



BRAMSHOTT & LIPHOOK PARISH COUNCIL

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A MEETING OF THE PLANNING COMMITTEE TOOK PLACE AT 8.00PM IN THE HASKELL CENTRE, MIDHURST ROAD, LIPHOOK ON MONDAY 16 OCTOBER 2008.

MINUTES

PRESENT WERE:

Cllr Mrs A James (Chairman), Cllr Mrs B Easton, Cllr R Evans, Cllr P Jordan, Cllr N Newman & Cllr P Wilson. Mrs G Spencer (Information Officer), one member of the press & five members of the public also attended.

100/08

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.

101/08

APOLOGIES FOR ABSENCE

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

102/08

MINUTES OF MEETING HELD ON MONDAY 8 SEPTEMBER 2008

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

103/08

MATTERS ARISING FROM THE MINUTES

There were none.

106/08.2

22068/050 **Change to use of garages to car sales area with alterations to** **Passfield**
Cllr Mrs A James **the approved layout & external appearance - Passfield Mill** **Industrial**
 Business Park, Passfield **Estates LLP**

The Chairman explained that permission had already been granted for single garages, & this application was just to replace them with double garages, which would make no significant difference to the appearance.

Decision: No objections.

106/08.3

22494/003 **Pitched roof to front - 27 Hollycombe Close, Liphook** **Mr Edmondson**
Cllr R Evans

Cllr Evans claimed that this was just an aesthetic improvement to the front of the property to make it look less 1960's & more Georgian.

Decision: No objections.

106/08.4

23266/002 **Replacement semi-detached dwelling, following fire damage** **Mr Hewison**
Cllr Mrs B Easton **- 2 Sunnyside, Hammer Vale**

Cllr Mrs Easton explained that the house was behind the Prince of Wales pub & had suffered severe fire damage in the summer. The original house had burnt down completely, but the foundations were still visible. This would be a slightly bigger footprint, with an attached dog kennel. She could not see any reason to object provided that the materials matched the neighbouring house.

Decision: No objections provided materials match those of the adjacent house, 1 Sunnyside.

106/08.5

26755/007 **Certificate of lawful use for out-building as office/hobby room** **Mr Mellstrom**
Cllr Mrs A James **- Colesfield, Woolmer Lane, Bramshott**

The Chairman advised members that Colesfield was right in the countryside, behind Ludshott Manor. The previous application had been for a large stable block which had been granted permission. They were now asking for permission for an office/hobby room which would be used, amongst other things, for the storage of personal family papers. She considered that if permission were granted, a caveat should be added to ensure that it was not converted to residential use at a later date. Members agreed that the building, as shown on the plans, did in fact look like a bungalow & that a more temporary, pre-fabricated building would be more acceptable.

Decision: No objections provided not used for residential purposes or subdivided from Colesfield at any time in the future, as this would result in further development in the countryside.

106/08.6

28169/003 Two-storey extension to side & detached garage/stable block Mr Richards **Cllr P Jordan - Holmehills Farm, Conford Rd, Conford**

Cllr Jordan explained that the property was originally two cottages knocked into one, which was then extended in 1984 & again in 1994. The proposed development would result in an increased footprint within the permitted size & would involve a 4ft extension of the kitchen, as well as an extra window to give additional light to the top of the stairs, which was currently quite dark. He could see no reason for refusal as the site was completely isolated & matching materials would be used. The application also included a single-storey wood-clad stable to house the applicant's daughter's horses.

Decision: No objections.

Cllr Newman left the meeting.

106/08.7

28847/004 Change of use from agricultural land to residential - Eagles Mr Ruffle **Cllr P Wilson Lodge, Queens Rd, Liphook**

Cllr Wilson reported that Eagles Lodge was the last house at the end of Queens Rd & that the applicant owned land on both sides of the road. He had visited the site, spoken to the applicant's wife & taken some photographs of the site, which he showed to members. He explained that the application was for change of use & permission to move a pole-barn & mobile home to the other side of the site. The pole-barn & mobile home would then be about 2m from the boundary with the adjacent property, Alderwood Cottage, & would block the residents' bedroom window, create a fire risk & generate unpleasant smells/flies from the animals. He considered that the change of use would constitute an unacceptable intrusion of development into the countryside & would be detrimental to the character of the area. He also considered that the mobile home was not required as the house had three bedrooms, of which only one was currently in use, & that the pole-barn was not needed for storage of 400 bales of hay/straw, as stated in the application, as all it contained was a few logs, a tractor & some machinery. The application quoted that the land was too small to support agricultural use, but Cllr Wilson disagreed as there was additional agricultural land on the other side of the road & the applicant had grazing permission for land to the rear of their property, which was owned by the Hampshire & Isle of Wight Wildlife Trust. He thought that the application was totally inappropriate & had received 17 letters of objection from neighbours.

The Chairman offered to adjourn the meeting to allow the applicant to speak, but he did not take up the offer.

As Cllr Wilson had recommended objecting to the application, the Chairman asked members whether they were in favour of objecting & all agreed that the Parish Council should object.

Decision: Object on the following grounds:

1. land not suitable for residential use;
2. would be detrimental to the character of the area;
3. proposed new siting of pole-barn & mobile home too close to adjacent residential property, Alderwood Cottage;
4. applicant has extra grazing rights & agricultural land to support this piece of agricultural land;
5. agricultural land is adjacent to SSSI land.

Cllr Newman rejoined the meeting.

Cllr Mrs Easton left the meeting.

106/08.8

29706/008 Two-storey extension to west elevation of existing dwelling Mr Repp
Cllr N Newman - Hewshott Farm, Hewshott Lane, Liphook

Cllr Newman reported that this would be a simple extension which would enhance the appearance tremendously. The walkway would add an attractive new dimension, with an almost Victorian appeal. Almost nobody could see the house as it was surrounded by large hedges & none of the neighbours objected.

Decision: No objections.

Cllr Mrs Easton rejoined the meeting.

106/08.9

34255/003 Conservatory to rear - Blueberries, 59 Headley Rd, Liphook Mr Hill
Cllr Mrs B Easton

Cllr Mrs Easton stated that the house was opposite the Co-op & the junction with Tower Rd. The work would involve a patio area being demolished & the conservatory would be an infill to the house. It would be quite a large conservatory with a pitched roof, but she could see no reason to refuse it as it would not be seen from the adjacent house.

Decision: No objections.

Cllr Newman left the meeting.

106/08.10

34436/014 Variation of Condition 1 of planning permission 34436/009 Mr Light
Cllr P Wilson to permit second mobile home & touring caravan to be
stationed on land - Greengates, land west of The Pine
Bungalow, Longmoor Rd, Liphook

Cllr Wilson reported that he had visited the site & spoken to the applicant's daughter, who was living in the second mobile home with her family. The applicant had permission for one mobile home, but as there was a second one on the site a Planning Contravention Notice had been issued in July this year, although the family had been allowed time to submit this application. It was a large well screened site, the touring caravan would only be used when travelling & he could not see any problems provided that no further caravans were parked on the site.

The Chairman queried the size of the site, as she believed that the earlier permission had been granted for a smaller site. There was further discussion about the size of the site, the earlier permission, gypsy rights & the history/status of this & surrounding sites. Members agreed that, in any event, allowing the second mobile home to remain would set a precedent & encourage further sub-division of agricultural land.

Decision: Object to the siting of a second mobile home on this large area of land as would encourage further subdivision of agricultural land, adjacent to SSSI land.

Cllr Newman rejoined the meeting.

109/08

TREE PRESERVATION ORDER

E.H. 778 (12.2.2008) - Downs Cottage, Pines Rd, Liphook

It was noted that a provisional TPO on three Scots pine trees in the rear garden, to the west of Woolmer View, had been confirmed subject to an amended location plan.

110/08

PARTIAL REVIEW OF SOUTH EAST PLAN: GYPSY & TRAVELLER ACCOMMODATION NEEDS

The Chairman advised members that responses to this consultation needed to be submitted to SEERA by 21 November 2008, & the Parish Council could either respond as a body or members could respond individually.

Cllr Mrs Easton reported that the document outlined the benefits of authorised sites & put forward four different options for the whole of the South East. The options related to how new gypsy & traveller pitches should be distributed in relation to where gypsies & travellers currently lived. She read out the four options & concluded that Option C (half of new spaces in same general area; half spread across the region) would affect East Hampshire the most. Under Options A & B (all as close as possible/in same general area as existing) East Hampshire would get none, whereas under Option C East Hampshire would get 20 sites. She confirmed that there were currently no designated sites in East Hampshire.

The Chairman asked whether the sites would be for gypsies to stay at as they passed through the area or sites where they could be permanently based. Cllr Mrs Easton replied that the report was unclear in this respect. The Chairman pointed out that there was already a site for travelling fair people at Headley Down.

Cllr Newman asked whether the quotas took into account the number of gypsies living at individual addresses in the district, as he felt that this should be taken into consideration. The Chairman advised that members needed to decide whether to respond as a Parish Council or as individuals. Cllr Jordan asked whether more weight would be attributed to a response from a Parish Council than from individuals. It was agreed that it probably would not & members should respond individually. Cllr Mrs Easton advised that members could respond on-line. It was agreed that the Clerk would circulate the questionnaire, together with the website reference, to members.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.35pm.
Confirmed at the meeting held on 17 November 2008.

Signed
Presiding Chairman