

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 7<sup>th</sup> April 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)  
3 members of the public  
Cllr Janet Foster  
**APOLOGIES:** None

**21.31 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.

Three residents were in attendance, only one raised an issue with reference to the speeding within the village and specifically by the school. Cllr Thomas advised that this was an ongoing issue and had been discussed previously. Unfortunately, the Speedwatch team had been stood down throughout the pandemic but it was hoped they would be active again soon.

A second resident wished to thank both Four Marks Parish Council and Medstead Parish Council for working together on planning related issues for the benefit of both villages, which Cllr Thomas acknowledged.

**There being no further items raised, the Open Session closed at 8.05pm. Standing Orders were applied.**

**21.32 PC APOLOGIES FOR ABSENCE**

There were no apologies for absence.

Cllr Thomas referred to the resignation of Cllr Brake and wished to take the opportunity to thank him for all his input both in planning and other Council and community related activities over the many years he served as a Councillor.

**21.33 PC DECLARATIONS OF INTEREST**

Cllr Tomlinson declared an interest in Agenda items 5.3 and 5.4, 56027/029 and 56027/030. It was agreed to allow Cllr Tomlinson to stay in the meeting but would not participate in discussions or vote.

**21.34 PC COMMITTEE MINUTES**

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 3<sup>rd</sup> March 2021 following proposal by Cllr Tomlinson, 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.

**21.35 PC PLANNING MATTERS – NEW APPLICATIONS**

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:

17/03/2021	<a href="#">32407/004</a>	Mullions, 17 Lymington Bottom Road, Four Marks GU34 5DL	<b>Pre-decision amendment</b> Amended description, as per amended plans received 3/3/21 4no. detached houses (with one detached garage) and new access onto Tawny Grove, following the demolition of existing detached house and garage.	31/03/2021
<p>The Parish Council acknowledge the amended planning layout and were pleased to note the change to include two smaller 3 bedroomed dwellings recognising the local planning need, and the removal of one of the access points onto Tawny Grove.</p> <p>Concerns remain over two previously raised issues:</p> <ul style="list-style-type: none"> <li>• The proximity of plot 4 to the neighbouring dwelling, which has not been addressed.</li> <li>• Drainage. Whilst a plan showing the soakaways and foul water discharge has been submitted, there is no provision or detail presented to attenuate the surface water run off which is essential due to the topography of the site and the well evidenced and documented flooding at the bottom of Tawny Grove, during heavy rainfall. The suggested provision of permeable surfaces for access and car parking areas has not been addressed, nor any detail shown of run-off calculations nor confirmation of evidence of percolation tests. Drainage mitigation in this instance is essential.</li> </ul> <p>In addition, subject to and assuming the planning officer grants permission, concern has been expressed with reference to construction traffic and on street parking and obstruction, would ask for an advisory note within the CMS to ensure contractors vehicles do not park on either Tawny Grove or Lymington Bottom Road during the construction period.</p> <p>The Parish Council would also like to see mitigation for the loss of the boundary trees and hedgerow removed to erect the fence, with the planting of a replacement hedgerow along boundary with Tawny Grove, with a mix of native species, or suitably appropriate trees, to soften the effect on the surrounding amenity of the new development.</p>				
15/03/2021	<a href="#">22365/010</a>	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Detached outbuilding	12/04/2021
<p>The Parish Council were unanimous in strongly objecting to this application.</p> <p>The application site is on the rural edge of the settlement of Four Marks, and in close proximity to the SDNP.</p> <p>The size of the proposed outbuilding in both scale and massing is wholly excessive and out of keeping with the local amenity and existing street scene.</p> <p>However, should the Planning Officer be minded to approve this application, without any request for reduction in height or length, the Parish Council would request that permission is conditioned to ensure that the outbuilding will always be ancillary to the existing dwelling, remain non-residential, and cannot at any time in the future become a separate dwelling.</p>				
16/03/2021	<a href="#">56027/029</a>	4 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	13/04/2021
<p>The Parish Council were unanimous in strongly objecting to this application.</p> <p>Although all applications should be decided on their own merit, this application must be taken into consideration with applications 56027/027, 56027/028 (awaiting decision) and the current application 56027/030 and the cumulative effect that all four applications (if granted permission) will have on the existing site and amenity on the local community.</p> <p>The Parish Council firstly question why a day room is required for each pitch, when in other locations, they are shared by several pitches.</p>				

No drainage plans have been provided, or confirmation that the current system can accommodate four additional pitches, or the effect that the additional four pitches and associated hard standing will have on water run-off in this rural location.

The proposals, cumulatively, contravene Policy H of the PPTS 2015, with significant negative impact and reduction of community and residents' amenity where the scale of development should not dominate nor impact the settled community. This site has already been increased from the original 'greenfield' application of 2 to 8 pitches, with this and the three aforementioned applications could cumulatively become a 12 pitch site. This would be in addition to the additional 5 pitches recently permissioned to the existing site at Janeland, that would be a total of 18 sites in a small rural area on Willis Lane.

The proposal is back land development, which contravenes Policy 1 of the made Medstead and Four Marks Neighbourhood Plan. This application in conjunction with 56027/027,028 and 30 pushes the built form further into the countryside and will have a detrimental effect on the rural view and aspect from Alton Lane and the public footpath that runs from Alton Lane to Willis Lane, therefore unacceptably harming the local character.

The development not only changes the street scene but character of the amenity.

The Parish Council acknowledge the personal reasons for the application, and that this carries significant weight as does need throughout the planning area, however approval of this site, together with the other three all under consultation, and the dominance of the site and harmful impact of the local amenity and settled community, in addition to the further six pitches at Janeland also in Willis Lane, on planning balance should carry greater weight.

In summary;

- The existing development on this site has already impacted on the character of the local area and any further enlargement of this site will result in unacceptable harm to the landscape and appearance of the surrounding rural location, therefore contrary to Local Plan JCS policies CP20 and CP29.
- The proposal will push the built form further into the countryside, is therefore back land development, and harmful to local character, contrary to Policy 1 of the Medstead and Four Marks Neighbourhood Plan.
- The site is surrounded by low density intermittent development. The cumulative effect of the already high density provision of travelling caravans, static caravans, vehicles, hard surfacing, fencing and day room buildings has resulted in harmful intrusion to the existing amenity, which is also contrary to Policies CP20 and CP29, and section 15 of the NPPF.
- The proposal, in conjunction with applications 56027/027, 028 and 030, would be contrary to paragraph 25 of the PPTS where 'local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community and avoid placing an undue pressure on local infrastructure'. This site, in conjunction with the existing one and additional five pitches at Janeland have already resulted in a significant change, and noted by the Case Officer in their summary, and refusal of, the previous application on this site, to the local residential community.

Taking all the above into consideration, and cumulative impact that this application would have on the settled community, respectfully request the Case Officer to refuse this application.

16/03/2021	<a href="#">56027/030</a>	1 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	13/04/2021
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The Parish Council firstly question why a day room is required for each pitch, when in other locations, they are shared by several pitches.

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The proposals, cumulatively, contravene Policy H of the PPTS 2015, with significant negative impact and reduction of community and residents' amenity where the scale of development should not dominate nor impact the settled community. This site has already been increased from the original 'greenfield' application of 2 to 8 pitches, with this and the three aforementioned applications could cumulatively become a 12 pitch site. This would be in addition to the additional 5 pitches recently permissioned to the existing site at Janeland, that would be a total of 18 sites in a small rural area on Willis Lane.

The proposal is back land development, which contravenes Policy 1 of the made Medstead and Four Marks Neighbourhood Plan. This application in conjunction with 56027/027, 028 and 029 pushes the built form further into the countryside and will have a detrimental effect on the rural view and aspect from Alton Lane and the public footpath that runs from Alton Lane to Willis Lane, therefore unacceptably harming the local character.

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The Parish Council acknowledge the personal reasons for the application, and that this carries significant weight as does need throughout the planning area, however approval of this site, together with the other three all under consultation, and the dominance of the site and harmful impact of the local amenity and settled community, in addition to the further six pitches at Janeland also in Willis Lane, on planning balance should carry greater weight.

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25/03/2021	<a href="#">27256/006</a>	Farringdon Common Semaphore, 87 Telegraph Lane, Four Marks, GU34 5AW	Listed building consent to change the colour of the existing window frames internally and externally from white to anthracite grey and upgrade existing patio doors from single glazing to slim profile double glazing	22/04/2021
The Parish Council have no objections to this application and defer to the Case Officer's decision.				
<b>LATE APPLICATIONS</b>				
31/03/2021	<a href="#">55915/002</a>	14 Blackberry Close, Four Marks GU34 5BW	Detached car port	28/04/2021
The Parish Council have no objections to this application.				

16/2/2021	<a href="#">59097</a>	12 Fairfield Green, Four Marks, GU34 5BL	PRE-DECISION AMENDMENT Change of use of part of rear garden to Cat Hotel, with detached building to accommodate cats on a short term basis ( <b>as amplified by supporting information received 19 March 2021</b> )	20/04/2021
The Parish Council note the detail contained within supplementary supporting information, and have no additional comments to make but ask the Case Officer to consider the Council's previous concerns with reference to the loss of amenity to the neighbouring properties and proposals to mitigate the increase in traffic in a residential area and subsequent potential parking issues when deliberating this application.				

## 21.36 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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	Permission 3 <sup>rd</sup> March 2021
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	Temporary Permission 10 <sup>th</sup> March 2021
18/12/2020	<a href="#">29808/005</a>	Garthowen Garden Centre, Alton Lane, Four Marks GU34 5AJ	Replacement Garden Centre Sales Building and Canopies	Permission 15 <sup>th</sup> March 2021
03/03/2021	<a href="#">25256/047</a>	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	Decline to determine 24 <sup>th</sup> March 2021
LATE NOTIFICATIONS				
19/02/2021	<a href="#">49626/003</a>	7 Vectis Close, Four Marks, GU34 5AB	Single storey side extension to garage	Permission 26 <sup>th</sup> March 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
10/03/2021	APP/M1710/ ?	149 Winchester Road, Four Marks, GU34 5HY	Oak T21 Fell EH(460)2002 Ash T20 Fell EH(460)2002	Written representations , 4 weeks from appeal start date

<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	Awaiting decision following pre-decision amendment
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 <b>Pre Decision Amendment</b> Arboricultural Report and Ecology Phase 2 report	Awaiting decision
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	Pre-Decision amendment, change of description and site layout
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	Registered
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	Registered
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	Awaiting pre-decision amendment
13/11/2020	<a href="#">22365/009</a>	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	PRE DECISION AMENDMENT Retrospective application for gates, wall and fencing including landscaping (as amplified by landscaping details and plan submitted 4 March 2021)	18 <sup>th</sup> March 2021
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	Registered
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	Registered

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)	Registered
16/2/2021	<a href="#">59097</a>	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	Registered
22/02/2021	<a href="#">37766/001</a>	1 Thorn Drive, Four Marks, GU34 5BZ	Ground floor rear extension, garage conversion, loft alterations, floor plan redesign and all associated works	22 <sup>nd</sup> March 2021
19/02/2021	<a href="#">37766/002</a>	1 Thorn Drive, Four Marks, GU34 5BZ	Dropped kerb and all associated works	19 <sup>th</sup> March 2021
23/02/2021	<a href="#">59128</a>	32 Penrose Way, Four Marks, GU34 5BG	Sycamore – Fell Silver Birch – reduce size by 600-800mm	23 <sup>rd</sup> March 2021
24/02/2021	<a href="#">56171/001</a>	Scout Hall, Uplands Lane, Four Marks	Ash Tree – Fell	24 <sup>th</sup> March 2021
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 <sup>th</sup> March 2021
4 <sup>th</sup> March 2021	59141	Oak Tree Cottage, Brislands Lane, Four Marks, GU34 5AE	Single storey extension to side/rear, conversion of roof space to habitable accommodation and detached garage	1 <sup>st</sup> April 2021
9 <sup>th</sup> March 2021	59143	Land to the rear of 2-4 Willowfield, Watercress Way, Medstead	Construction of 4 dwellings with parking and landscaping	30/03/2021

### **21.37 PC MEETING FORMAT FOLLOWING END OF CORONAVIRUS REGULATIONS**

The EO informed the committee that the emergency legislation enabling remote meetings under the Coronavirus Act 2020 expires on 7<sup>th</sup> May 2021 meaning that from that date, remote meetings would be unlawful. It was noted that there is political pressure and lobbying to extend this date but that as of yet, there was no such extension. Under the Government guidelines that will still be in place during May, a Committee meeting held inside where the public are invited would not be permitted and the EO also stated that hybrid meetings are being discouraged.

Various suggestions had been offered by HALC, however the most logical, if not democratic, option was for the Committee to meet remotely in June, as a sub-committee or working party, with delegated authority temporarily given to the EO to act on the Committee's recommendations. It was agreed that temporary delegated authority would be given to the EO at the next appropriate Council meeting, although in the case of the Planning Committee, this would only affect the meeting to be held in June. The meeting in July would go ahead as a Committee, in person, but at the Village Hall to allow for enough space for social distancing for both Councillors and members of the public.

### **21.38 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS**

Two late planning applications had been circulated prior to the meeting and discussed under the applications, with one late decision notification, which is included in the table above.

Cllr Thomas, referred to the Decline to Determine decision on 25256/047, and clarified that an application could not be resubmitted in the same format within two years of being dismissed at Appeal, which in this case had been determined on 5<sup>th</sup> September 2019.

Cllr Thomas advised that the application for the Alton Materials Recovery Facility second round of consultation had received thousands of further objections and was to be determined by the HCC Regulatory Committee rather than their Planning Committee, and as there were county councillor elections taking place in May, this application would not now be determined until after that time.

The Neighbourhood Plan steering group had met and reviewed the Plan and the monitoring report will be sent to the EO for circulation and noting at the next appropriate Full Council meeting. At a later time (2023) the Plan will have to be reviewed and updated in line with any changes contained within the new EHDC Local Plan, when adopted.

Cllr Thomas also advised on a meeting that had taken place some time ago with a local developer and some of the Steering group, with the Clerk of Medstead Parish Council in attendance, with reference to a potential business/commercial development at the Five Ash Road junction. There was no support for this development and all parties had refused to engage further with the developer and suggested that they would only be consulted further on this proposal as part of the Local Plan Review. Councillors were advised to make no comments to any developer outside of a meeting environment and an officer should always be present.

The EO raised the issue of the appropriateness of the existing Village Design Statement and lack of compliance with the existing document when recent new builds and extensions have been determined. Most of which are being permissioned, despite the document being a material planning consideration, as far removed from the recommendations contained within the document as they can be, and with all the 'grand designs' within the village being built, was this now the time to update the document. Cllr Thomas acknowledged the suggestion and agreed, but that this should be raised when the new Planning Committee is formed in May for consideration rather than the existing committee start something that the new committee may not wish to take on, and when the new Government planning policies are in place, where there may be proposals to give more involvement at local level (District & Parish) for local design standards and requirements.

### **21.39 PC NEXT SCHEDULED MEETING**

Following earlier discussions, the next meeting is confirmed as Wednesday 5<sup>th</sup> May 2021. This meeting would be held remotely by Zoom videoconferencing at 6.00pm prior to Full Council.

**21.40 PC** The Chairman closed the meeting at 9.40pm.