



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 18 SEPTEMBER 2006**

MINUTES

PRESENT WERE:

Cllr Mrs A James (Chairman), Cllr J Walters, Cllr N Atherden, Cllr M Croucher, Cllr L Fitcher, Cllr N Newman & Cllr W Ratcliffe. Cllr S James (EHDC; Hants CC), Mrs G Spencer (Information Officer), one member of the press & three members of the public also attended.

35/06

APOLOGIES FOR ABSENCE

were received from Cllr F Dawkins.

36/06

MINUTES OF THE MEETING HELD ON 15 AUGUST 2006

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

37/06

MATTERS ARISING FROM THE MINUTES

Cllr Atherden asked whether the application for Bibi Ana's at 6 Midhurst Rd (F.33887/7/ADV/LL) had been considered at District. The Chairman replied that it had not.

38/06

CHAIRMAN'S ANNOUNCEMENTS

The Chairman 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.

She also reminded members that the Planning Forum would be taking place on 11 October. It would be held in the Canada Room at the LMC, starting at 7pm. There would be two presentations, Caroline Dibden of CPRE & proposals for development of the OSU site. Cllr Atherden had offered to take notes of the first half of the meeting, & she asked for a volunteer to take notes during the second half. The Chairman claimed that it would be an interesting evening & hoped that many members of the public would attend.

39/06 DECLARATIONS OF INTEREST

The Chairman read out the Declaration & asked whether members had any interests to declare. One declaration was made:

- 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.

40/06 PLANNING APPLICATIONS APPLICANT

40/06.1

F 20027/5/FUL/LL Cllr N Newman **Single-storey extension to side - Orange Lodge, 105 Midhurst Rd, Liphook** **Mr & Mrs Gallagher**

Cllr Newman explained that the site was on the corner of the Berg Estate & that the work would be conducted on the side of the house facing Midhurst Rd. The plan was to extend the existing extension by the same width, which should enhance the appearance of the building. He could not envisage any problems as matching materials would be used &, in any event, the property was well screened by a huge fir hedge & a panel fence.

Decision: No objections.

40/06.2

F 21860/8/FUL/JM Cllr J Walters **13 dwellings with associated access & garaging, following demolition of 20 Longmoor Rd (incl. amended tree survey) - 18a-22 Longmoor Rd, Liphook** **Peak Quality Homes**

Cllr Walters stated that the previous 2004 application had been withdrawn by the applicant & this revised application had now been submitted. The access would be from the Longmoor Rd, just before the small industrial estate. There was a large tree report, which Mrs Darter, the Parish Tree Warden, had read & considered to be well based. She had reported that two of the high grade trees recommended for retention, an oak & a copper beach in the garden of 20 Longmoor Rd, were subject to TPO 571. Cllr Walters claimed that the application was an improvement on the previous one; they were mostly three-bedroom houses, well designed, & leaving an open space area at the end of the site around the TPO'd trees. He was however still concerned about the access, which was almost directly opposite that of Bohunt School, with 1,200 pupils, as he considered this to be a

major hazard. Additionally, each house had two allocated parking spaces, but there was nowhere for visitors to park.

Cllr Atherden was concerned about the width of the road. The Chairman replied that it was not an issue as it would be a private road. Cllr Walters added that the documentation provided claimed that the applicant had come to an arrangement with the local authority which would enable dustcarts to go down the road.

The meeting was then adjourned to allow Mr Groves (6 The Grove) to comment. He supported Cllr Walters' comments about the dangers of the access opposite Bohunt School. He was also concerned about drainage, & considered that, as the site was at 90° to the flow of water down Longmoor Rd, it would act as a block & divert water into The Grove, causing flooding. He thought there should have been a landscaping plan to protect the various resident wildlife, which included bats, badgers & foxes. He also wanted the trees along the north boundary, which acted as a natural barrier, to be protected. The meeting was then reconvened.

Cllr Walters added that the rear gardens of houses in Headley Rd which backed onto the site were often waterlogged. The plans claimed that the road, with a porous surface, had been designed with a soakaway effect to absorb surface water, & that other run-off water would be piped into its base. Discussion followed about how this might work, & members concluded that it would be unlikely to be effective.

Decision:

Continue to object on the following grounds:

1. still strongly object to any extra vehicular movement opposite the entrance to Bohunt School (a secondary school with 1,200 pupils);
2. grave concerns re: viability of proposed drainage as site & all surrounding properties are often waterlogged, in particular concerned about the possible effect on properties to the west along Longmoor Rd;
3. the Longmoor Rd drainage system is inadequate for the existing houses; further houses could only worsen the situation;
4. over-development of the site;
5. plots 10 - 12 would be adjacent to industrial usage & this could affect the future viability of these units;
6. would wish to see a landscape management plan to protect wildlife in the open space area.

40/06.3

F 22101/4/ADV/SY Illuminated fascia projection sign, non-illuminated Anchor
Cllr N Atherden sales plaque & three "customer parking" signs Garage
- Anchor Garage, The Square, Liphook

Cllr Atherden reported that, under the Town & Country Planning Regulations, external illuminated signs were not permitted in Conservation Areas. He added that he had no objections to the proposed non-illuminated signs.

Decision:

Object to internally-lit external signs in the Conservation Area.

NB. Design Statement does not cover the most important issue of drainage.

40/06.10

**F 49674/FUL/JN Two-storey extension to side/rear - 6 Eleanor Close, Mr Mayne
Cllr M Croucher Passfield**

Cllr Croucher explained that 5-7 Eleanor Close were attached, with 6 Eleanor Close to the rear, 7 to the front & 5 to the side. Both 6 & 7 Eleanor Close were applying for permission for a two-storey extension, at the rear & at the front respectively. The extensions had been designed to minimise the effect on the neighbours at 5 Eleanor Close, whom he had tried, unsuccessfully, to contact.

Decision: No objections.

40/06.11

**F 49706/FUL/SY Conservatory to rear - 4 Willow Close, Liphook Mr & Mrs
Cllr W Ratcliffe Harries**

Cllr Ratcliffe stated that this was on the Berg Estate & was well-screened by trees. It was a standard conservatory on the back of the house, similar to many others on the Estate. There were no objections from the neighbours most likely to be affected.

Decision: No objections.

40/06.12

**F 49725/FUL/JN Two-storey extension to side & conservatory to front Mr Lavery
Cllr M Croucher - 7 Eleanor Close, Passfield**

Cllr Croucher referred to the earlier application (Minute 40/06.10) for 6 Eleanor Close.

Decision: No objections.

TREE APPLICATIONS

40/06.13

**F 30923/4/TPO/AMP Prune yew tree - 21 Newtown Rd, Liphook Mr Harris
Mrs C Darter**

Mrs Darter was unable to attend the meeting, but had provided a written report which explained that this was an old but healthy tree in the corner of the garden, with many branches overhanging the fence-line & shading both driveways & properties. She had did not object to the branches being pruned.

Decision: No objections to branches being pruned.

40/06.14

**F 34344/5/TPO/AMP Prune oak tree - 47 Shepherds Way, Liphook Mr Barnett
Mrs C Darter**

Mrs Darter had no objections to this application. The tree was an excellent Turkey oak with a tall branchless trunk & large crown, which made it susceptible to high winds. It was much too big for the garden, shaded it considerably & would benefit from at least a 25% reduction.

Decision: No objections - the tree is susceptible to high winds, is much too big for the garden & would benefit from at least a 25% reduction.

40/06.15

**F 49730/CAT/AMP Fell maple & conifer - Tresanton, Bramshott Court Mr Jones
Mrs C Darter Rd, Liphook**

Mrs Darter did not object to this application. The maple was dying & at least one large branch was completely dead. The conifer was a four-trunked grey cypress with straggly & spreading growth, which was inhibiting the growth of neighbouring shrubs & young trees.

Decision: No objections - the maple is dying & the conifer is inhibiting the growth of neighbouring shrubs/young trees.

41/06 ADDITIONAL APPLICATION

**F 49757/FUL/JPR Conservatory to side - Merricks, 8 Station Rd, J F
Walls**

Cllr J Walters Liphook

Cllr Walters explained that the bungalow was accessed through the car park, was well screened & none of the neighbours objected.

Decision: No objections.

42/06 RESULTS OF PREVIOUS APPLICATIONS (See Appendix 1)

These were noted.

43/06 MASTERPLAN FOR DEVELOPMENT OF CENTRE OF LIPHOOK

The Chairman suggested that the Parish Council should write to EHDC's Planning Policy team & request that they should, as a matter of urgency, draw up some planning guidance plans, or whatever is deemed appropriate, for the area between London Rd & Haslemere Rd within the Conservation Area in the centre of Liphook. A copy should also be sent to the Conservation Officer. This was agreed.

44/06 PLANNING APPEALS

44/06.1 Rosemont, 41 Church Rd, Bramshott (F 26854/2/FUL/AP)

It was noted that the appeal (re: refusal of planning permission for change of use from agricultural use to domestic garden use) had been dismissed.

- 44/06.2 3 Erles Rd, Liphook (F 40126/1/OUT/JR)**
 It was noted that the appeal (re: refusal of outline planning permission for two semi-detached dwellings & one bungalow) had been dismissed.
- 44/06.3 Land NW of Hunters Chase, Headley Rd, Liphook (F 49504/TEL/ASP)**
 It was noted that the appeal (re: refusal of planning permission for a radio base station, comprising 15m high telecommunications tower, three antennas, radio equipment housing & development ancillary to the site) would be dealt with by means of Written Representations. The original Parish Council comments (see Appendix 2) had been forwarded to the Planning Inspectorate.
- 45/06 EHDC WORKSHOPS: DEVELOPERS' CONTRIBUTIONS & SOUTH DOWNS MANAGEMENT PLAN/PLANNING GUIDELINES**
 It was agreed that Cllr Atherden would attend the Developers' Contributions workshop at 10am-12.30pm & Cllr Walters would attend the South Downs Management workshop at 1.30pm-4.30pm on 29 September 2006.
- 46/06 PARTIAL REVIEW OF SOUTH EAST PLAN - PROVISION FOR GYPSY & TRAVELLER CARAVAN SITES - CONSULTATION**
 It was agreed that authority for completing the consultation questionnaire (to be returned to SEERA by 13 October 2006) would be delegated to the Chairman.

CONCLUSIONS

This concluded the business of the meeting & the meeting closed at 9.50pm.
 Confirmed at the meeting held on 16 October 2006.

Signed
 Presiding Chairman

Original Parish Council comments (15.5.2006)

**F 49504/TEL/ASP
Cllr L Futcher**

Radio base station comprising 15m high telecommunications tower, three antennas, radio equipment housing & development ancillary to the site - land north-west of Hunters Chase, Headley Rd, Liphook

**Hutchinson 3G
(UK) Limited**

Decision:

Strongly object on the following grounds:

1. inappropriate site (eyesore) at entrance to Liphook, adjacent to residential area (Hunters Chase);
2. there are suitable masts for sharing to the east of the site (the information given in the application re: other mast locations is inaccurate);
3. coverage in Liphook is already good (including by Orange users in Hunters Chase) & applicant already has another mast c.400m away at BT Telephone Exchange in Portsmouth Rd;
4. 15m mast not suitable on a bridge structure;
5. visually intrusive as insufficient screening.