision: No objections.

19/10.2

21860/012 Cllr Mrs A James	Variation of condition - minor material amendment to house types on plots 4, 6 & 8 of original scheme 21860/010 allowed at appeal - 18a-22 Longmoor Rd, Liphook	BB Property Ventures Ltd
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The Chairman reminded members that the site was opposite Bohunt School & that the Parish Council had objected strongly to all the applications, but this had been allowed at appeal. This was only an amendment to the large houses on three of the plots, which involved an additional bay window & a small increase in size at the rear to accommodate an additional bedroom & bathroom. The original design was for these houses to have four bedrooms & two bathrooms; this amendment would mean an increase to five bedrooms, a bathroom & two en-suite bathrooms. This would not affect any TPO'd trees nor make the houses any closer to the surrounding houses/industrial units.

Decision: No objections.

19/10.3

23052/009 **One pair of two-storey semi-detached dwellings - 79 London** **Mr Pearson**
Cllr Mrs A James **Rd, Liphook**

The Chairman explained that the Toll House was a historic house in large grounds on the approach into Liphook. The Parish Council had not objected to several earlier applications for an additional four bedroom house in half the garden. The applicant was now submitting an application for two smaller three bedroom units instead, as they claimed that there was no demand for a four bedroom house in this position. The cumulative effect would be six bedrooms & four bathrooms, & a much bigger footprint than in the earlier permission. The houses would be right at the front of the plot, the design would be very modern & the building very large compared to the Toll House.

Cllr Jordan claimed that it would be out-of-character with the Toll House & surrounding area, & would dominate the Toll House.

Decision: Object on the following grounds:

1. design & mass out-of-keeping with the streetscene, at the approach into Liphook;
2. would dominate the historic Toll House;
3. amenity area insufficient for two houses in this area.

19/10.4

23650/036 **Development of 37 apartments (including four additional** **Helical (Liphook)**
Cllr Mrs A James **apartments - amendment to 23650/026) with associated** **Ltd**
 works including landscaping & retaining walls - King
 George's Hospital site, Hewshott Lane, Liphook

The Chairman reminded members that the previous application had been to make some of the flats larger, & four flats had been lost in the process. This was a variation on the earlier application & involved the creation of four semi-basement flats. No trees or services would be affected; it was really just a matter of making the best use of the available land.

Decision: No objections.

19/10.5

23718/001 **Single-storey extension to rear - The Pines, Hazeldene Rd,** **Mr Harman**
Cllr Mrs B Easton **Liphook**

Cllr Mrs Easton explained that the applicant wanted to add a garden room at the rear. This was a semi-detached house & the extension would match that of the other semi. It was only single-storey & no objections had been lodged online.

Decision: No objections.

19/10.6

27625/026 **Variation of Condition 1 of permission 27625/024/FUL to** **Mr Black**
Cllr N Newman **remove restriction of gypsy family occupation - Tree Tops,**
Hill House Hill, Liphook

Cllr Newman reported that the site was set back & could not be seen from the road, & had been subject to numerous planning applications. There was a wooden structure, which was classed as a mobile home, which changed shape frequently & this had been noted in the appeal report. The applicant had applied for permission to build a bungalow on the site on a couple of occasions, but permission had been refused. The wooden structure had originally been tied to the applicant, his wife & son, but permission had been granted to change it to gypsy use. This application was for a variation on the condition which restricted it to gypsy use &, if granted, would mean that anyone could live there. Whilst he sympathised with the applicant, he claimed that everything on the site could be seen as a bonus & he could not justify the application to remove this restriction, particularly given the shortage of gypsy sites in the area.

The Chairman reminded members that the original appeal Inspector had ruled that the home should be classed as a temporary structure as it could be put on a lorry & moved, & it could therefore be replaced with a modern mobile home.

Cllr Jordan asked whether another gypsy family could live on the site if the applicant moved. The Chairman replied that they could, & Cllr Jordan concluded that changing the condition would be incorrect.

Decision: Object to this application as the removal of a gypsy site would be a retrograde step due to the shortage of gypsy sites in the District.

19/10.7

32571 **Two-storey extension to side & new porch, following** **Mr O'Donnell**
Cllr Ms J Poole **demolition of garage & porch - 60 Malthouse Meadows,**
Liphook

Cllr Ms Poole had been unable to speak to the applicant or the neighbours, but could not see any reason to object. The application was for a two-storey extension, a more substantial porch & solar heating panels. The house had a large garden, backing onto Radford Park, & the work would not affect any neighbours.

Decision: No objections.

19/10.8

33152/001 **Two-storey extension to side & garage/utility/study,** **Mr Snuggs**
Cllr Ms J Poole **following demolition of side extension & garage**
- 32 Shepherds Way, Liphook

Cllr Ms Poole claimed that the work would make very good use of the available space, matching materials would be used & the neighbour had no objections.

Decision: No objections.

The Chairman left the meeting & Cllr Wilson took the Chair.

19/10.9

51523/001 **Two-storey extension to rear, conversion of oast houses, Mr Binfield**
/002 **barn & adjoining building to residential use with alterations**
Cllr P Wilson **to fenestration & elevations, following demolition of rear**
extension - Quinces, Tunbridge Lane, Bramshott

Cllr Wilson stated that there had been many applications for this site, including for the main house to be demolished & rebuilt. This application was to demolish & rebuild a 1960's gardener's cottage & convert the listed oast houses, currently used for storage, into flats. This would involve re-timbering them & inserting windows at the rear. He had slight concerns about inserting windows as it would alter the oast houses.

Cllr Jordan claimed that it was really a decision for the planners to ensure that the proposals did not contravene any listed building regulations, & not a concern for the Parish Council.

Cllr Newman claimed that this was possibly a development too far & would result in just another large country mansion.

Cllr Jordan argued that the oast houses might be better maintained in the long-term if they served a useful function, rather than just being used for storage.

Cllr Wilson added that this would improve the appearance of the oast houses as the site currently looked quite dilapidated, & the changes would not affect anyone else.

Cllr Wilson proposed not objecting - a vote was taken (For: 3; Against: 1; Abstentions 1).

Decision: No objections.

Cllr Mrs James rejoined the meeting & resumed the Chair.

19/10.10

52132 **Two-storey extension to side, following demolition of single Lt Col &**
Cllr P Jordan **-storey extension - Manor Barn, 65 Church Rd, Bramshott Mrs Boyd**

Cllr Jordan explained that the proposal was to demolish a 1962 flat-roof extension which included a garage, & replace it with a two-storey extension with a pitched roof. The new extension would be built with matching materials, it would improve the appearance & provide an additional bedroom. He had not been able to speak to anyone at Bramshott Manor, but did not have any concerns as there would not be any overlooking issues & the work would not alter the appearance of the house from Bramshott Manor.

Decision: No objections.

19/10.11

52361 **Single-storey extension to side & rear - Holly End, Mrs Somers**
Cllr P Wilson **Portsmouth Rd, Bramshott Chase**

Cllr Wilson reported that the house was near the Mercedes garage on the A3. It was on a very large plot, well screened by trees, the extension would be built with matching materials & would not affect any neighbours.

Decision: No objections.

20/10 ADDITIONAL APPLICATION

30416/008 Two detached dwellings, detached single car port & formation of access, following demolition of garage - Field Place Cottage, 23 Portsmouth Rd, Liphook Goodall Barnard Construction Ltd
Cllr Mrs A James

The Chairman explained that this was another amendment to the earlier outline permission & was really just a landscaping application. Some of the planting along the rear boundary, which included four large trees, needed to be removed & would be replanted.

Cllr Jordan was concerned about changes to the tree screen as it could affect the neighbours in Field Place to the rear of the site. He confirmed that the current screen was a mix of conifer & beech trees.

Decision: No objection to the two detached dwellings, but object to the removal of the trees along the boundary with Field Place. Should any of these trees need to be removed for safety reasons, as much replacement planting with mature evergreen trees as possible would be essential to ensure the privacy of residents of Field Place.

21/10 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)
These were noted.

22/10 PLANNING APPEAL
Boland Springs, Hewshott Lane, Liphook (34693/010)
It was noted that the appeal by Mrs Redrupp (re: refusal of planning permission for detached dwelling, following demolition of existing) would be dealt with by exchange of written statements. Original Parish Council comments (“*Support this application & recommend that it is referred to South Planning Committee for consideration by members. It is a well-designed building, suitable for this large curtilage & will enhance this setting in the River Wey Conservation Area. Consider it far preferable to ad hoc extensions under permitted development rights.*”) had been forwarded to the Planning Inspectorate.

23/10 DEVELOPERS CONTRIBUTIONS/PROJECTS & ASSOCIATED CAPITAL FUNDING (Appendix 2)
The Chairman stated that there were just the appended on-going items for noting.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.25pm.
Confirmed at the meeting held on 15 March 2010.

Signed
Presiding Chairman