



## **BRAMSHOTT & LIPHOOK PARISH COUNCIL**

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

**A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM  
IN THE PARISH COUNCIL OFFICES, MIDHURST ROAD, LIPHOOK ON  
MONDAY 16 MAY 2005.**

### **MINUTES**

#### **PRESENT WERE:**

Cllr Mrs A James (Chairman), Cllr S Coyte, Cllr M Croucher, Cllr L Fatcher, Cllr W Ratcliffe & Cllr J Walters. Cllr N Atherden & one member of the press also attended.

- 1. APOLOGIES FOR ABSENCE**  
were received from Cllr F Dawkins.
  
- 2. MINUTES OF THE MEETING HELD ON MONDAY 18 APRIL 2005**  
These were confirmed & signed as being a true record of the meeting.
  
- 3. MATTERS ARISING FROM THE MINUTES**  
The Chairman reported that the OSU site application (F.33993/50/FUL/JH) had been refused permission at the last EHDC Planning South Committee meeting, despite the EHDC officers recommending approval.  
She also advised members that further correspondence about the forthcoming OSU site Inquiry had been received from CgMs, Tifftop's agent, who were requesting clarification re: the Parish Council's attendance at the Inquiry & any likely oral submissions. She read out a draft response which was agreed.
  
- 4. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed Cllr Bill Ratcliffe to the Planning Committee. She also thanked Cllr Walters for his excellent speech at the last EHDC Planning South Committee meeting when the latest OSU site application was turned down. Cllr Walters added that EHDC Cllr Peter Rodgers also spoke very well against the application.

**5. DECLARATIONS OF INTEREST**

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

- an interest in the application for an extension at Conifers, Limes Close as she lived opposite;
- 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 as a Parish Councillor.

**6. PLANNING APPLICATIONS** **APPLICANT**

<b>F 23523/5/OUT/GP</b> Cllrs J Walters /W Ratcliffe	<b>Outline application - detached dwelling with garage &amp; associated access (amendment to permission F 23523/004) - 58 Tunbridge Crescent, Liphook</b>	<b>Mr &amp; Mrs Clarke</b>
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Cllr Walters explained that a similar application had been considered before, where the proposed dwelling had been much closer to the beech tree. This was now further away & the application stated that the tree would be protected while building work was conducted.

**Decision:** No objections.

<b>F 25426/2/FUL/JR</b> Cllrs J Walters /W Ratcliffe	<b>Two-storey dwelling with detached garage &amp; linked garage for 1 Gunns Farm, following demolition of garage - 1 Gunns Farm, Liphook</b>	<b>Mrs Javens</b>
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Cllr Walters explained that a similar application had previously been turned down. His only concern was that the house would be very close to the boundary hedge, although the application stated that the hedge would be retained.

Cllr Coyte commented that the new house would be much larger than the existing one. Cllr Walters replied that he could not see any point in reducing the size of the house as the garden was large enough to accommodate it.

**Decision:** No objections provided boundary vegetation is retained.

<b>F 26270/1/FUL/JN</b> Cllr M Croucher	<b>Two-storey extension to side &amp; replacement porch to front - 22 Hazelbank Close, Liphook</b>	<b>Mr &amp; Mrs Hewes</b>
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Cllr Croucher reported that there should be no problem with the extension relative to the size of the plot, & given the sizes of the surrounding houses & what had been done to them.

**Decision:** No objections.

<b>F 32926/1/FUL/JN</b> Cllr S Coyte	<b>First-floor extension to rear &amp; two-storey extension to side, incorporating garage on ground-floor - 106 Headley Rd, Liphook</b>	<b>Mr &amp; Mrs Tettmar</b>
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Cllr Coyte reported that it was a large plot surrounded by high hedges, so it should not present any problems.

**Decision:** No objections.

**F 34147/3/FUL/SY Three dormers to garage - 2 Holm Hills, Conford Mr & Mrs  
Cllr Mrs A James Green**

The Chairman explained that the garage extension was in the process of being built, & the upstairs was boarded & set up as a play room.

Cllr Futchter inquired whether it could be seen from the road. The Chairman confirmed that it could not be seen.

**Decision:** No objections provided not used for habitation nor sold separately from the house at any time in the future.

**F 39607/OUT/JN Outline application - detached house - Cypress, Mr Burrows  
Cllr M Croucher Hill House Hill, Liphook**

Cllr Croucher explained that the applicant was a carpenter & currently had a large workshop in his garden, & he presumed that the applicant was now considering retiring. A nearby house, Fernlea, had been refused permission for an additional house on the plot as it would have been an additional house in the countryside. However Fernlea was adjacent to fields, whereas Cypress was between other houses &, in any event, the Parish Council had not objected to the earlier Fernlea application.

**Decision:** No objections provided new house in-keeping with the character of adjacent properties in terms of size & design.

**F 39728/FUL/JN Detached garage to front - Serendipity Cottage, Mr Tsiknas  
Cllr L Futchter 41a London Rd, Liphook**

Cllr Futchter explained that the garage was already built & looked fine. He had spoken to neighbours in Tower Road, who backed onto the site, & they could only just see the garage, & did not have any objections.

The Chairman observed that the plans showed a wooden, double car-barn type of garage & Cllr Futchter confirmed that this was correct.

Cllr Croucher asked whether it was in-keeping with the surrounding properties & Cllr Futchter replied that it was.

**Decision:** No objections provided doors not fitted at any time & permitted development rights removed from the garage.

**F 39769/FUL/JN Conversion of garage to form further living Mr & Mrs  
Cllr S Coyte accommodation & detached single garage Turner  
- 1 Willow Close, Liphook**

Cllr Coyte reported that the garage was screened by a well-established hedge. His only concern was that the replacement garage was possibly too remote from the accommodation.

**Decision:** No objections provided hedge retained to provide screening.

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

**F 39777/FUL/SY Single-storey pitched roof extension to the side Mr & Mrs  
Cllrs J Walters - Conifers, Limes Close, Bramshott Wright  
/W Ratcliffe**

Cllr Ratcliffe reported that the house was well-screened & the extension would not be visible from elsewhere. He confirmed that he had spoken to neighbours who were not concerned. Cllr Walters agreed that it would not effect anyone.

**Decision:** No objections.

The Chairman rejoined the meeting & resumed the Chairmanship.

**F 39814/FUL/SY      Retention of porch to front - 23 Malthouse      Mr & Mrs  
Cllr Mrs A James      Meadows, Liphook      Barnett**

The Chairman explained that the porch had been built without planning permission & that the house was now being sold, which was presumably how the lack of planning permission had come to light. Many other nearby houses had porches & none of the neighbours objected to this one.

**Decision:** No objections provided that any porch added to the adjacent semi-detached house (21 Malthouse Meadows) should match this one.

**F 39829/FUL/SY      Conservatory to side - 4 Goldenfields, Liphook      Mr & Mrs  
Cllr L Futcher           Drew**

Cllr Futcher confirmed that he had spoken to the neighbours on both sides & they were both happy about it. It would be a standard conservatory & would be visible to very few houses.

**Decision:** No objections.

## 7.                    **ADDITIONAL APPLICATIONS**

**F 26834/2/FUL/JR      Two-storey extension to rear (after demolition of      Mr Northcott  
Cllr Mrs A James      out buildings) – Foley Manor, 3 Foley Estate Lane,  
Liphook**

The Chairman reported that the new extension would restore balance to the north & west elevations & that, as stated in the application, it would be a replacement that fitted the setting, orientation & landscaping. She reminded members that under the new review of the Local Plan, the '50% rule' did not apply to very large houses.

**Decision:** No objections.

**F 31945/3/FUL/SY      Conservatory to rear – 21 Greenfield Close, Liphook      Mr & Mrs  
Cllr L Futcher           Lovewell**

Cllr Futcher reported that previous work on the property included extensions at the front. The site was surprisingly secluded for where it was, & nobody would be able to see the conservatory.

**Decision:** No objections.

**F 39841/FUL/SY      Single-storey extension to rear – 2 Valley Side,      Mr & Mrs  
Cllr S Coyte      Liphook      Gilbert**

Cllr Coyte explained that the proposed extension was very small & unlikely to effect anyone.

**Decision:** No objections.

## 8.                    **RESULTS OF PREVIOUS APPLICATIONS (see Appendix 1)**

These were noted.

**9. PLANNING APPEALS**

**85 Headley Rd, Liphook (F 23181/4/OUT/SM)**

It was noted that the appeal by Mr Russell (re: refusal of outline planning permission for detached dwelling) would be dealt with by Written Representations & that Parish Council comments (see Appendix 2) had been forwarded to the Planning Inspectorate.

**King George's Hospital site, London Rd, Liphook (F 23650/20/OUT/JH)**

It was noted that the appeal by Helical (Liphook) Ltd (re: refusal of planning permission for retirement village) would be dealt with at an Inquiry commencing on 29.11.2005 at the Forest Community Centre, Bordon. The Inquiry was expected to last for four days.

**Woolmer Farm, Woolmer Lane, Bramshott (F 33125/12/FUL/JN)**

It was noted that the appeal by The Downlands Farming Partnership (re: refusal of outline planning permission for an agricultural worker's dwelling) had been dismissed.

**Sainsbury's Supermarket, Midhurst Rd, Liphook (F33993/43/FUL/JH)**

It was noted that the appeal by Sainsbury's Supermarkets Ltd (re: non-determination of planning application for extension of food store, provision of covered service yard & additional parking) had been withdrawn.

Cllr Coyte queried whether this was the case, as he had read in the local paper that permission had been granted. The Chairman explained that it had & the application that had been withdrawn was a duplicate of the one granted permission.

**10. TREE PRESERVATION ORDER**

**E.H. 614 (19.4.2005) - North Lodge, 124 London Rd, Liphook**

It was noted that a provisional TPO on two spruce & an ash had been confirmed without modification.

**E.H. 638 (13.5.2005) – 21 Newtown Rd, Liphook**

It was noted that a provisional TPO had been placed on a Yew in the south-west corner of the rear garden.

**11. CONSULTATION ON HAMPSHIRE MINERALS & WASTE ISSUES**

It was agreed that Cllr Futchter would read the consultation documents & produce a draft response for approval at the next meeting.

**12. CHICHESTER DISTRICT COUNCIL – LOCAL DEVELOPMENT  
FRAMEWORK CONSULTATION**

It was agreed that the Parish Council should take part in the consultation.  
Cllr Croucher proposed that the Chairman should read/comment on the consultation documents, in order to keep it in-line with EHDC policy.  
It was agreed the Chairman would draft a reply to the consultation questionnaire for approval at the next meeting.

**13. UPGRADE OF T-MOBILE (UK) BASE STATION - HEWSHOTT LANE,  
LIPHOOK**

The Chairman explained that T-Mobile (UK) intend to upgrade their existing Hewshott Lane base station, which was erected last year near the yellow sign advertising the King George's Hospital site. She explained that the mast looks like a telegraph pole & that the upgrade, which comprises installation of three replacement antennae on supporting framework, one additional cabinet & diplexor box, should not make any visible difference.

It was agreed to submit the following comments to EHDC & the applicant:  
No objections provided base cabinets painted dark olive & screened by vegetation, & all equipment removed should it become redundant.

**CONCLUSIONS**

This concluded the business of the meeting & the meeting closed at 9.10pm.  
Confirmed at the meeting held on Monday 13 June 2005.

Signed . . . . .  
Presiding Chairman

**Original Parish Council comments ( 13.12.2004)**

**F 23181/4/OUT/SM Outline application - detached dwelling - 85 Headley Rd, Liphook      Mr Russell  
Cllr Mrs A James**

Strongly object to this application on the following grounds:

1. part of the site lies outside the policy boundary (Local Plan, Second Review);
2. the part of the site within the policy boundary is too cramped for the proposed development;
3. would set a precedent for backland development;
4. garage too close to boundary fence/hedge;
5. existing dividing hedge would be at risk;
6. future of weeping willow tree would be at risk;
7. flooding onto the site of 85 Headley Rd & would exasperate flooding towards The Avenue;
8. detrimental to amenities of neighbours as would overlook many gardens in Headley Rd & The Avenue;
9. badgers have been seen on the proposed site;
10. extra cars exiting into Headley Rd on the bend adjacent to the junction with The Avenue, which leads to schools.