



# **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 10  
MAY 2010.**

## **MINUTES**

### **PRESENT WERE:**

Cllr Mrs A James (Chairman), Cllr Mrs B Easton, Cllr R Evans, Cllr N Newman & Cllr Ms J Poole. Mrs G Spencer (Information Officer) & three members of the public also attended.

### **46/10 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 also advised that there would be a Community Forum meeting at Woodlands Hall, Headley Down on 18 May, where the Shipwrights Way would be discussed & she encouraged attendance as it would have an impact on Liphook.

### **47/10 APOLOGIES FOR ABSENCE**

Cllr P Wilson & Dr M Evans (Parish Tree Warden).

### **48/10 MINUTES OF MEETING HELD ON MONDAY 19 APRIL 2010**

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

### **49/10 MATTERS ARISING FROM THE MINUTES**

There were none.

### **50/10 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 solely as a Parish Councillor.

**51/10 PUBLIC PARTICIPATION SESSION**  
Public Questions (items not on the agenda). None.  
Members’/Public Participation (Code of Conduct, Paragraph 12 (2)). None.  
Public Participation. None.

**52/10 PLANNING APPLICATIONS APPLICANT**

**52/10.1**

**23270/013 Amendment to house type on plot 1 of previously approved Mrs Dray**  
**Cllr P Jordan scheme 23270/010 - north of 49-57 Tunbridge Crescent,**  
**Liphook**

Cllr Jordan reported that the original application for four detached dwellings was allowed on appeal in 2005. The requested amendment was for a small extension to the dining room to facilitate an increased kitchen size to accommodate washing appliances; the increase in floor area would be 6.3m<sup>2</sup> extending into the rear garden. The main roof would continue down over the extended dining area to provide storage space on the upper floor. He could see no reason to object as it was such a small change & would in no way affect the design or appearance of the house.

**Decision:** No objections.

**52/10.2**

**33913/001 Detached garage with habitable space at first-floor level Mr & Mrs**  
**Cllr R Evans - Link Cottage, 76 Portsmouth Rd, Liphook Coles**

Cllr Evans stated that the cottage had a tiny garden, with three garages adjacent to it. The proposed extension appeared to be as large or larger than the cottage itself & would take up most of the garden. The Chairman reminded members that the site was outside the settlement boundary, & that the Parish Council had recently agreed to an application for a garage (which used to be used as an office) to be demolished & replaced with a granny annexe at 2 Links Cottage.

Cllr Evans claimed that the footprint of the proposed garage, at 9m x 6m, would be larger than the cottage, & that this proposal would also lead to issues with parking as there was very limited parking on the main road.

**Decision:** Object to this substantial building as in a separate curtilage to the cottage & therefore would constitute a new building in the countryside, which would be more than twice the size of the cottage.

**52/10.3**

**39292/001 First-floor extension to rear & dormer window to roof to Mr Chapman**  
**Cllr Mrs B Easton create habitable space - 74 Haslemere Rd, Liphook**

Cllr Mrs Easton explained that this was the last house at the end of a private road, set back from Haslemere Rd. There had been an earlier application in 2004 for a huge extension, which had been refused. There were now new owners & this proposal was much more modest. It involved an additional bedroom at the rear & the conversion of the roof space into habitable space. The only possible concern was a dormer window, but the sight line was into their own garden, rather than into the neighbour’s garden.

Cllr Evans consider that the extension would be in-keeping with the property.

**Decision:** No objections.

## 52/10.4

**39366/014                      Retention of dwelling (revision to 39366/007)                      Mr Dewey**  
**Cllr Mrs A James      - Bohunt Manor, Portsmouth Rd, Liphook**

The Chairman reminded members that the original application in 2007 had been for an eco-house to replace the existing coach house. Then, when IML was granted permission to convert the manor house into offices, the applicant applied for & obtained permission to move the location of the new eco-house further away from IML & to keep part of the coach house to act as a buffer between the new house/IML & to use for storage as the new house would be very small. The eco-house had now been built, but was much larger than shown in the approved plans, with additional upstairs rooms. She considered that, as the eco-house was much larger than it should be, there was no requirement for additional storage space & the buffer building should be removed.

Cllr Jordan claimed that, as permission had been granted for a replacement house, the original house should be demolished.

**Decision:**                      Strongly object to the retention of the original coach house as its demolition was the condition allowing the replacement new dwelling, which has been built considerably larger than shown on the approved plans.

## 52/10.5

**49332                              New dwelling to south of existing dwelling, after demolition                      Mr & Mrs**  
**Cllr Ms J Poole              of garage - 9 Meadow Way, Liphook                      Patel**

Cllr Ms Poole reported that the proposal was to demolish the existing garage & replace it with a new house, which would fit neatly into the vacated space adjacent to 9 Meadow Way. She considered that the design was very pleasing & the only concern was an objection raised by the neighbour in 56a London Rd, a bungalow which would be adjacent to the new house, albeit on the other side of a huge hedge. The neighbour considered that the new house would be extremely close to the boundary hedge, resulting in loss of light & privacy, & detracting from the value of his property. He was also concerned about parking & referred to an earlier similar application at 8 Meadow Way which had been refused. Cllr Ms Poole considered that there was currently adequate room for parking, & that the new house would have sufficient parking & a triangular-shaped garden.

The meeting was adjourned for the applicant, Mr Patel (9 Meadow Way), to state that the hedge was 8ft wide & that it was difficult to see the bungalow at 56a London Rd from his house. Also the new house had been designed so as not to overlook the bungalow, with all the upper floor windows being skylights.

Cllr Mrs Easton asked whether he would be replacing the garage. Mr Patel replied that he would not as each house would have two off-road parking spaces.

The Chairman asked how much garden space the new house would have; Mr Patel replied that it would be small, but sufficient.

The meeting was then reconvened.

Cllr Ms Poole recommended that the Parish Council should not object to the application.

Cllr Jordan suggested that the question of planning perspective should be left to EHDC. He did not consider that the Parish Council should object, as this was a classic infill with parking & amenity space, but thought that the Parish Council should draw attention to the neighbour's concerns.

**Decision:**                      No objections provided amenity of 56a London Rd not harmed.

## 52/10.6

**52244**                      **Replacement dwelling, following demolition of single-storey**      **Mr Northcote**  
**Cllr N Newman**            **dwelling - Keepers Cottage, Foley Estate Lane, Liphook**

Cllr Newman stated that this was a 1940's style bungalow, which had had two small flat-roofed extensions. It was in a picturesque setting, near a bridleway, with only one other cottage nearby. The replacement dwelling would be much larger, but this would not affect any other property. No reason for replacing the dwelling had been given in the application, other than that the old house would not be as eco-friendly as the new one. The design was fine & there was therefore no material planning reason to object. However, he would be sad to see the old house demolished as it would deprive future generations of the opportunity to live in a small cottage in a beautiful location.

**Decision:**                No objections, but sorry to see the disappearance of a small estate cottage which would allow affordable accommodation in the countryside.

## 53/10                      **ADDITIONAL APPLICATIONS**

### 53/10.1

**21773/001**                      **Single-storey extension to rear & porch to front**                      **Mr Anderson**  
**Cllr Mrs A James**            **- 77 Haslemere Rd, Liphook**

The Chairman advised that the application was for a very small porch at the front of the house & an infill extension to the rear, & that she could see no reason to object.

**Decision:**                No objections.

### 53/10.5

**26214/004**                      **Triple garage to front & relocation of access - Hazel Cottage,**      **Mr Gander**  
**Cllr Mrs A James**            **Hill House Hill, Liphook**

The Chairman reported that the proposal was for a traditional timber garage to the front, which would entail the access to the property being relocated. This would allow the retention of a substantial oak tree, a conifer hedge to be replaced with a laurel hedge & an improved access. The current small garage would be removed. Members agreed that there was no reason to object.

**Decision:**                No objections.

## 54/10                      **RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)**

These were noted.

## 55/10                      **PLANNING APPEAL**

### **79 London Rd, Liphook (23052/009)**

It was noted that an appeal by Thor Properties (re: refusal of planning permission for a pair of two-storey semi-detached dwellings) would be dealt with by an exchange of written statements. The Original Parish Council comments ("*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.*") had been forwarded to the Planning Inspectorate.

**56/10 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 9.15pm.  
Confirmed at the meeting held on 14 June 2010.

Signed . . . . .  
Presiding Chairman