

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 16th September 2020, commencing at 6.30pm
This meeting was held remotely via Zoom video conferencing**

MEMBERS PRESENT: Cllr Simon Thomas (Chairman), Cllrs John Hammond, Shaun McCarthy, Mike Sanders and Anne Tomlinson
IN ATTENDANCE: Sarah Goudie, Executive Officer
2 members of the public
Cllr Janet Foster
APOLOGIES: Cllr Tim Brake

20.65 PC OPEN SESSION – PUBLIC PARTICIPATION

The Chairman welcomed Council members and the two members of the public to the meeting and invited items to be raised under the Open Session.

There being no items raised, the Open Session closed at 18.35pm. Standing Orders were applied

20.66 PC APOLOGIES FOR ABSENCE

There was an apology for absence from Cllr Tim Brake, which was acknowledged and accepted.

20.67 PC DECLARATIONS OF INTEREST

Cllr Tomlinson declared an interest in Agenda items 2 and 5 56027/025 and 56027/026.

Cllr McCarthy declared an interest in Agenda item 8, 57180/002.

It was agreed both Councillors were allowed to stay in the meeting but would not take part in the discussions or vote as applicable.

20.68 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 5th August 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.

There were no matters arising.

20.69 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
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	16 th September 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 tree, and necessary for reasons of health and safety.

In this instance, there is no arborist report accompanying the application indicating disease or risk. These trees have been awarded protection for good reason at the time of planning approval for application 55451/001 for nine dwellings. They are of high amenity and landscape/screening value and visible from all aspects due to the topography of the area. There have already been a number of trees in this vicinity removed to facilitate the development, and the Council would therefore not support any work that would either affect the health of the remaining trees long term, or any removal, which would change the existing landscape. Therefore, the Parish Council object to this application, but as always defer to the Planning Officers knowledge and decision in this instance.

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	18 th September 2020
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Comment:
 The Parish Council wish to raise several concerns with this application.

- The plans are indeterminate with limited information.
- This is a change of use for a proposed commercial activity. There is no business plan, with evidence of need, proposed activity and other information that should be submitted to make a more informed decision of proposed usage.
- Access is noted as existing, however there is no detail on the proposed increase daily traffic movement, and how this would affect residents in the immediate vicinity.
- How would the activities be monitored for compliance? A comprehensive management plan should be provided to define monitoring of arrivals, length of stay, & departures, and compliance with conditions
- The proposed change of use from equine grazing to a commercial transit site with associated day room would undoubtedly affect water run-off, yet there is no detailed drainage plan submitted to advise how this will be addressed.
- This is back land development which is in conflict with the Medstead & Four Marks Neighbourhood Plan Policy 1.

Taking into the account the concerns raised as above, the Parish Council strongly object to this application as submitted and would ask the Planning Officer to take these concerns into consideration when deliberating this application. Specifically looking at the cumulative negative impact this application would have on the existing settled community in conflict with the PTTs, and weighing up the conflict with the Neighbourhood Plan and the ongoing negative impact this new application, together with that of 56027/026, would have on the settled community, which has been primarily disregarded to date.

24/08/2020	32508/002	Rosedale, Alton Lane, Four Marks, GU34 5AJ	Two storey side extension with first floor balcony to rear	21 st September 2020
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Comment:
 The Parish Council have no objections to this application, however it was noted that there are no dimensions shown on the plans of either the existing dwelling or proposed extension on the plans.

24/08/2020	58882	7 Freshwater Terrace, Winston Rise, Four Marks, GU34 5JH	Single storey extension to the rear, infilling of porch to side	21 st September 2020
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Comment:
 The Parish Council have no objections to this application in principle however, would like to raise two issues for clarification.

1. Were there any conditions preventing extensions to the dwelling under the original planning permission?
2. Are there any known restrictions on proximity of dwellings to railway lines or embankments, both structurally or environmentally?

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	22 nd September 2020
<p>Comment:</p> <p>The Parish Council wish to raise several concerns with this application.</p> <ul style="list-style-type: none"> • The plans are indeterminate with limited information. • This is a change of use for a proposed commercial activity. There is no business plan, with evidence of need, proposed activity and other information that should be submitted to make a more informed decision of proposed usage. • Access is noted as existing, however there is no detail on the proposed increase daily traffic movement, and how this would affect residents in the immediate vicinity. • How would the activities be monitored for compliance? A comprehensive management plan should be provided to define monitoring of arrivals, length of stay, & departures, and compliance with conditions • The proposed change of use from equine grazing to a commercial transit site with associated day room would undoubtedly affect water run-off, yet there is no detailed drainage plan submitted to advise how this will be addressed. • This is back land development which is in conflict with the Medstead & Four Marks Neighbourhood Plan Policy 1. <p>Taking into the account the concerns raised as above, the Parish Council strongly object to this application as submitted and would ask the Planning Officer to take these concerns into consideration when deliberating this application. Specifically looking at the cumulative negative impact this application would have on the existing settled community in conflict with the PTTS, and weighing up the conflict with the Neighbourhood Plan and the ongoing negative impact this new application, together with that of 56027/025, would have on the settled community, which has been primarily disregarded to date.</p>				
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	1 st October 2020
<p>Comment:</p> <p>The Parish Council have no planning objections to the application, although this is development of a residential garden, it is in keeping with its surroundings, the precedent has been set and within the settlement policy boundary, where the presumption is to develop. However, the Council would like the make the following comments.</p> <p><u>Drainage</u> Tawny Grove has a known flooding issue, and its junction with Lymington Bottom Road floods every time it rains, and despite works by Highways either side of the bridge it has yet to be satisfactorily addressed. Lymington Bottom Road is a former river bed, and a development of 4 houses on this site, particularly taking into account its topography, and despite the on-site drainage proposals, the water run off will increase. A condition to mitigate water run off would not be appropriate in this instance and a detailed consultation on how this issue can be addressed prior to development should be undertaken.</p> <p><u>Plots 3 and 4</u> Access. There was concern over the new accesses onto Tawny Grove, and the effect this would have on residential traffic and potential on street parking. Density. There was concern raised over the density of Plots 3 and 4, as opposed to Plots 1 and 2 which are more spaciouly situated. Plot 4's proximity to the neighbouring boundary.</p>				
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	1 st October 2020

			insertion of window to ground floor side elevation	
<p>Comment</p> <p>There was no objection in principle, providing the new proposed window does not effect the amenity/privacy of the neighbouring property.</p>				
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	2 nd October 2020
<p>Comment:</p> <p>In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees and hedgerows within the environment, would not support the removal of trees or hedgerows that offer positive amenity unless there is a health and safety risk to the general public or property. However although there is not a detailed arborist report, it is noted that the tree is showing signs of Ash die back, and therefore does pose a health and safety risk in the future, and therefore would support the Planning Officers decision should he be minded to grant permission and will leave it to the Planning Officer to advise on an appropriate replacement.</p>				

20.70 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
17/04/2020	49313/006	Woodcote, Boyneswood Road, Medstead, GU34 5DY	T1 Triple Sycamore, reduce overhang raising canopy by 6-7 metres, T2 Beech, reduce overhang, T3 Beech remove branches overhanging power line, T4 Sycamore remove lower branches, T5 Ash remove overhang, T6 Reduce power line and stable overhang by 3-4 metres	REFUSAL 5 TH August 2020
17 June 2020	58213/001	Green Tiles, Brislands Lane, Four Marks GU34 5AD	Single storey extension to existing detached garage	Permission 6 th August 2020
19 June 2020	27256/004	Farringdon Common Semaphore, 87 Telegraph Lane, Four Marks GU34 5AW	Single storey extension to side with glass link, excavation works to basement to create two new en-suites, door to rear to be replaced with a full height picture window, existing window to east elevation to be replaced with a new sash window following demolition of existing outbuilding	Permission 20 th August 2020
19 June 2020	27256/005	Farringdon Common Semaphore, 87 Telegraph Lane, Four Marks GU34 5AW	Listed Building Consent - Single storey extension to side with glass link, excavation works to basement to create two new en-suites, door to rear to be replaced with a full height picture window, existing	Consent 20 th August 2020

			window to east elevation to be replaced with a new sash window following demolition of existing outbuilding	
2 nd July 2020	39917/003	120 Winchester Road, Four Marks, GU34 5HZ	Two bay car port	Permission 17 th August 2020
30 th June 2020	58768	Buckle Furniture, Hawthorn Farm, Willis Lane, Four Marks GU34 5AP	Refurbish existing barns, demolition of dilapidated lean to barn and replace with a new workshop and conversion of all to start up offices	Permission 26 th August 2020
13 th July 2020	58758	6 Charters Close, Four Marks GU34 5FY	Oak. Reduced easterly canopy by 4m to suitable grow points, leaving length 8m, 2 forked easterly branches to be reduced by 4m leaving length of 8m	REFUSAL 26 th August 2020
16/04/2020	22365/005	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Two storey and first floor extensions to front elevation, two storey side and single storey rear extensions following demolition of existing annex and garaging	Permission 4 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)
10/10/2019	APP/M1710/TPO7621	Green Lea, The Shrave, Four Marks GU34 5BJ	T002 Oak Tree in the front garden - Fell	Appeal dismissed

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	6 th August 2020
9 th July 2020	51759/002	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)	6 th August 2020
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	13 th August 2020
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	20 th August 2020

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

This item was deferred for discussion at Full Council.

20.72 PC ADDITIONAL PLANNING MATTERS

This item was deferred for discussion at Full Council.

20.73 PC NEXT MEETING

Wednesday 7th October 2020. This meeting would be held remotely by Zoom videoconferencing and there would be no changes until Government restrictions in this regard, as agreed at the previous Full Council meeting.

20.74 PC The Chairman closed the meeting at 19.30pm.