



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN THE PARISH COUNCIL OFFICE, MIDHURST ROAD, LIPHOOK ON MONDAY 15 OCTOBER 2007.

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), nine members of the public & one member of the press also attended.

95/07 CHAIRMAN'S ANNOUNCEMENTS

The Chairman explained that Item 6 (outline proposals for six dwelling development at Woolmer Gate/Woolmer View, Griggs Green) would be deferred until the next meeting as the applicant had not been able to complete the proposals in time for this meeting.

She then explained that the Committee would discuss all the applications that members of the public had come to listen to first, taking them in the order in which they appeared on the agenda. 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.

96/07 APOLOGIES FOR ABSENCE

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

97/07 MINUTES OF MEETING HELD ON MONDAY 17 SEPTEMBER 2007

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

98/07 MATTERS ARISING FROM THE MINUTES

There were none.

99/07

DECLARATIONS OF INTEREST

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

- Cllr Newman - F.36748/4/FUL/LW - residential mobile home at land to east of Queens Rd, Liphook - personal & possibly prejudicial interest as site was adjacent to his home & applicant was known to him;
- Cllr Mrs Easton - F.34693/6/CAT/AMP - tree work at Bolands Spring, Hewshott Lane, Liphook - personal interest as applicant was known to her;
- the Chairman - F.49958/2/FUL/AE - detached dwelling at Quinces Lodge, Limes Close, Bramshott - personal interest as applicant was known to her;
- the Chairman - 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.

100/07

PLANNING APPLICATIONS

APPLICANT

100/07.1

F 20826/4/FUL/DM One pair of semi-detached houses, following demolition Mr Green
Cllr Mrs A James of outbuilding - 25 Station Rd, Liphook

The Chairman reported that the site was a large area, at the rear of the off-licence. There had been an earlier application with access from Adams Mews/Newtown Rd, but this application did not propose rear access, only access through an existing vehicular arch into Station Rd. Objections to the previous application had centred on the rear access & she had not received any objections to this application.

The meeting was then adjourned to allow Mrs Jackson (11a Newtown Rd) to state that she had no objections to the buildings, & that her only concerns were that there should be no rear access, the rear should be fenced in & that construction vehicles should use the Station Rd access. The meeting was then reconvened.

Decision:

No objections provided that the existing rear gates are removed so that the rear gardens are secured & there is no vehicular or pedestrian access to the rear, & all construction vehicles use the vehicular arch into Station Rd to access the site.

100/07.2

F 33315/2/FUL/SY Canopy to front, conversion of garage to habitable Mr & Mrs
Cllr N Newman area & two-storey extension to rear - 53 Church Rd, Wright
Bramshott

Cllr Newman explained that this was one of three newer dwellings, adjacent to the last of the old cottages. It had already had a rear extension, & this proposal was to convert it from a three-bedroom property to a five-bedroom one. The conversion of the garage would improve the appearance of the front of the building, but the rear extension would be very close to the adjacent property & would block the sunlight & overlook it. The bulk of the rear extension would be very imposing &, due to the slope of the land, would be seen from other nearby houses.

Decision:

Object to this application as object to the mass/bulk of the rear extension, which would be detrimental to the amenities of the adjacent properties, 51 & 55 Church Rd. However, have no

of 43 Huron Drive had submitted a similar application in 2002, which had been refused as it was amenity land. The Chairman read out EHDC's reasons for this earlier refusal, & it was agreed that the Parish Council should object to this application for the same reasons.

Decision: Object as the proposed site is an important area of amenity land & buffer zone. The proposed change of use would:

1. restrict the planned substantial landscaping, which would be detrimental to the appearance of the area & the amenities of residents;
2. create an undesirable precedent.

100/07.7

**F 50595/FUL/DM Increase roof height to create two-storey dwelling Mr & Mrs
Cllr P Jordan - Galyena, Pines Rd, Liphook Hutton**

Cllr Jordan reported that Galyena was a bungalow, adjacent to other bungalows & Woolmer Croft. The proposal was to convert it from a four-bedroom bungalow to a five-bedroom one by inserting an extra floor. The additional floor would be the same size as the ground-floor, so that the size of the dwelling would double from 120sq m to 240sq m. The height would almost double as well, as the pitch of the roof would be increased. There would be two windows on the first-floor, both for en-suite bathrooms with obscure glazing. There would be no changes to the drainage or to the access. He had spoken to the immediate neighbours, all of whom objected.

The meeting was then adjourned to allow members of the public to comment:

Firstly, Mr Foot (Woolmer Croft, Longmoor Rd) stated that Galyena was situated very close to Woolmer Croft & the proposed development would result in loss of privacy to his garden, constitute gross over-development & be out-of-keeping with all the surrounding bungalows. The plans stated that there would be no loss of trees, but this was because the applicant had already felled all the mature trees in the garden. He added that he held a covenant, which he would not be prepared to release, which restricted development to a bungalow.

Mr Williams (Tamarisk, Pines Rd) pointed out that the original permission had stated that the dwelling must not be intrusive, hence a bungalow had been built on the plot which had been acceptable to all parties.

Mrs Mason (Woodlands, Pines Rd) claimed that she currently had problems with Galyena's security lighting & an additional floor would result in further light spillage. She claimed that the increased roof height would spoil the view from the adjacent public path through the woodland. The plans referred to Moraylochan, a bungalow in the lane which had been converted to two-storeys, but she claimed that this was irrelevant as the pitch of Moraylochan's roof was very low.

The meeting was then reconvened.

Decision: Object on the following grounds:

1. the height, mass & bulk would be out-of-keeping with the neighbouring properties, which are all bungalows;
2. would be detrimental to the amenities of the garden of Woolmer Croft.

100/07.8

**F 50621/FUL/SY Two-storey extension to side, following demolition of Mr Harrison
Cllr P Wilson garage - 73 The Avenue, Liphook**

Cllr Wilson explained that the proposal was to demolish the existing garage & rebuild it with a first-floor extension above. He had visited the site, but had not been able to speak to either the applicant nor the neighbours. It was not particularly close to the neighbour's property & he did not envisage that

it would affect anyone. Matching materials would be used & it should improve the appearance of the house.

Decision: No objections provided that matching materials are used.

TREE APPLICATIONS

Dr Evans was unable to attend the meeting, but had produced reports/recommendations, which the Information Officer read out to members.

100/07.9

**F 21722/8/CAT/SG Fell spruce tree & prune willow tree - 2 Gorse Cottages, Mr Maynard
Dr M Evans Hammer Vale**

The spruce tree, with a 1.45m girth, appeared to be in good health, but was close to the house & shaded the patio area. The applicant wanted to fell the tree & replace it with four native species trees elsewhere in the garden. He also wanted to remove two diseased lateral branches from the willow tree. Dr Evans was in agreement.

Decision: No objections to removal of diseased lateral branches from the willow tree & felling of spruce tree in rear garden, provided replacement native species planted elsewhere in garden.

100/07.10

**F 34693/6/CAT/AMP Fell beech tree & pine tree, & prune beech tree Mrs Redrupp
Dr M Evans - Boland Springs, Hewshott Lane, Liphook**

Dr Evans objected to the felling of the pine tree. It was a Corsican pine, around 100 years old & appeared to be in good health, although it was listing by about 15°, possibly caused by the construction of a sunken driveway which had effectively placed the tree on an island with reduced room for its root system. The pine could not be seen from the lane, but could be viewed from the other side of the valley &, if felled, would be a great loss to the landscape. He was also concerned as a large number of trees had been removed over time as the garden was extended, & pointed out that any further tree loss would result in a depleted landscape.

The applicant had also requested to crown-reduce/re-shape a beech tree in the front garden & Dr Evans considered that a lateral branch should be removed from it. The applicant also wanted to fell a diseased beech tree in the rear garden, & Dr Evans agreed provided that it was replaced with native species.

Decision: Object to the felling of Corsican pine as mature tree in good health, & its removal would be detrimental to the landscape (although it cannot be seen from the lane, it can be viewed from across the valley).

Consider that the only pruning required to beech tree in front garden is removal of lateral branch.

No objection to felling of diseased beech in rear garden, provided it is replaced with native species.

NB. Concerned that large number of trees have been removed over time as the garden has been extended, & that any further tree loss would result in a depleted landscape.

100/07.11

**F 34839/2/TPO/AMP Prune oak tree - 3 Goldenfields, Liphook Mr Urry
Dr M Evans**

The Red Oak, with a girth of 2.7m, appeared to be in good health but had three significant branches overhanging the house. Dr Evans had no objections to the proposals, which were to remove the branches overhanging the house & clean out the deadwood.

Decision: No objections.

100/07.12

**F 35579/2/TPO/AMP Prune hornbeam tree - 7 Goldenfields Close, Liphook Mrs Clark
Dr M Evans**

The hornbeam was located in the front of the property & was merging with a cooper beech. Dr Evans considered that reducing the crown of the hornbeam by 15-20% would allow both trees to flourish, rather than compete.

Decision: No objections to 15-20% crown-reduction.

100/07.13

**F 50588/TPO/AMP Prune sycamore tree - 50 Canada Way, Liphook Mr Godfree
Dr M Evans**

The maple, with a 1.8m girth, appeared to be in good health, but was close to the house. The applicant wanted to crown-reduce & re-shape the tree, & clean out the deadwood. Dr Evans agreed that this would improve the amenity value of the tree & reduce shading of the house.

Decision: No objections.

100/07.14

**F 50591/TPO/AMP Prune oak tree - 6 Goldenfields Close, Liphook Mrs Clark
Dr M Evans**

The turkey oak, with a girth of 2.45m, was in good health. It was located at the rear of the property & its lowest branches were shading the house/garden. Dr Evans considered that a slight crown-lift, maintaining all the lateral branches on the trunk, should alleviate most of the shading. The tree had deadwood, some of which was infested with fungi & required removing.

Decision: No objections to slight crown-lift of lower branches (maximum of 10ft from tips) & cleansing of deadwood.

101/07 ADDITIONAL APPLICATIONS

101/07.1

**F 50583/1/FUL/SY Two-storey extension to rear - 115a Haslemere Rd, Mr Stewart
Cllr J Carne Liphook**

Cllr Carne reported that this was a small house opposite Hazelbank Close. The proposed extension would be very small & would involve removing an asbestos roof from the existing poorly built utility room, extending the utility room & kitchen, & building an en-suite bathroom above. He had not been able to speak to any neighbours, but thought that it would make minimal difference, especially as the windows were high level & looked out onto a blank wall.

Decision: No objections provided that matching materials are used.

102/07 RESULTS OF PREVIOUS APPLICATIONS (Appendix 1)

These were noted.

103/07

PLANNING APPEALS

18a - 22 Longmoor Rd, Liphook (F 21860/9;10/FUL/JM)

It was noted that the Informal Hearing for appeals by Peak Quality Homes (re: refusal of planning permission for 9/13 dwellings with associated access & garaging, following demolition of 20 Longmoor Rd) would be held at Liphook Millennium Centre on 23 October 2007.

Site of 51 London Rd & 15 Tower Rd, Liphook (F 23717/8;9/FUL/JM)

It was noted that the Public Inquiry for appeals by McCarthy & Stone (Developments) Ltd (re: refusal of planning permission for 27 sheltered apartments with communal facilities, car parking, associated access & landscaping) would be held at Liphook Millennium Centre on 13 November 2007.

Greengates, land west of Pine Bungalow, Longmoor Rd, Liphook (F 34436/11/VBPC)

It was noted that the appeal by Mr Light (re: the Enforcement Notice issued, following erection of building & construction of hard-surfaced area without planning permission) would be dealt with at an Inquiry (date/location TBA).

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.10pm.
Confirmed at the meeting held on 12 November 2007.

Signed
Presiding Chairman