

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 2nd June 2021, commencing at 7.00pm
at the Benians Pavilion, Uplands Lane, Four Marks**

MEMBERS PRESENT:	Cllr Mike Sanders (Chairman), Cllrs John Hammond, Shaun McCarthy and Anne Tomlinson
IN ATTENDANCE:	Sarah Goudie, Executive Officer (EO) No members of the public
APOLOGIES:	None

21.50 PC ELECTION OF COMMITTEE CHAIRMAN

Cllr Tomlinson opened the meeting as Vice Chairman of the Council and before the election of Committee Chairman wished to thank Simon Thomas for his outstanding contribution to the Council and particularly as Chair of the Planning Committee and wished him well in the future, which was wholeheartedly echoed by all members.

Cllr Tomlinson then asked for nominations for Committee Chairman, and herself proposed Cllr Sanders. Cllr Sanders accepted the nomination, which was then seconded by Cllr Hammond, and unanimously agreed.

With no further nominations, Cllr Sanders then took over as Chairman of the Planning Committee.

21.51 PC TO AGREE COMMITTEE'S TERMS OF REFERENCE

The draft Terms of Reference had been circulated prior to the meeting. With no further changes it was agreed to present the Terms of Reference to Full Council for formal adoption at the next meeting.

21.52 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

21.53 PC OPEN SESSION – PUBLIC PARTICIPATION

The Chairman asked if there were any items to raise under the Open Session.

There being no items to raise, the meeting started at 7.05pm. Standing Orders were applied.

21.54 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

21.55 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 5th May 2021 following proposal by Cllr Tomlinson seconded by Cllr Hammond and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

21.56 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
07/05/2021	52149/005	High Beeches, Boyneswood Road, Four Marks, GU34 5DY	Part conversion of double garage to study/utility and porch to main entrance	04/06/2021
The Parish Council have no objection to this application, provided that the trees are adequately protected during construction.				
11/05/2021	27256/007	Farringdon Common Semaphore, 87 Telegraph Lane, Four Marks, GU34 5AW	Remove existing entry driveway gate, replaced by mature native hedging and create two new access entry points further down along Telegraph Lane.	08/06/2021
The Parish Council have no objection in principle to this application. However, would like clarification that, as there are no gate dimensions shown, they are not in excess of the permissible height, and the Beech tree's root system is not compromised by the new driveway proposals.				
12/05/2021	38660/005	7 Chawton End Close, Four Marks, GU34 5BF	Extension & conversion of existing garage to annexe	09/06/2021
The Parish Council have no objection to this application but would request a condition that the annexe remains ancillary to the host dwelling in the future.				
19/05/2021	24115/002	Small Acres Farm, Hawthorn Road, Four Marks, GU34 5AT	Conversion of detached double garage into a home office and storage	16/06/2021
The Parish Council have no objection to this application but would request a condition that the proposed conversion remains ancillary to the host dwelling in the future.				
25/05/2021	59128/001	34 Penrose Way, Four Marks, GU34 5BG	1 x Sycamore – crown height and width reduction as per marked photo	22/06/2021
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.				
In this instance, as there is no tree survey provided, nor detail of the proposed amount of reduction other than a marked photo, refer to the Arboricultural Officer's decision in this regard.				
26/05/2021	20272/012	The Flints, Lymington Bottom, GU34 5AA	1 x Sycamore – re-pollard to 9m, 4m below old points	23/06/2021
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.				
In this instance, however, the Parish Council object to this application as, due to the lack and content of the information provided, are unable to determine the finished height and whether the proposal will have a detrimental effect on the health of the tree.				
26/05/2021	23761/015	Winterborne, 139 Winchester Road, Four Marks, GU34 5HY	Variation of condition 3 of 23761/014 to allow substitution of plans HAL18-WR-500 Rev D changed to Revision E and WAL18-WR-600 to Revision A	23/06/2021

The Parish Council have no objection to the substitution of plans as detailed, acknowledging the reasons for the variation however would request that the proposed covered area remains as an open sided canopy, and not incorporated into the dwelling in the future.

26/05/2021	25003/004	Keepsake Cottage, Brislands Lane, Four Marks, GU34 5AD	Removal of boundary hedge, scots pine and (diseased) Ash tree and replace with a 1.8 high timber close board fence	23/06/2021
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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.

The Parish Council would like to note, with reference to the planning statement, that they would not be supportive of the removal of the boundary hedge, but of the proposals to improve the junction visibility, and would only support the removal of the hedge in its entirety if it were to be replaced further back from the Highway boundary.

The complete removal of the boundary hedge in this location will substantially change the local amenity of this heritage corner, and by replacing with a 6ft close board fence, whether green and covered in ivy, or not, would change the residual amenity from rural to urban, and would ask the applicant to reconsider the proposals to completely remove all of the hedgerow, and ask that this would be a last resort with other options explored including only the removal of a part of the hedge, or reduction in width and height, or complete removal with a rustic or ranch style fencing (as opposite) to re-designate the highway boundary with a new mature native hedge planted behind it within the property's own boundary.

With reference to the removal of the Ash Tree, the Council are fully supportive of its removal as it is extremely diseased and a danger to property, pedestrians and passing traffic. The Scots Pine highlighted for removal also appears to be in decline, and therefore would also be supportive of its removal, but would ask for an Arboricultural Officer to comment further on this proposal.

LATE APPLICATIONS

28/05/2021	35353/007	8 Penrose Way, Four Marks, GU34 5BG	T1-Sycamore-Crown lift to 5m. Clear adjacent dwelling and garage by 2m. Remove rubbing branch in low canopy over adjacent property as per marked photo	25/06/2021
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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.

In this instance, however, the Council defer to the Arboricultural Officer's decision, as the photo and proposed works do not seem to correspond.

21.57 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED

Date received	Ref. No:	Location	Proposal	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)	REFUSAL 05/05/2021

			details and plan submitted 4 March 2021)	
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	REFUSAL 07/05/2021
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	REFUSAL 07/05/2021
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	Consent 19/05/2021
LATE NOTIFICATIONS				
16/2/2021	59097	12 Fairfield Green, Four Marks, GU34 5BL	<i>Change of use of part of rear garden to Cat Hotel, with detached building to accommodate cats on a short term basis</i> Pre-decision amendment <i>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)</i> PRE-DECISION AMENDMENT (2) <i>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)</i>	<i>Temporary Permission</i> 24/5/2021
19/02/2021	37766/002	1 Thorn Drive, Four Marks, GU34 5BZ	<i>Dropped kerb and all associated works</i>	<i>Permission</i> 25/05/2021
31/03/2021	55915/002	14 Blackberry Close, Four Marks GU34 5BW	<i>Detached car port</i>	<i>Permission</i> 26/05/2021

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	APPEAL DISMISSED 9 th April 2021

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
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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 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	Awaiting decision
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
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 19 th March 2021) PRE-DECISION AMENDMENT (2) 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)	Pre Decision Amendment following supplementary info. 5/5/2021
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, Watercress Way, Medstead	Construction of 4 dwellings with parking and landscaping	Registered
31/03/2021	55915/002	14 Blackberry Close, Four Marks GU34 5BW	Detached car port	Registered
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
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
23/4/2021	49313/007	Woodcote, Boyneswood Road, Four Marks, GU34 5DY	Tree works, as per report	21 st May 2021

21.58 PC ALTON NEIGHBOURHOOD PLAN

The EO had circulated the link to the notification under Regulation 15 of the amendments to the Alton Neighbourhood Plan. It was noted that it was not easy to determine the amendments and the EO agreed to seek further clarification to enable the Council to decide whether to submit any comment.

21.59 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS

The EO advised the Committee of three late decision notices, as detailed above. The late planning application received was discussed and is Minuted under 21.56 PC.

The EO also advised that a communication had been received with reference to the Alton Materials Recovery Facility and the submission of additional supplementary documentation. The EO agreed to circulate the letter with the link to the new documents and asked the Committee to advise whether the additional information addressed any of the Council's concerns or required further response.

Cllr Sanders advised that the Government's proposed changes to the planning system were being carefully monitored and further comments or information would be circulated as received.

21.60 PC NEXT SCHEDULED MEETING

The next meeting is currently confirmed as Wednesday 7th July 2021. The venue would be confirmed prior to the meeting, dependent upon the applications received.

21.61 PC The Chairman closed the meeting at 8.00pm.