

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 7th October 2020, commencing at 8.00pm
This meeting was held remotely via Zoom video conferencing**

MEMBERS PRESENT:	Cllr Simon Thomas (Chairman), Cllrs Tim Brake, John Hammond, Shaun McCarthy, Mike Sanders and Anne Tomlinson
IN ATTENDANCE:	Sarah Goudie, Executive Officer 3 members of the public Cllr Janet Foster
APOLOGIES:	None

20.75 PC OPEN SESSION – PUBLIC PARTICIPATION

The Chairman welcomed Council members and the 3 members of the public to the meeting and invited items to raise under the Open Session.

One member of the public raised the Governments proposals for planning reforms and questioned whether the Parish Council would be responding. Cllr Thomas advised that the Council had already responded to the short term consultation and would be discussing and responding to the main consultation, deadline 29th October 2020.

Cllr Hammond wished to thank Cllr Thomas for the exceptional work carried out in the preparation and subsequent submission to the first consultation, and diligence and understanding of the various presentations and documents. Cllr Thomas also added his thanks to CPRE and the Chairman of the Neighbourhood Plan Steering group for their work on the consultation, and to Cllr Foster for sharing the relevant presentation from the HALC AGM.

Cllr Brake, having been asked to respond on behalf of the Parish Council on the parking on pavements consultation, asked all Councillors to send their comments to him as soon as possible, for compilation prior to his response, so it is balanced and a true Council representation.

There being no further items raised, the Open Session closed at 8.10pm. Standing Orders were applied

20.76 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

20.77 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

20.78 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 16th September 2020 following proposal by Cllr Sanders and seconded by Cllr Tomlinson and agreed by all Councillors as a true reflection of the meeting and would be signed by the Chairman at the next meeting held in person.

20.79 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
11/09/2020	57749/005	5 Cotswold Close, Four Marks, GU34 5JZ	T1 Oak, reduce by 3m property side only leaving 5m. Cut to suitable pruning point damaged lower limbs	9th October 2020
<p>Comment: In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees (and hedgerows) within the environment, would only support works to trees (or hedgerows) that would not be detrimental to the health and stability of the tree, and necessary for reasons of essential maintenance, or health and safety of persons and property.</p> <p>In this instance, due to the lack of information submitted with the application, the Parish Council are unable to make an informed comment and therefore defer to the Planning Officer's decision.</p>				
23/09/2020	55907/001	Land between 9-15 Goldcrest Way, Four Marks	T22 Ash – Reduce longest lateral towards 15 Goldcrest Way by 1m, leaving a length of 5-6 metres	21 st October 2020
<p>Comment: In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees (and hedgerows) within the environment, would only support works to trees (or hedgerows) that would not be detrimental to the health and stability of the tree, and necessary for reasons of essential maintenance, or health and safety of persons and property.</p> <p>In this instance, the Parish Council defer to the Planning Officer's assessment and subsequent decision on this application.</p>				
24/09/2020	55830/001	Land East of Lapwing Way, Four Marks	T10 Spruce – Crown lift to 6m	22 nd October 2020
<p>Comment: In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees (and hedgerows) within the environment, would only support works to trees (or hedgerows) that would not be detrimental to the health and stability of the tree, and necessary for reasons of essential maintenance, or health and safety of persons and property.</p> <p>In this instance, however, the Parish Council defer to the Planning Officer's assessment and subsequent decision on this application.</p>				
24/09/2020	55810/001	Land South of Chaffinch Road, Four Marks	T29 Ash – crown lift to 3.2m, reduction to give 2m clearance from 17 Chaffinch Drive	22 nd October 2020
<p>Comment: In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees (and hedgerows) within the environment, would only support works to trees (or hedgerows) that would not be detrimental to the health and stability of the tree, and necessary for reasons of essential maintenance, or health and safety of persons and property.</p> <p>In this instance, however, the Parish Council defer to the Planning Officer's assessment and subsequent decision on this application.</p>				
24/09/2020	55806/002	Land North of Chaffinch Road, Four Marks	T25 Ash – Fell; T23 Ash - Pollard to 7m; G2 Oak; - reduce crown width by 2m leaving a crown width of 16m	4 th November 2020
<p>Comment: In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees (and hedgerows) within the environment, would only support works to, and removal of, trees (or</p>				

hedgerows) that would not be detrimental to the health and stability of the remaining trees, and necessary for reasons of essential maintenance, or health and safety of persons and property.

In this instance, however, the Parish Council defer to the Planning Officer's assessment and subsequent decision on this application. However, noting that the applicant does not intend to replace the removed Ash due to lack of space to thrive, would like to request that, if possible, a replacement is planted in a different location to mitigate its loss.

25/09/2020	28896/005	71 Blackberry Lane, Four Marks, GU34 5DF	Detached garage to front and conversion of integral garage to living accommodation	23 rd October 2020
------------	---------------------------	--	--	-------------------------------

Comment:
The Parish Council have no objections to the proposal to convert the existing garage to living accommodation, however would like to raise concern with reference to the proposed detached garage. Although the Four Marks Village Design Statement requests, where possible, garages should be an integral part of the dwelling or situated to the side or rear of the plot, acknowledge that the precedent has already been set in this location. However, as there is no screening the garage would be prominent and therefore should ideally blend in with the materials of the existing dwelling. There was also concern raised over the garages proximity to the boundary and would ask the Planning Officer to ensure that there will be no loss of amenity to either of the neighbouring dwellings.

LATE APPLICATIONS

02/10/2020	35788/004	22 Yarnhams Close, Four Marks, GU34 5DH	T1-European Larch-Deadwood. T2-Black Pine-Deadwood. T3-European Larch-Fell. T4-Black pine-Fell	30 th October 2020
------------	---------------------------	---	--	-------------------------------

Comment:
In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees (and hedgerows) within the environment, would only support works to, and removal of, trees (or hedgerows) that would not be detrimental to the health and stability of the remaining trees, and necessary for reasons of essential maintenance, or health and safety of persons and property.
The Parish Council have noted the detailed arborist report with this application and the reasons for the proposed works and defer to the Planning Officer's decision in this instance. However, should the Planning Officer be minded to grant permission, would ask that trees with greater longevity, such as Beech or Oak, are planted to replace those trees to be removed.

02/10/2020	50994/001	12 Station Approach, Four Marks, GU34 5HN	Detached garage with accommodation above	30 th October 2020
------------	---------------------------	---	--	-------------------------------

Comment:
The Parish Council have no objection in principle to this application. However, as it is directly adjacent to the Medstead and Four Marks Station on the Heritage Watercross Line and note that they are formal consultees, would ask the Planning Officer to take into consideration any issues they may have in this regard. The Parish Council would also ask for consideration of a condition that the accommodation remains ancillary to the main dwelling.

05/10/2020	58942	1 Spencer Close, Four Marks, GU34 5JG	Attached single storey garage to side and new hipped roof over converted garage to replace flat roof	2 nd November 2020
------------	-----------------------	---------------------------------------	--	-------------------------------

Comment:
The Parish Council have no objections in principle to this application but would ask the Planning Officer to ensure that there is no loss of amenity to neighbouring properties, having noted the adjacent resident's concern. Also, from the details submitted, it is not clear how one would access the garage with a car, can clarification be sought on this issue.
As the original garage has already been converted, the Parish Council would ask for consideration of a condition that restricts the new garage, and the new roof space, in time being converted to residential to avoid overdevelopment of the plot.

20.80 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
9 th July 2020		Stonehaven, The Shrave, Four Marks, GU34 5BH Chawton Parish	5 dwellings and detached garage following demolition of existing dwelling and garage (including land to the rear of Araluen)	REFUSAL 15 th September 2020
LATE NOTIFICATIONS				
23 rd July 2020	29528/003	Athelstan House, Boyneswood Road, Medstead, GU34 5DY Medstead Parish	Two storey side extension and new detached double garage to front following demolition of existing single storey garage	Permission 30 th September 2020

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
19/07/2020	APP/M1710/W/20/3251786	Mansfield Business Park, Station Approach, Medstead, Alton.	Detached building comprising 4no. 2 bed flats and 2no. 1 bed flats with associated parking and landscape works (additional arboricultural and marketing information submitted on 23/8/19, additional information received 23/8/19, further arboricultural information received on 18/10/19 and 9/12/19 and amended plans received 8/11/19)	Appeal start date 18 August 2020 Written representations, by 22 September 2020
10/07/2020	APP/M1710/W/20/3249372	The Oaks, Gravel Lane, Four Marks, GU34 5JD	Removal of Condition 4 of 29311/004 to allow annex to be let/rented out	Written representations by 13 th August 2020
17/06/2020	APP/C/19/3234078	Cunningham, Willis Lane, Four Marks GU34 5AP	Enforcement Appeal	Now written representations as opposed to hearing (4/9/2020)

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
14 th May 2020	58714	Land North of Kia Ora, 64 Lymington Bottom, Four Marks	Detached house and integral garage with car parking and new access	Registered
09 July 2020	55138/005	The Stone Yard, Alton Lane, Four Marks GU34 5AJ	Warehouse with ancillary offices	

16 th July 2020	54298/001	116A Winchester Road, Four Marks, GU34 5HZ	Conversion of roof space to habitable accommodation, rear dormer and new window to attic storage	
19/08/2020	55451/006	Glenmore, 27 Lymington Bottom, Four Marks, GU34 5AA	T1: Scots Pine – remove lowest limb West and reduce limb above by 1 metre West leaving branch length of 4.5m. T3: Sycamore - crown lift to 5 metres. T8: Sycamore – Fell. T11: Sycamore - remove lowest branch on western side. T12: Sycamore – crown raise to 5 metres	Decision pending
21/08/2020	56027/025	1 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use of land from equine to two transit pitches for the use of gypsies/travellers	
24/08/2020	32508/002	Rosedale, Alton Lane, Four Marks, GU34 5AJ	Two storey side extension with first floor balcony to rear	
24/08/2020	58882	7 Freshwater Terrace, Winston Rise, Four Marks, GU34 5JH	Single storey extension to the rear, infilling of porch to side	
25/08/2020	56027/026	4 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use of land from equine to one transit pitch for the use of gypsies/travellers	
3 rd September 2020	32407/004	Mullions, 17 Lymington Bottom Road, Four Marks GU34 5DL	3No. 4 bed detached houses and 1No. 2 bed bungalow following the demolition of existing detached house and garage	
3 rd September 2020	49557/002	19 Tawny Grove, Four Marks, GU34 5DU	Lawful Development Certificate Proposed – Partial conversion of garage to habitable use and insertion of window to ground floor side elevation	
4 th September 2020	57180/002	89A Winchester Road, Four Marks GU34 5HS	Dying Ash (T1 in sketch) at the back of our garden. Fell and replace with an apple tree preferably but happy to consider any tree you feel would be appropriate	

20.81 PC THE GOVERNMENT'S WHITE PAPER – PLANNING FOR THE FUTURE

20.81.1 Cllr Thomas had prepared for submission a response to the first consultation on the planning reforms, which was briefly discussed prior to the discussion on the main consultation. Both Cllr Thomas and Cllr Hammond had attended a briefing session by EHDC and briefing notes from both that session and one by Head of Planning at Winchester City Council at the HALC AGM had been circulated. Both documents

contained a balanced perspective of what was being proposed, and useful guidance for preparation of the next submission.

20.81.2 Cllr Thomas had prepared and gave a detailed presentation on the salient points arising from the white paper and proposed changes to the planning system currently under consultation until 29th October. Councillors raised several questions throughout the presentation and initial concerns highlighted were the potential lack of affordable housing locally, urbanisation of rural communities and build quality. The proposed binding new standard calculation number of 923 dwellings per year in the East Hampshire district also gave serious cause for concern and the proposal that CIL payments become National IL will be held and allocated back to LPAs by central government.

A further question was what level of response should the Parish Council enter and the format it should take? It was agreed that the presentation would be circulated after the meeting to the Planning Committee for further consideration and perusal, copied to any other Councillors as appropriate, and Cllr Thomas asked for comments by no later than 14th October. It was agreed that the response should be balanced, highlighting both positives and negatives and submitted in a summary format.

Members of the public in attendance were concerned that due to the current restrictions that the Council would not be able to host a meeting to heighten the public's awareness and the importance of responding to the consultation.

The proposed response to the consultation would be an Agenda item at Full Council, with the Chairman's approval. It was suggested that a recording should be taken of this item and made available to give the public an accurate picture of the proposals, how it is likely to affect the community locally and encourage public response.

20.82 PC ADDITIONAL PLANNING MATTERS

There were no further planning matters to discuss.

20.83 PC NEXT MEETING

Wednesday 4th November 2020. This meeting would be held remotely by Zoom videoconferencing and there would be no changes until Government restrictions are lifted in this regard.

20.84 PC The Chairman closed the meeting at 10.00pm.