



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 19 JANUARY 2009.

MINUTES

PRESENT WERE:

Cllr Mrs A James (Chairman), Cllr Mrs B Easton, Cllr R Evans, Cllr N Newman, Cllr Ms J Poole & Cllr P Wilson. Dr M Evans (Parish Tree Warden), Mrs G Spencer (Information Officer), one member of the press & two members of the public also attended.

1/09

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. She also welcomed Cllr Ms Poole to the Planning Committee.

2/09

APOLOGIES FOR ABSENCE

were received from Cllr M Croucher & Cllr P Jordan.

3/09

MINUTES OF MEETING HELD ON MONDAY 8 DECEMBER 2008

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

4/09

MATTERS ARISING FROM THE MINUTES

There were none.

5/09

DECLARATIONS OF INTEREST

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

- Cllr Mrs Easton declared a personal interest in the tree application for Bradstones, Hewshott Lane (Minute 7/09.11) as she lived next to the applicant;
- 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.

6/09 PUBLIC PARTICIPATION SESSION

Public Questions.

The Chairman offered to adjourn the meeting for public questions about items not on the agenda, but none were raised.

Members'/Public Participation.

The Chairman explained that Cllr Mrs Easton could exercise her right to make representations, answer questions or give evidence about the tree application for Bradstones in Hewshott Lane, & members of the public could make representations, answer questions or give evidence relating to this. Cllr Mrs Easton explained that she had asked the applicant to submit the application as the lower branches of two beech trees were overhanging her land & the trees were very close to her house. Dr Evans replied that the application only included one beech tree & the application was only to crown lift it, not to fell it. He showed her the application & photographs of the tree. She replied that she was happy with the application & had wrongly identified the species.

The Chairman invited members of the public to address the Committee about business on the agenda when the item was discussed.

7/09 PLANNING APPLICATIONS APPLICANT

7/09.1

20601/025 **Single-storey training & storage building, following** **High Hurlands**
Cllr Ms J Poole **demolition of existing storage building - High Hurlands,** **Homes**
 Gentles Lane, Passfield

Cllr Ms Poole reported that High Hurlands was a residential home for profoundly handicapped people. The application was to demolish an existing storage building & replace it with one which could be used for training & storage. The whole site was well shielded by trees & no other properties would be affected. The work would greatly benefit High Hurlands & she could see no reason to object.

Decision: No objections.

7/09.2

21604/018 **2.7m high chain-link fence to boundary - Recreation** **Liphook Bowling**
Cllr N Newman **Ground, London Rd, Liphook** **Club**

The Chairman pointed out to members that the application was for work on land owned by the Parish Council. Cllr Newman explained that the application was to replace a fence along one side of the Bowling Green & a hedge along another side, with a higher fence which would both improve security & enhance the appearance. He explained that the Bowling Club had experienced a great deal of vandalism & it was hoped that the higher fence might help to reduce it. He confirmed that the funding was subject to several grants from various bodies, including the Parish Council.

Decision: No objections.

7/09.3

22833/003 **Single-storey front extension to garage & pitched roof to** **Mr Jordan**
Cllr P Wilson **porch - 20 Hazelbank Close, Liphook**

Cllr Wilson had visited the site, but the applicant was not there. The current porch had a flat roof, & would be replaced by one with a pitched roof which would enhance the appearance & match the other houses in the road, all of which had porches with pitched roofs.

Decision: No objections.

7/09.4

25277/001 **Two-storey extension to rear (following demolition of existing single-storey extension) & open-sided porch to side - The Knapp, Hewshott Lane, Liphook** **Mr & Mrs Stephenson**

Cllr Mrs Easton reported that the applicant had lived in the house for around two years & had done lots of internal work to improve it. It was a large house &, by demolishing the existing single-storey extension at the rear, the size would not exceed EHDC's 50% increase ceiling. She could see no reason to object as the property was surrounded by high hedges, & the extension would be at the back of the house & not visible from the road.

Decision: No objections.

7/09.5

26630/007 **Single-storey side & rear extension (after demolition of single detached garage), canopy over newly positioned front door & additional window to front - Pine Cottage, Pines Rd, Liphook** **Mr & Mrs Subba-Row**

Cllr Newman explained that the house had originally been a "two up/two down", which had grown significantly over the years. The proposal was to bring the extension out in-line with the rear porch & incorporate what used to be a garage. All the other houses in the road had been added to, so this would not be out-of-keeping, & in any event the extension would be at the rear & would not be seen from elsewhere.

Decision: No objections.

7/09.6

28417/023 **Two-storey extension to side - Moss Cottage, Hill House Hill, Liphook** **Mr Spencer**

Cllr Evans stated that the application was to extend the house, in the same style, by 50%. An earlier application had been withdrawn as the size of the extension had been greater than 50% of the original house, & this application was for a trimmed down version. It was well away from other properties & would not therefore affect anyone. He considered that the extension would constitute an improvement to the dwelling.

The Chairman pointed out that the house was originally granted permission for agricultural use & was tied to the nursery. However, the nursery was sold separately & permission was subsequently granted to remove the agricultural occupancy condition on the house.

Decision: No objections.

7/09.7

33125 **Woolmer Farm, Woolmer Lane, Bramshott** **Mr Mellstrom**
Cllr Mrs A James
Certificate of lawfulness

- /022** - continued use of building for parking of tractors, cars & other vehicles
- /023** - continued use of building for housing of stock, straw & vehicles
- /025** - continued use of land for fuel storage
- /026** - continued use of land for open-air storage of vehicles
- /030** - continued use of buildings (A) for storage
- /031** - continued use of buildings (N & O) for housing of electrical generators
- /032** - continued use of liquid tank (area R)

Certificate of lawful development

- /021 - building (D) for storage of wood, planks & fencing materials
- /027 - Woolmer Farm building
- /029 - storage of machinery/plant & maintenance of plant equipment
- /033 - storage of mobile home, fertiliser, straw, feed, agricultural machinery, earth-moving machinery including tractors, trailers, cars, vans, stock boxes & other stationary machinery, & mechanics repair area
- /034 - land for use of vehicle parking
- /035 - storage of silage, plant & equipment, vehicles, trailers, tractors, fencing materials, farm & building waste products, fuel storage, feeders, parking for cars & vans

The Chairman explained that she would take all the above applications, together with the additional application, as one. She reported that Woolmer Farm was a very large site which could be accessed either from Tunbridge Lane or from Bramshott. The farm was originally an agricultural concern, but had become a very large working cattle farm, supplying prime beef to Tesco. The original farm buildings would not have required planning permission, nor would have the extra buildings added over the years. The owners were no longer farming & she assumed that they might need to sell the farm at some point in the future. They therefore needed to register every building on the site & had had to submit a separate application for each building/area of land. The farm had been in existence for the entire 25 years that she had lived in Bramshott & members had agreed at the last meeting that the Parish Council would not dispute the claimed usage.

Decision: No reason to dispute usage of specified buildings/areas for the claimed period of time.

7/09.9

50963 Two-storey extension to side - 8 Shepherds Way, Liphook Mr Trant
Cllr Ms J Poole

Cllr Ms Poole reported that the extension would be built over a current garage & internal alterations would be made to convert it to general living space. The neighbours on both sides had been consulted & had no objections, although the neighbour at 6 Shepherds Way had slight reservations about their garden being overlooked. However, this was largely unfounded as there was a mature yew hedge along the boundary between the two properties & the window in question was in a spare bathroom & was therefore likely to have obscure glazing. The extension would constitute an improvement for the other neighbour, at 10 Shepherds Way, as two windows which currently overlooked their garden would be removed. The extension would improve the appearance of the house, making it look more balanced.

Decision: No objections.

7/09.10

51489/001 Replacement timber-framed windows with additional Mr Gould
Cllr Mrs A James window to side, alterations to chimney stack, new porch
& replacement rear extension, following demolition of
existing - Wey Cottage, Tunbridge Lane, Bramshott

The Chairman explained that the lodge was in the middle of the Waterside Estate, which was gradually being renovated. The work would be a vast improvement, giving the 1960's style lodge a facelift & replacing a flat roof with a pitched one.

Decision: No objections.

11/09

TREE PRESERVATION ORDER

E.H. 806 (14.8.2008) - land adjacent to Silent Garden, Portsmouth Rd, Liphook

It was noted that the provisional TPO on an oak on the northern boundary, a group of five larch/one oak on the eastern boundary (adjacent to The Firs) & a group of five ash on the western boundary had been confirmed without modification.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 8.55pm.

Confirmed at the meeting held on 16 February 2009.

Signed

Presiding Chairman

Original Parish Council comments (21.7.2008)

26295/006
Cllr P Jordan

116 mixed dwellings with associated parking & access with landscaping & associated amenities, following demolition of existing - Silent Garden, 26 Portsmouth Rd, Liphook

Cove
Construction
Ltd

Decision:

Strongly object on the following grounds:

1. use of Reserve Site premature in planning system;
2. design/layout unsympathetic & unimaginative for this important site, adjacent to AONB & proposed SDNP;
3. unsuitable access through The Firs, an unadopted road, with established on-street parking & two-way traffic, & dedicated cycleway (from Sainsbury's Store to Bohunt School) - will become very congested, especially during school rush hour. Additionally, the Church Centre may become drop-off point for school children (Hants CC Safe Routes to School Scheme);
4. site lines at junction of The Firs & Portsmouth Rd are inadequate, especially with cycle lane present;
5. should be direct footpath from site to Bohunt School;
6. social housing should be 'pepper-potted' throughout site, rather than clustered in one area;
7. The Firs & Victoria Way each have their own dedicated water disposal systems, which should not be compromised by an additional 116 dwellings;
8. no contributions to infrastructure, such as expansion of schools & NHS surgeries;
9. as no contributions to employment new residents will have to commute, resulting in queues of cars exiting the site, especially during school rush hours, creating safety hazards.