



BRAMSHOTT & LIPHOOK PARISH COUNCIL

www.bramshottandliphook-pc.gov.uk

Mr A S R GROVES
CLERK

Tel: 01428 722988
Fax: 01428 727335
e-mail : council@bramshottandliphook-pc.gov.uk

THE PARISH OFFICE
HASKELL CENTRE
MIDHURST ROAD
LIPHOOK
HAMPSHIRE GU30 7TN

A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 21 JANUARY 2008.

MINUTES

PRESENT WERE:

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

1/08 CHAIRMAN'S ANNOUNCEMENTS

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

2/08 APOLOGIES FOR ABSENCE

were received from Dr M Evans (Parish Tree Warden).

3/08 MINUTES OF MEETING HELD ON MONDAY 10 DECEMBER 2007

These were confirmed & signed as being a true record of the meeting, subject to the following amendment: "*Two static caravans are on the site.*" to be added to the decision for application F.26780/10/CONR/LW (Minute 124/07.1).

4/08 MATTERS ARISING FROM THE MINUTES

There were none.

5/08 DECLARATIONS OF INTEREST

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

- Cllr Mrs Easton declared a personal interest, as an adjacent neighbour, in the application for land south of Broomsquires (F.22017/16/FUL/BMB);
- 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.

Mr Wright (18a Hazelbank Close) added that this parking arrangement would prevent cars parking where they normally do & force them to park on the pavement instead.

Mrs Hewes (22 Hazelbank Close) claimed that extra traffic would reduce the safety of children playing outside & the additional building would exasperate the water run-off problems.

Mr Hilder (Keats Hilder Estate Agent), speaking on behalf of the applicants, disputed the claims that there would not be adequate room to park & claimed that the safety of children playing in the street should not be a planning consideration.

Cllr Wilson added that the owner had told him that they were selling the house to a builder, who wanted to buy it with planning permission.

Cllr Carne asked whether there were any points covered in the letters which had not been raised, & Cllr Wilson confirmed that there were not.

Cllr Newman pointed out that the fence around 30 Hazelbank Close would currently obscure drivers' vision, & asked whether the house would further block their view. Cllr Wilson advised that it would not.

The Chairman pointed out that cars would have to cross the pavement to park in the four proposed spaces for the new & existing houses.

Cllr Wilson recommended that the Parish Council should object to this application, & members agreed.

Decision:

Object on the following grounds:

1. would be detrimental to the streetscene in this position on the bend of the road, as this is the only open space in the vicinity;
2. would be forward of the east-west building line;
3. parking in front of new house & 30 Hazelbank Close would obstruct the pavement;
4. would lead to parking on the pavement;
5. dangerous on bend before hammerhead;
6. would cause additional rain run-off to already flooded area around 28 & 28a Hazelbank Close;
7. side windows would overlook 16, 17 & 18 Hazelbank Close;
8. design does not resemble other properties in Hazelbank Close;
9. would be particularly prominent in this corner position, as land rises up towards the site.

7/08.5

**F 33993/64/VOC/AE
Cllr M Croucher**

**Variation of Condition 28 of F.33993/001 to extend
delivery hours to food store - J Sainsbury's plc,
Midhurst Rd, Liphook**

**Sainsbury's
Supermarkets
Ltd**

Cllr Croucher stated that currently deliveries were conducted between 7am & 9.30pm, & there were usually twelve a day, of which between six & eight would be large articulated lorries. The applicant was requesting an extension of hours to 5am to midnight. This would not involve any additional deliveries, but the larger window would provide more flexibility to improve the supply of fresh food. They were proposing to introduce a new access route for deliveries outside the current permitted times in order to reduce the impact on residents of Ottawa Drive, & a higher acoustic fence, 4m instead of the current 3m, to reduce the noise for residents of Chiltlee Manor. The application included a noise assessment report, which concluded that the main impact would be on the residents of Chiltlee Manor & Ottawa Drive, & that noise levels would be at an acceptable level with their windows closed, but slightly above recommended levels with them open.

Cllr Jordan pointed out that the impact would not just be on immediate neighbours, but also on the village as a whole with large lorries travelling through it at unsociable hours.

Cllr Newman concluded that the only benefit would be cost savings for Sainsbury's.

Decision: Strongly object to the extension of delivery hours in this residential area, especially because of likely impact on residents of adjacent Chittlee Manor & Ottawa Drive.

7/08.6

F 50546/FUL/LL **Single-storey pitched roof extension to rear/side** **Mr Hassell**
Cllr Mrs B Easton **- 2 Harvey Cottages, Lynchborough Rd, Passfield**

Cllr Mrs Easton reported that the property was a two-bedroom semi-detached house & that the proposed extension would take up a great deal of the garden, leaving only about 6m. The neighbour was concerned about possible effects on the shared driveway, but Cllr Mrs Easton claimed that the extension should not impact on it. Her only concern was that it would not be possible to access the rear garden without going through the house.

Decision: No objections.

7/08.7

F 50583/2/FUL/SY **Two-storey extension to rear (revised scheme to** **Mr Stewart**
Cllr J Carne **F.50583/001) - 115a Haslemere Rd, Liphook**

Cllr Carne reminded members that they had seen plans for the original scheme, a replacement porch & an extension extending halfway along the side of the house, in October & had had no objections. The amendment was to increase the size of the extension to the full height & length of the house, & to add two windows. He could not see any problems, as the larger extension would make the house look more solid & the windows would not overlook anything.

Decision: No objections.

7/08.8

F 50737/FUL/AMW **Two-storey extension to side, following partial demolition** **Mr Shaw**
Cllr P Jordan **of dwelling - Brackendale House, Queens Rd, Liphook**

Cllr Jordan explained that the house was up a long drive, in its own grounds, with trees all around, & overlooked the fairway. It was around 35 to 40 years old & of a fairly ugly design. The proposals were very imaginative; for a circular extension looking out onto the golf course on one side & into the woods on the other. It was originally built as a residential property, but had been used for staff accommodation. The house was not overlooked & did not overlook any other dwellings, & the extension would greatly improve its appearance.

Decision: No objections.

7/08.9

F 50748/FUL/AMW **Change of use from (B1) to residential flat (C3)** **Mr Shaw**
Cllr P Jordan **- Green Keeper's Office, Queens Rd, Liphook**

Cllr Jordan reported that the property was a red brick building, around ten years old, in the Green Keepers' compound & looked out onto the golf course. The application was for change of use of the upper floor from a combination of office & residential to entirely residential, as the office was no longer used. The downstairs was occupied by changing rooms & showers, & would not be affected.

Cllr Newman pointed out that it did look like a house.

Decision: No objections.

7/08.10 TREE APPLICATIONS

Dr Evans was unable to attend the meeting, but had prepared written reports on the following four applications:

F 21101/9/CAT/AMP Dr M Evans	Fell cherry tree - Liphook Library, London Rd, Liphook	Hants CC
F 23650/30/CAT/AMP (Liphook) Dr M Evans	Fell wild cherry tree - King George's Hospital site, Hewshott Lane, Liphook	Helical Ltd
F 38512/1/CAT/AMP Dr M Evans	Fell/coppice eight hawthorn, twelve prunus, one hazel & one holly - land south of Coopers Bridge Farm, Tunbridge Lane, Bramshott	Bramshott & Liphook Preservation Society
F 50754/TPO/AMP Dr M Evans	Fell six sycamore trees - 7 Ottawa Drive, Liphook	Mrs Barnes

However, his reports had not as yet been received & the Chairman proposed that members should endorse Dr Evan's recommendations. This was agreed.

Decision: Information Officer to send Dr Evan's recommendations directly to EHDC.

8/08 ADDITIONAL APPLICATIONS

8/08.1

F 34365/1/FUL/SY Cllr P Wilson **First-floor extension to side & conservatory to rear - 7 Ash Grove, Liphook** **Mr Johnson**

Cllr Wilson reported that this was a large house in its own grounds. The extension would not be seen from the adjacent house, & would not overlook it as there were no windows. Part of the reason for conducting the work was that the current flat roof was leaking.

Decision: No objections.

9/08 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

10/08 TREE PRESERVATION ORDER

E.H. 771 (21.12.2007) - 105 Midhurst Rd, Liphook

It was noted that a provisional TPO had been placed on two oaks in the garden on the south east boundary.

11/08

PLANNING APPEAL

46 Chitley Lane, Liphook (F 39060/5/FUL/AE)

It was noted that an appeal by Mrs Seaton (re: refusal of planning permission for dwelling, after demolition of barn, with vehicular access with brick & stone retaining wall to banks either side, & to close up existing access & reinstate bank) would be dealt with by means of Written Representations. Original Parish Council comments (see Appendix 2) had been forwarded to the Planning Inspectorate.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.30pm.
Confirmed at the meeting held on 18 February 2008.

Signed
Presiding Chairman

ORIGINAL PARISH COUNCIL COMMENTS (20.8.2007)

F 39060/5/FUL/AE
Cllr N Newman

**Dwelling after demolition of barn, vehicular access with Mrs Seaton
 brick & stone retaining wall to banks either side, close up
 existing access & reinstate bank - 46 Chiltley Lane, Liphook**

Decision:

Continue to strongly object on the following grounds:

1. removal of any vegetation to create new entrance, with required visibility splays, would destroy the character of the sunken lane;
2. creation of new entrance would result in a view of hard surface, thus changing the character of the lane;
3. concerned about the proposed demolition of the barn, as could lead to further larger applications;
4. inappropriate sub-division of plot - existing houses are individually placed on large plots;
5. over-development of site;
6. inappropriate in this rural sunken lane;
7. cumulative effect of this application, together with previous applications at 44 Chiltley Lane, would constitute gross over-development;
8. highway grounds - Chiltley Lane is not suitable for additional traffic. Also concerned about likely damage caused by construction vehicles, & the increased traffic from Churchers Junior School;
9. object to car parking adjacent to the roadside - parking should all be to the rear of the properties, which would be clearly visible from the proposed joint access;
10. could lead to further applications on this site & creeping urbanisation of this rural area, which is immediately adjacent to an H9 area (namely the Berg Estate);
11. the site density is higher than that of the neighbouring equivalent, South Rd.