

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 3<sup>rd</sup> February 2021, 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 (EO)  
4 members of the public  
Cllr Janet Foster  
**APOLOGIES:** None

**21.11 PC OPEN SESSION – PUBLIC PARTICIPATION**

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

Two residents were in attendance wishing to question the situation with reference to planning application 58714, and the latest information provided. The Chairman advised that the Council had been consulted on a pre-decision amendment which would be discussed under late planning items.

A further resident was in attendance to hear the Committee's discussions on the pre decision amendment to their own application.

**There being no further items raised, the Open Session closed at 20.05pm. Standing Orders were applied.**

**21.12 PC APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**21.13 PC DECLARATIONS OF INTEREST**

There were no declarations of interest.

**21.14 PC COMMITTEE MINUTES**

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 6<sup>th</sup> January 2021 following proposal by Cllr Brake, seconded by Cllr Sanders 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.

**21.15 PC PLANNING MATTERS – NEW APPLICATIONS**

<b>NEW APPLICATIONS</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Comments by:</b>
12/01/21	<a href="#">37068/002</a>	40 Kingswood Rise, Four Marks, GU34 5BD	Single storey side/rear extensions plus infill extension at entrance. 5no. rooflights to existing pitched roof and internal alterations to house layout.	9 <sup>th</sup> February 2021

<p>Comment:</p> <p>The Parish Council have no objections in principle to the proposed application as submitted. However, would like to ensure that any overlooking or loss of amenity likely to occur from the addition of the rooflights could be addressed by either using opaque glass or a change to the positioning, so there would be no loss of privacy to the neighbouring property.</p>				
21/01/21	<a href="#">49761/004</a>	Fleetwood, 11 Penrose Way, Four Marks, GU34 5BG	T1 Ash, Fell	22 <sup>nd</sup> February 2021
<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 only support works to, and removal of, trees (or hedgerows) that would not be detrimental to the health and stability of any remaining trees, and necessary for reasons of essential maintenance, or health and safety of persons and property.</p> <p>In this instance the Council defer to the Arboricultural Officer's decision and, should consent be granted, a suitable replacement agreed.</p>				
25/01/2021	<a href="#">57509</a>	15 Lymington Rise, Four Marks, GU34 5BA	PRE-DECISION AMENDMENT Two storey side extension to provide assisted living Therapy/Playroom, Bedroom and Ensuite. Also single storey rear Therapy/Garden Room extension (AS AMENDED BY PLANS RECEIVED 25/1/21)	8 <sup>th</sup> February 2021
<p>Comment:</p> <p>The Council note the amended plans as submitted and agree that the change of roof line is less imposing, however remain concerned over the proximity to the neighbouring boundary and massing of the proposed extension. Whilst noting and fully supporting the reasons why the application has been submitted, the Council have to consider the effects the proposal will have on all parties and therefore the Council's previous comment stands and request that prior to a decision, the case officer visits the site to ensure that there will be no detrimental loss of amenity to the neighbouring properties.</p>				
26/01/2021	<a href="#">57749/007</a>	5 Cotswold Close, Four Marks, GU34 5JZ	Retrospective application for planning permission for an outbuilding (home office, play room, and gym) used incidental to the dwelling house	23 <sup>rd</sup> February 2021
<p>Comment.</p> <p>The Parish Council object to this retrospective planning application, as submitted, for the reasons as stated below:</p> <p>The proximity of the outbuilding to the wildlife buffer zone and trees awarded protection, and the potential damage to the root structure.</p> <ul style="list-style-type: none"> <li>▪ The Council would seek clarification from the Planning Authority's Arboricultural Officer, that the protected Oak tree, which is clearly visible in the photographs, is in excess of 10 metres away, as stated in the agent's communication and that the root structure has not been, or will be in the future, compromised by the laying of slabs and erection of the outbuilding. The tree, although recently pruned, will regain its shape and size and therefore applications for further pruning away from the outbuilding will be inevitable in the future, which would not be necessary if the outbuilding was erected a safe distance from the tree.</li> <li>▪ The wildlife buffer zone appears to have been compromised by the construction of the outbuilding, which gives the appearance of having been partially constructed within it, or the newly planted vegetation to compensate for that lost during construction of the dwelling, appears to have been removed to facilitate the outbuilding.</li> </ul>				

Loss of Amenity and lack of screening.

- The materials of the outbuilding are out of keeping with the dwelling and existing garden shed and, as there is little or no screening, is highly visible to those dwellings on the other side of the buffer zone, rather than blending in with the incumbent environment results in a loss of amenity to those dwellings.
- The Council would also like to query the height of the outbuilding which appears to be in excess of that permissible.

In summary, the Council respectfully requests that the planning officer refuses this retrospective application for the reasons as stated above. However, would ask that, should the officer be minded to grant permission, consideration is given to applying conditions to firstly, protect the Oak tree from any incidental future damage and secondly, that the outbuilding remains ancillary to the existing dwelling and restricted to prevent any future residential use.

**LATE APPLICATIONS**

29/01/2021	<a href="#">55275/012</a>	Land East of Kitwood Place, Lyeway Road, Ropley, Alresford SO24 0DA	Change of use and redevelopment to provide two detached dwellings, plot 1 with a detached garage (Revision to application 55275/011 permitted 21 July 2020)	26 <sup>th</sup> February 2021
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**Comment:**

The Council note the changes in design and footprint of the proposed dwellings, being less imposing and more in keeping with the location and surrounding community than those presented in application 55275/011, granted permission in July 2020. However, notwithstanding these improvements, the Council are extremely concerned that the site’s drainage proposals arising from the site survey have not been adequately addressed. A functional drainage system is fundamental to the development of the site and must be appropriately addressed, if not, the site will be non-habitable.

The first issue to note is that the survey uses the original site plan, which affects the proposals specifically where plot 2 had a separate garage, which has now been integrated into the dwelling subsequently affecting the proposals.

Crucially, the site is on a clay cap, not chalk, a soakaway may not be effective, as has been proven on many other residential sites within Four Marks. Foul water will be discharged onto the surrounding field which is already wet and muddy from natural rainwater. There are multiple examples of new developments with private foul water treatment plants that do not operate correctly.

The Council therefore that this issue is suitably addressed prior to any decision being made.

02/02/21	<a href="#">58714</a>	Land North of Kia Ora, 64 Lymington Bottom, Four Marks	Detached house and integral garage with car parking and new access Pre Decision Amendment Arboricultural Report and Ecology Phase 2 report	16 <sup>th</sup> February 2021
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**Comment:**

The supplementary documents submitted have been noted, but as they do not address the Council’s concerns, the initial comments remain, and the objection still stands.

**21.16 PC ALTON MATERIALS RECOVERY FACILITY AND ASSOCIATED**

Reference No: 33619/007

Location: Alton Materials Recovery Facility, A31, Alton GU34 5JD

Proposal: Development of an Energy Recovery Facility and Associated Infrastructure

To discuss the additional information submitted under Regulation 25 and agree response on behalf of the Parish Council, deferred from previous meeting, following extended deadline for submissions.

The additional representations submitted by the applicant were reviewed and relevant points noted and discussed. A summary of the comments has been collated and summarised in preparation for submission to Hampshire County Council. The summary representation is attached as Appendix 1.

## 21.17 PC DECISIONS NOTIFIED AND PENDING

<b>DECISIONS NOTIFIED</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>
13/11/2020	<a href="#">22365/008</a>	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Detached outbuilding	REFUSED 6 <sup>th</sup> January 2021
13/11/2020	<a href="#">22365/007</a>	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Two storey and first floor extensions to front extension, single storey rear extension and balcony, following demolition of existing annexe	REFUSED 11 <sup>th</sup> January 2021
11/12/2020	<a href="#">39323/008</a>	Melrose, Alton Lane, Four Marks GU34 5AJ	Permission in Principle – detached dwelling (rear of Melrose	REFUSED 13 <sup>th</sup> January 2021
19/11/2020	<a href="#">57749/006</a>	5 Cotswold Close, Four Marks GU34 5JZ	T1 Oak, branch reduction by 3m leaving branch length of 11m to give 2m clearance on all surrounding dwellings	Consent 11 <sup>th</sup> January 2021
01/12/2020	53647/003	Land to the East of, 18 Tawny Grove, Four Marks,	Cherry 0044 – raise crown to 2.5m + prune 2m clear of walls and roof Cherry 0045 – raise crown to 2.5m including lowest main limb 100mm diameter Birch 0046 – raise crown to 2.5m	Consent 11 <sup>th</sup> January 2021
01/12/2020	28929/016	Public Open Space north of 11 and 15 Tawny Grove, Four Marks	Cherry 0043 – raise crown to 2.5m	Consent 11 <sup>th</sup> January 2021
30/11/2020	58994	3 Wild Wood, Blackberry Lane, Four Marks, GU34 5GB	Provision of a second heat pump to provide heating and cooling two rooms	Permission 21 <sup>st</sup> January 2021
<b>LATE NOTIFICATIONS</b>				
17/12/2020	<a href="#">59049</a>	130 Winchester Road, Four Marks, GU34 5HZ	Prior notification for single storey development extending 4.7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.5 metres and a maximum height	Gen Permitted development, conditional, 22 <sup>nd</sup> January 2021

<b>APPEALS</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>
09/12/2020	APP/M1710/W/20/3262567	Stonehaven, The Shrave, Four Marks, GU34 5BH	5 dwellings and detached garage following demolition of existing dwelling and garage (including land to the rear of Araluen	Additional representation submitted

<b>DECISIONS PENDING</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>
14 <sup>th</sup> May 2020	<a href="#">58714</a>	Land North of Kia Ora, 64 Lymington Bottom, Four Marks	Detached house and integral garage with car parking and new access	Registered
21/08/2020	<a href="#">56027/025</a>	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	Registered
25/08/2020	<a href="#">56027/026</a>	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	Registered
3 <sup>rd</sup> September 2020	<a href="#">32407/004</a>	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 & garage	Registered <i>Awaiting applicants revised proposals</i>
11/11/2020	<a href="#">56027/027</a>	3 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use from equine to permanent gypsy pitch incorporating 1 x mobile home, 1 x touring caravan and 1 x day room	9 <sup>th</sup> December 2020
11/11/2020	<a href="#">56027/028</a>	2 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use from equine to permanent gypsy pitch incorporating 1 x mobile home, 1 x touring caravan and 1 x day room	9 <sup>th</sup> December 2020
13/11/2020	<a href="#">22365/009</a>	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Retrospective application for gates, wall and fencing including landscaping	11 <sup>th</sup> December 2020
25/11/2020	<a href="#">30005/026</a>	High Acres, Willis Lane, Four Marks, GU34 5AP	Retrospective application for a change of use of part of the land sui generis use as a dog day care facility	Registered
04/12/2020	57509	15 Lymington Rise, Four Marks, GU34 5BA	Two storey side extension to provide assisted living Therapy/Playroom, Bedroom and Ensuite. Also single storey rear Therapy/Garden Room extension	<i>Pre-decision amendment submitted for comment by 8<sup>th</sup> February 2021</i>
16/12/2020	<a href="#">59031</a>	9 Lapwing Way, Four Marks, GU34 5FD	Conversion of a section of existing roof into an open roof terrace	Registered
18/12/2020	<a href="#">29808/005</a>	Garthowen Garden Centre, Alton Lane, Four Marks GU34 5AJ	Replacement Garden Centre Sales Building and Canopies	Registered
04/01/2021	<a href="#">51759/003</a>	Stonehaven, The Shrave, Four Marks, GU34 5BH	Two detached dwellings to rear, replacement garage, following demolition of current garage	1 <sup>st</sup> February 2021

04/01/2021	<a href="#">49251/004</a>	8 Kingswood Rise, Four Marks, GU34 5BD	5x Hawthorn; Reduce crown height & spread by 2.5m, leaving crown height of 5m and a crown spread of 3m. Crown lift by 1m, crown thin by approx. 20%. 1xMay; Crown thin by 20% leaving 1m distance to dwelling, crown lift over footpath by 1m	1 <sup>st</sup> February 2021
05/01/2021	<a href="#">57991/001</a>	15 Tawny Grove, Four Marks, GU35 5DU	Single Storey side/rear extension and partial conversion of garage	2 <sup>nd</sup> February 2021

**21.18 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS**

Late planning notifications had been discussed earlier in the meeting. There were no updates on any other planning related issues.

**21.19 PC NEXT SCHEDULED MEETING**

Wednesday 3<sup>rd</sup> March 2021. This meeting would be held remotely by Zoom videoconferencing.

**21.20 PC** The Chairman closed the meeting at 9.50pm.

## APPENDIX 1

Reference No: 33619/007  
Location: Alton Materials Recovery Facility, A31, Alton GU34 5JD  
Proposal: Development of an Energy Recovery Facility and Associated Infrastructure

Additional representation following submission of further information under Regulation 25

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Four Marks Parish Council has considered the additional information submitted which, whilst helpful in places and large in quantity, does not materially alter the Council's initial submission and strong objection to the proposal.

The Council's comments previously submitted represent their primary response on this proposal, together with the following observations on the additional information provided by the applicant.

- The impact on the local and wider landscapes remains deeply concerning and the development of the proposed Materials Recovery Facility would clearly adversely affect and impact the character and appearance of the east of Alton Wey valley area and South Downs National Park. The additional information submitted does not alter the Council's earlier assessments of the proposals, in fact the evidence offered appears to reinforce the significant visual effects that would result, for the wider area to south from the South Downs National Park and from our settlement of Four Marks, over 600 feet higher 5 miles to the west of the site.
- The impact on local heritage assets is a key determining factor. Concerns remain strong over the impact the proposal would have on the setting of heritage assets in general, including the setting of the Upper Froyle Conservation Area which is in an elevated position and where longer distance views from the village would include the proposed development. The adverse impact on local heritage assets is noted in the applicant's additional submission entitled 'Landscape and Visual Effects' where it assesses these and other viewpoints and state themselves that '*significant visual effects would be experienced around Bonham's Farm and locations along the very western edge of Upper Froyle*'.
- There has been no documented consideration of other locations or any evidence produced that Hampshire needs this facility.
- There will be no positive local or environmental benefits.
- There is a shortage of recycling facilities within Hampshire going against Hampshire County Council's own climate emergency plan. Burning waste rather than recycling will set back Hampshire County Council's pledge to reduce the carbon emissions to zero, due to the proven and evidenced reduction of recycling volumes where incinerator options are introduced.
- Concern also remains on the inevitable increase in HGV movements along the A31, A32 and A339, which would also have a negative effect on the proposed reduction of carbon emissions.
- No consideration has been given to a temperature inversion which could trap high levels of pollution in the Wey valley.

In summary, a good deal of information submitted that has had minimal change to the original submission and, therefore, Four Marks Parish Council maintains its **strong objection** to the proposal as set out in the Council's original representation on 12<sup>th</sup> August 2020.