

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 3rd March 2021, commencing at 8.00pm
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 (EO) 6 members of the public Cllr Janet Foster
APOLOGIES:	Cllr Tim Brake

21.21 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 pairs of residents in attendance spoke with reference to Agenda item 5.1, planning application 59097, raising their concerns over the proposal. One couple's objection letter had been circulated to all Councillors prior to the meeting for consideration, with a request for Council support. The points of objection were summarised and included the effect on the character of Fairfield Green, setting a precedent, quality of life, environmental concerns, including noise, drainage, waste and smell, inaccuracies in the planning application and parking and increased traffic in a residential Cul de Sac.

Another resident questioned whether the Medstead & Four Marks Neighbourhood Plan was due to be updated, to which Cllr Thomas responded, no, it covers the period to 2028, although needs to stay in line with the Local Planning Authority's Local Plan, would only be updated when there were material changes to the Local Plan.

There being no further items raised, the Open Session closed at 8.15pm. Standing Orders were applied.

21.22 PC APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Tim Brake, which was acknowledge and accepted.

21.23 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

21.24 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 3rd February 2021 following proposal by Cllr McCarthy, 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.

The EO referred to an email communication that had been received from a local resident raising concern over the Committee's response to a planning application the previous month. The Committee briefly reviewed the application and the relevant Minute, and all members agreed that the comment was an accurate summary of the discussions and that the latest proposals were, as planning permission has already been granted, the 'least worst' option. An email would be sent accordingly.

21.25 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
16/2/2021	59097	12 Fairfield Green, Four Marks, GU34 5BL	Change of use of part of rear garden to Cat Hotel, with detached building to accommodate cats on a short term basis	16 th March 2021
<p>Comment: The Parish Council object to this application.</p> <p>Whilst wishing to be supportive of local businesses, the Council question whether this is the appropriate location for this type of business. Although Four Marks is rural in nature, with several catteries/kennels in other nearby locations, Fairfield Green is a small quiet residential cul-de-sac with a distinctive sense of place. Although unable to identify planning reasons for refusal, there are several concerns with the application and the effect this type of business would have on the neighbouring properties and their amenity.</p> <p>The Council has concerns that the proposal would not be conducive environmentally, specifically potential smell from additional waste storage, noise and drainage issues. Although the planning statement reassures that these concerns would not be realised, the comparable evidence given is from two selected sites, and not compelling enough to allay fears.</p> <p>The Council recognise that there would be an increase in traffic, although minimal in quantity at any one time, with only limited provision for off street parking, which would undoubtedly lead to on street parking and potential obstruction for both pedestrians and other traffic. It is also worth noting that the area adjacent to the application site is a turning area, not a parking area.</p> <p>The Council respectfully ask that these concerns are taken into consideration, however, should the planning officer be minded to grant permission, request by condition that the drainage issues are addressed, as Fairfield Green is not on mains drainage but septic tanks, and a traffic statement is provided to ensure that there is as little disruption to the residents as possible.</p>				
22/02/2021	37766/001	1 Thorn Drive, Four Marks, GU34 5BZ	Ground floor rear extension, garage conversion, loft alterations, floor plan redesign and all associated works	22 nd March 2021
The Parish Council have no objection to this application.				
19/02/2021	37766/002	1 Thorn Drive, Four Marks, GU34 5BZ	Dropped kerb and all associated works	19 th March 2021
The Parish Council have no objection in principle to this application, although noting the removal of the hedgerow to facilitate the new access and would ask for consideration to be given to some compensatory replanting.				
19/02/2021	49626/003	7 Vectis Close, Four Marks, GU34 5AB	Single storey side extension to garage	19 th March 2021
The Parish Council have no objection to this application.				
23/02/2021	59128	32 Penrose Way, Four Marks, GU34 5BG	Sycamore – Fell Silver Birch – reduce size by 600-800mm	23 rd March 2021
<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 work 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>The applicant gives no arboricultural reason to fell the Sycamore tree and therefore strongly object to its removal, having a high amenity value, and with no consideration given to any kind of replacement. With reference to the reduction in size of the Silver Birch, the Council are not opposed to minimal pruning, and would question that the proposal is appropriate and would achieve the desired effect. However, as always, defer to the case officer's decision in this regard.</p>				

24/02/2021	56171/001	Scout Hall, Uplands Lane, Four Marks	Ash Tree – Fell	24 th March 2021
As this application has been submitted by the Parish Council it would not be appropriate to comment.				
LATE APPLICATION				
01/03/2021	29550/032	Belford House, 93 Lymington Bottom, Four Marks GU34 5AH	T1 Douglas Fir – Fell and replant with English Oak T2 Common Beech – prune to provide 1m clearance from all services and 2m clearance from building. Reduce canopy in NE and SE aspect over property to reduce weight and canopy mass back by 1-1.5m. Sever ivy. T3 Common Beech – Prune to provide 1m clearance from all services and 2m clearance from the fabric of the building. Remove deadwood down to 50mm in dia. Or longer than 1m in length. Sever ivy.	29 th March 2021
<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 work 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, however, defer to the case officer's decision. The Council note the proposed replacement is an English Oak and ask for consideration of a condition to ensure that it is of an appropriate size to compensate for the loss of the Douglas Fir.</p>				
MEDSTEAD PARISH				
03/03/2021	25256/047	Land to the rear of Brackenbury Gardens,	Development of 45 dwellings, provision of adventure playground and associated landscaping and open space, with access from Holland Drive	18 th March 2021
<p>The Parish Council strongly object to this application.</p> <ul style="list-style-type: none"> ▪ The proposed development site is outside the Settlement Policy boundary and contrary to policy CP19 of the EHDC Local Plan Joint Core Strategy and Policy 1 of the Medstead and Four Marks Neighbourhood Plan. ▪ Access to the proposed development site is through Holland Drive, a narrow and meandering residential road, with only one proposed vehicular access/egress point in and out of the existing and proposed developments. Consideration must be given to the health and safety implications with initially, construction traffic, and subsequently an additional 50+ vehicles using the one access, and potential restrictions for fire and rescue services. ▪ The single lane railway bridge on Boyneswood Road, and the Boyneswood Road junction with the A31 are already over capacity with all recent junction easing and pedestrian safety proposals deemed undeliverable. The claim within the planning statement that HCC are supportive, has not been confirmed by HCC. ▪ There is no evidence or confirmation of the affordable housing need. ▪ The LPA EHDC have a declared a Five Year Land Supply of 6.11 as reported in the September 2020 East Hampshire Five Year Housing Land Supply Position Statement and the East Hampshire District 				

Council Authority Monitoring Report (AMR) 2019-2020, contrary to the claims made in the planning statement.

- There will be an environmental impact on the local vicinity, the proposed site is the last remaining piece of open green space in this location undeveloped and is a vital green lung and connectivity to Chawton Park Woods.
- The design and styles are not sympathetic to its surroundings, being suburban and out of character with the local amenity.

In summary and to reference the Appeal statements from the previous application in this location.

"28. Given the recent rate of housing delivery in Four Marks/South Medstead, I consider it unsurprising that MPC, FMPC and residents are concerned about the amount of new housing that has been built and any implications that has for the role and functioning of this area. Those concerns being voiced most particularly in terms of Four Marks/South Medstead becoming a dormitory housing area, with mitigating infrastructure not keeping pace with the rate of new housing delivery. I consider the provision of further housing alone, on what would in effect be an unplanned basis, would not be conducive to the reinforcement of Four Marks/South Medstead's role and function as a small local service centre providing a limited range of services.

29. A consequence of the area's recent rapid growth appears to be mitigating infrastructure provision lagging behind the realisation of the effects it is intended to address. In that regard Parish Councillor Thomas (FMPC) referred to the LEA being "tardy" in providing additional school accommodation¹¹, while Councillor Kemp-Gee (HCC) commented that while infrastructure contributions have been secured "the spend of that money has been slow". This is something that the appellant appears to acknowledge, given the planning obligation that would secure the junction improvement before any part of the appeal development could be occupied. The development's effects upon local infrastructure is something that I comment further on in my reasoning for the second main issue.

30. Against the backdrop of rapid housing growth in the area, from everything I have heard and read, I consider that the appeal development does not find any particular support under Policy CP10, given the minimum identified housing requirement of 175 dwellings for Four Marks/South Medstead has already been greatly exceeded. That minimum requirement I consider to be commensurate with a settlement area, categorised by EHDC as being a small local service centre suitable for some new development when the JCS was adopted. The appellant has not sought to justify the development on the basis of there being a specific local need and in cross examination Mr Stallan, the appellant's planning witness, accepted that the vitality of the area would not be undermined if this development did not proceed. I consider the absence of a need to maintain the area's vitality is unsurprising, given the quantum of house building that has recently arisen in this area."

Four Marks Parish Council respectfully request the Planning Officer to refuse this application.

Following discussions on this application it was agreed to share the Council's comments with Medstead Parish Council prior to submission.

21.26 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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	REFUSED 10 February 2021
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	REFUSED 10 February 2021
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	PERMISSION 15 th February 2021

04/01/2021	49251/004	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	Consent 18 th February 2021
21/01/21	49761/004	Fleetwood, 11 Penrose Way, Four Marks, GU34 5BG	T1 Ash, Fell	Consent 18 th February 2021
LATE NOTIFICATIONS				
05/01/2021	57991/001	15 Tawny Grove, Four Marks, GU35 5DU	Single Storey side/rear extension and partial conversion of garage	Permission 25 th February 2021
12/01/21	37068/002	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.	Permission 25 th February 2021

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
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

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	Awaiting decision following pre-decision amendment
02/02/21	58714	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 th February 2021
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 & garage	Registered <i>Awaiting applicants revised proposals</i>
11/11/2020	56027/027	3 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use from equine to permanent gypsy pitch incorporating 1 x mobile	Registered

			home, 1 x touring caravan and 1 x day room	
11/11/2020	56027/028	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	Registered
13/11/2020	22365/009	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Retrospective application for gates, wall and fencing including landscaping	Registered
25/11/2020	30005/026	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
16/12/2020	59031	9 Lapwing Way, Four Marks, GU34 5FD	Conversion of a section of existing roof into an open roof terrace	Registered
18/12/2020	29808/005	Garthowen Garden Centre, Alton Lane, Four Marks GU34 5AJ	Replacement Garden Centre Sales Building and Canopies	Registered
04/01/2021	51759/003	Stonehaven, The Shrave, Four Marks, GU34 5BH	Two detached dwellings to rear, replacement garage, following demolition of current garage	Registered
26/01/2021	57749/007	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	Registered
29/01/2021	55275/012	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)	Registered

21.27 PC ALTON NEIGHBOURHOOD PLAN

Cllr Thomas referred to the leaflet drop to all surrounding villages as part of the consultation process for the updating of the Alton Neighbourhood Plan, causing confusion within the village and local residents and had questioned Alton Town Council's reasoning and interpretation of the consultation regulation. Four Marks Parish Council had been contacted directly as a formal consultee for response to the proposed changes, and Cllr Thomas confirmed that a comment of support would be submitted which would be circulated for approval prior to the Full Council meeting this month.

Cllr Thomas then made further reference to the query raised in the Open Session on the Medstead and Four Marks Neighbourhood plan, confirming that there is no need to update it at this stage as there are no housing allocations or major material changes, and any changes would be small updates or minor modifications which might need to go out to consultation, but not to referendum. The steering group had recently met, to agree an Annual Monitoring Review and the Minutes of that meeting would be available in due course.

21.28 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS

One late planning application had been circulated prior to the meeting and discussed under the applications, with two late notifications of decisions advised and included in the table above.

There were no further planning related matters to report.

Cllr Tomlinson asked if there had been any further update with reference to the Alton incinerator application, to which Cllr Thomas advised not, but that more objections had been received this time than previously. He also advised that the Council had been thanked for their support.

21.29 PC NEXT SCHEDULED MEETING

Wednesday 7th April 2021. This meeting would be held remotely by Zoom videoconferencing.

21.30 PC The Chairman closed the meeting at 9.38pm.