



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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

MINUTES

PRESENT WERE:

Cllr Mrs A James (Chairman), Cllr Mrs B Easton, Cllr P Jordan & Cllr P Wilson. Dr M Evans (Parish Tree Warden), Mrs G Spencer (Information Officer), 29 members of the public & one member of the press also attended.

65/08 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.

She then 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.

66/08 APOLOGIES FOR ABSENCE

were received from Cllr M Croucher & Cllr N Newman.

67/08 MINUTES OF MEETING HELD ON MONDAY 9 JUNE 2008

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

68/08 MATTERS ARISING FROM THE MINUTES

There were none.

69/08 DECLARATIONS OF INTEREST

The Chairman read out the Declaration & asked whether members had any interests to declare. 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 Mrs Easton declared a personal interest in the tree application at Boland Springs, Hewshott Lane, Liphook (Item 7 - Minute 71/08.17) & the appeals on the land south of Broomsquires, Hammer Vale (Item 10 - Minutes 74/08.01;02).

Cllr Jordan declared a personal interest in the application for Heron Water, Tunbridge Lane, Bramshott (Item 7 - Minute 71/08.10).

70/08 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 any members of the Committee who had a prejudicial interest in business being transacted could exercise their right to make representations, answer questions, or give evidence. However, as no members had any prejudicial interests they did not need to exercise this right, & no members of the public had need to make representations, answer questions or give evidence.

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

71/08 PLANNING APPLICATIONS

APPLICANT

71/08.1

20491/005 Conservatory to side - The Keepe, Conford Rd, Conford

Cllr Mrs B Easton

Mr & Mrs

Rose

Cllr Mrs Easton reported that this would be a small conservatory which would not be overlooked at all.

Decision: No objections.

averaging 1.5 spaces per dwelling & including 38 garages. The layout was such that there were rows of dwellings along three sides of the site, amenity space at the southern boundary & two blocks of dwellings in the middle. The affordable dwellings were clustered together, to make management of the units more efficient, at the northern end of the site, which was the end furthest away from the amenity space. The dwellings were a mix of 2, 2½ & 3-storeys, which the applicant claimed were of similar scale with the properties in Victoria Way & The Firs. The main access would be from The Firs with traffic calming measures, with a second pedestrian/emergency vehicle access in the north east corner of the site. A Traffic Movement Analysis had been conducted, which claimed to have taken other major developments into account, & concluded that only a minimal level of traffic would be added to the local road network. Junction Modelling Studies concluded that the junction of The Firs with Portsmouth Rd would continue to operate satisfactorily. A Flood Risk Assessment concluded that there would be no significant risk of flooding, Thames Water had agreed to the diversion of an existing surface water sewer & confirmed that the Victoria Way pumping station had sufficient capacity to accommodate foul sewage from the entire development.

Rev Weedon (The Rectory & the Church Centre) claimed that the traffic assumptions made no reference to the persistent on-street parking that occurs in The Firs, nor to traffic into the Church Centre, which might be used as a drop-off point for children walking to the Infant & Junior Schools.

Mr Milborrow (2 The Firs) claimed that the junction of the site & The Firs would effectively be an S-bend with the pavement changing from one side of the road to the other, & he was concerned about pedestrian safety & lack of accessibility for fire engines.

Mr Christmas (2 Fir View) claimed that the junction of The Firs & Portsmouth Rd was already hazardous, & this development would only make it more so.

Mr Surman (62 Victoria Way) was concerned about additional pedestrian traffic & asked whether there could be a direct path from the site to Bohunt School. He was also concerned about 'wear & tear' on road surfaces, as both The Firs & Victoria Way had yet to be adopted.

Mr Morris (8 The Firs) claimed that there would be little local employment for the new residents who would therefore have to travel elsewhere to work, resulting in huge queues at the junction with Portsmouth Rd. He was also concerned about the strain the additional residents would place on the doctors' surgeries.

Mrs Milborrow (2 The Firs) was concerned about disturbance, noise & security for existing residents.

Mr Milborrow was concerned that there would be many children living on the site which would put pressure on local schools.

Mr Smith (4 The Firs) added that the Junior School was already totally subscribed. He claimed that the design of the flats was akin to a prison block & questioned why an application for a Reserve Site should be considered.

The Chairman explained that the South East Plan had been introduced after the original housing allocations were set & resulted in a change in banding. This had had little effect on the Central Band, which included Liphook, & the band was ahead of target. However, there was nothing to stop an application being made, & it would be up to EHDC to decide how to deal with it. In her opinion, it was likely that it would be determined on appeal.

Mr Condrup (64 Victoria Way) claimed that the layout was appalling, with the 'punishment block' in the centre & all the affordable housing grouped together, rather than spread over the site to encourage integration as in Victoria Way. The Chairman agreed & explained that EHDC had a policy for this, called 'pepper-potting'.

Mr Walters (20 Tower Rd) claimed that similar claims for mixed housing had been made about the OSU site, but in reality the houses were all large. He claimed that lots of information given in the application was incorrect, & disputed the applicant's claims that The Firs was wide enough to accommodate the cycleway & that the slope of the land on the west side of the site would make the three-storey dwellings fit in with those in Victoria Way.

Mr Greenwood (Willow Spring, Hewshott Lane) claimed that the train service was not adequate to cope with the additional commuters that the site would generate.

Rev Weedon stated, in his capacity as a school governor, that the schools were all running at capacity, although the Junior School was currently accommodating people from outside the 'catchment area'. He explained that schools cannot carry 'spare places', so under current rules it was not possible to build in spare capacity for future development.

Cllr Jordan concluded that there were five main areas of objection, which were the Reserve Site designation, the inadequate access, the layout, the 3-storey buildings & the site density.

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.

71/08.5

26644/002

Entrance porch - 17 Meadow Way, Liphook

Mr Harris-Dibben

Cllr Mrs B Easton

Cllr Mrs Easton explained that the porch currently had a flat roof which was leaking. The applicant wanted to introduce a gable, & Cllr Mrs Easton considered that this would enhance the appearance of the property.

Decision:

No objections.

71/08.6

29095/004

Pitched roof two-storey extensions to rear, two pitched roof dormers to front, conversion of roof space to habitable accommodation & full height gabled porch to front - Haylands, Burgh Hill Rd, Bramshott

Mr & Mrs Russell

Cllr P Jordan

Cllr Jordan reported that the house was a 1956 three-bedroom bungalow with an integral garage. The proposed extensions would convert it to two-storeys, add two bedrooms & increase the footprint slightly. The applicant would retain the existing roof tiles, improve the access by widening the driveway & introduce a parking area in front of the house. Cllr Jordan could see no reason to object as the property was extremely well screened & the boundary vegetation was to be retained.

Decision:

No objections provided size of extension within policy guidelines.

71/08.7

30292/003 **Single-storey extension to side, after demolition of porch** **Mr Abraham**
Cllr Mrs B Easton - **Gorse Corner, Conford Rd, Conford**

Cllr Mrs Easton stated that the proposed sunroom would be no bigger than the existing porch.

Decision: No objections.

71/08.8

31281/001 **Single-storey extension to rear - 8 Tower Close, Liphook** **Mrs Sosin**
Cllr P Wilson

Cllr Wilson explained that this was one of three pairs of semi-detached houses. It was a very small house & the proposed small extension would provide a new kitchen, thus enhancing the accommodation.

Decision: No objections.

71/08.9

31567/007 **Two-storey extension to side, dormer window to front &** **Mr & Mrs**
Cllr P Wilson **demolition of existing outbuildings - Hurlands, Gentles** **Dance**
 Lane, Passfield

Cllr Wilson had no objections to this application as it was a large property in the extensive grounds of High Hurlands School, which was in 'the middle of nowhere'.

Decision: No objections.

71/08.10

32246/005 **Single-storey extension to rear - Heron Water, Tunbridge** **Mr Morton**
Cllr P Wilson **Lane, Bramshott**

Cllr Wilson explained that Heron Water was a beautiful house with a thatched roof, in its own grounds overlooking the River Wey. Previous permissions had been granted for a garage & a conservatory. The application was to extend the dining room by around 6ft to provide space to sit & overlook the gardens, with a balcony, accessed from a bedroom, above.

Decision: No objections.

71/08.11

32305/002 **Single-storey extension to rear - 30 Longmoor Rd, Liphook** **Mr Thorne**
Cllr Mrs B Easton

Cllr Mrs Easton explained that this would be a small infill extension between this house & the adjoining one. She had spoken to the neighbour in the adjoining house, who had no objections, but had advised her that there would be a pitched roof which was not mentioned in the plans.

Decision: No objections provided roof matches that of adjacent property.

71/08.12

37886/002 **Two-storey extension to side - Foley Farm, Foley Estate** **Mr Northcott**
Cllr P Jordan **Lane, Liphook**

Cllr Jordan reported that the farm was in the middle of agricultural land & that the proposal was to remove a garage & extend the farmhouse sideways using matching materials.

Decision: No objections.

- 74/08.02 Land south of Broomsquires, Hammer Vale (22017/016)**
 It was noted that the appeal by Mr J Mobbs (re: refusal of permission for change of use of redundant building to domestic games/study room, retention of two areas of hardstanding & associated landscaping works, all ancillary to residential use of Broomsquires) would be dealt with by Written Procedure. Original Parish Council comments (see Appendix 2) had been forwarded to the Planning Inspectorate.
- 74/08.03 30 Hazelbank Close, Liphook (29129/002)**
 It was noted that the appeal by Messrs Sellitto (re: refusal of planning permission for two-storey attached dwelling) would be dealt with by Written Procedure. Original Parish Council comments (see Appendix 2) had been forwarded to the Planning Inspectorate.
- 74/08.04 Former OSU site, Midhurst Rd, Liphook (F 33993/63/OUT/JM)**
 It was noted that the appeal by Deep Harbour Properties Ltd & The Executive Care Group (re: refusal of outline planning permission for a development comprising 49 retirement apartments, 51 close living apartments, nursing home, 24 affordable housing units, 4 key-worker flats & B1 business units) had been allowed.
- 74/08.05 Shepherds Barn, 46 Chitley Lane, Liphook (39060/005/FUL)**
 It was noted that the appeal by Mrs J 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) had been dismissed.
- 74/08.06 Land north of Five Oaks, Queens Rd, Liphook (50338/000/ECOU)**
 It was noted that the appeal by Mr Searle (re: enforcement notice issued for use of land as caravan site without planning permission) would be dealt with by Written Procedure.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 10.10pm.
 Confirmed at the meeting held on 18 August 2008.

Signed
 Presiding Chairman

ORIGINAL PARISH COUNCIL COMMENTS (21.1.2008)

F 22017/16/FUL/BMB **Change of use of redundant building to domestic games** **Mr Mobbs**
Cllr N Newman **/study room, retention of two areas of hard-standing &**
associated landscaping works, all ancillary to residential
use of Broomsquires - land south of Broomsquires, Hammer
Vale

Decision:

Strongly object to the domestic use of a building in an agricultural setting which could lead to a domestic curtilage in the River Wey Conservation Area.

Also object to the retention of the two areas of hard-standing, especially the flagstones.

F 29129/2/FUL/AE **Two-storey attached dwelling - 30 Hazelbank Close,** **Messrs**
Cllr P Wilson **Messrs**
Sellitto

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.