

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 5th May 2021, commencing at 6.00pm
This meeting was held remotely via Zoom Video Conferencing**

MEMBERS PRESENT:	Cllr Simon Thomas (Chairman), Cllrs John Hammond, Mike Sanders and Anne Tomlinson
IN ATTENDANCE:	Sarah Goudie, Executive Officer (EO) 1 member of the public Cllr Janet Foster
APOLOGIES:	None
ABSENCE:	Cllr Shaun McCarthy

21.41 PC OPEN SESSION – PUBLIC PARTICIPATION

The Chairman welcomed Council members, Cllr Foster and member of the public to the meeting and reminded attendees that the meeting was being recorded for Minuting purposes which would be deleted once the Minutes are approved, then invited items for the Open Session.

There being no items to raise, the meeting started at 6.05pm. Standing Orders were applied.

21.42 PC APOLOGIES FOR ABSENCE

There were no apologies for absence received prior to the meeting.
Cllr McCarthy apologised subsequently to the meeting for his non-attendance due to a work clash.

21.43 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

21.44 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 7th April 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.

21.45 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
08/04/2021	59193	Applegarth, 19 Lymington Bottom, Four Marks, GU34 5AA	Change of use of land to residential garden with hedging along boundary and new shed	6 th May 2021
The Parish Council object to this application.				
The Council noted that the application had prompted a commercial company to claim ownership of the land in question but believe that this is a legal issue and not necessarily a material planning consideration. Therefore, the Council's objection is as follows.				
The proposed change of use of common verge land to allow inclusion within the curtilage of a residential property would mean the removal of informal public open space and therefore loss of a public amenity.				

The application proposes the planting of a new hedgerow which would change the visibility splay at the junction of Lymington Rise with Lymington Bottom and potentially restrict the vision of both pedestrians and vehicles. Please note that Lymington Rise is a steep decline to Lymington Bottom. There may also be visibility restrictions to 1A Lymington Rise with the proposed new hedging.				
16/2/2021	59097	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 (as amplified by supporting information received 19 March 2021 and amended plan received 14 April 2021)	5 th May 2021
The Parish Council's objection to this application remains. The amended plan only reaffirmed concerns on the potential detrimental effect on the neighbouring properties amenity, and the proximity of the proposed building to the rear boundary fence. The Parish Council's other concerns have not been adequately addressed and remain of the opinion that this quiet residential cul-de-sac is not an appropriate location for this proposal.				
21/4/2021	26765/014	16 Lymington Bottom, Four Marks, GU34 5AA	New entrance with gate and fence and a new line of hedging	19 th May 2021
The Parish Council have no objections in principle to this application but would ask the planning officer to seek clarification on the following points. <ul style="list-style-type: none"> • Has any provision been made for the continuation of the drainage ditch across the proposed new access point? • As the proposal is for a new access, will an application for a drop kerb be required, and permission sought on this from Hampshire Highways? • The existing access point is in the recess area shown on the block plan but is not detailed on the landscape plan, what are the proposals for this recess area? • Are the proposals likely to have any detrimental effect on the trees in the near vicinity awarded protection? 				
23/4/2021	49313/007	Woodcote, Boyneswood Road, Four Marks, GU34 5DY	Tree works, as per report	21 st May 2021
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. However, in this instance, noting the amount of remedial work that is necessary, defer to the Arboricultural officer's expertise and decision on this application.				

21.46 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
24/02/2021	56171/001	Scout Hall, Uplands Lane, Four Marks	Ash Tree – Fell	Consent 8/4/2021
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	REFUSAL 15/4/2021

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	Permission 15/4/2021
23/02/2021	59128	32 Penrose Way, Four Marks, GU34 5BG	Sycamore – Fell Silver Birch – reduce size by 600-800mm	REFUSAL 16/4/2021
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.	REFUSAL 19/4/2021
4 th 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	Permission 22/4/2021
LATE NOTIFICATIONS				
15/03/2021	22365/010	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Detached outbuilding	REFUSAL 29/4/21

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

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
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	Awaiting decision

			Pre-decision amendment 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	
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 home, 1 x touring caravan & 1 x day room	Awaiting decision
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 & 1 x day room	Awaiting decision
13/11/2020	22365/009	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Retrospective application for gates, wall and fencing including landscaping Pre-decision amendment Retrospective application for gates, wall and fencing including landscaping (as amplified by landscaping details and plan submitted 4 March 2021)	Awaiting decision
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

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 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 (as amplified by supporting information received 19th March 2021)	Pre Decision Amendment following supplementary info.
19/02/2021	37766/002	1 Thorn Drive, Four Marks, GU34 5BZ	Dropped kerb and all associated works	Registered
9 th March 2021	59143	Land to the rear of 2-4 Willowfield, Watercross Way, Medstead	Construction of 4 dwellings with parking and landscaping	Registered
16/03/2021	56027/029	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	Awaiting decision
16/03/2021	56027/030	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	Awaiting decision
25/03/2021	27256/006	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	Registered
31/03/2021	55915/002	14 Blackberry Close, Four Marks GU34 5BW	Detached car port	Registered

21.47 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS

The EO advised the Committee of a late decision notice, as detailed above, and the reasons for the decision.

There were no further matters to discuss.

21.48 PC NEXT SCHEDULED MEETING

The next meeting is currently confirmed as Wednesday 2nd June 2021. The time and venue will be advised.

21.49 PC The Chairman closed the meeting at 6.50pm.