

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 7th July 2021, commencing at 7.30pm
at the Benians Pavilion, Uplands Lane, Four Marks**

MEMBERS PRESENT:	Cllr Mike Sanders (Chairman), Cllrs John Hammond, and Anne Tomlinson
IN ATTENDANCE:	Sarah Goudie, Executive Officer (EO) Cllr Janet Foster Cllr Bryan Timms [part] Cllr Reg Pullen [part] No members of the public
APOLOGIES:	Cllr Shaun McCarthy, Cllr Kellie Knight

21.62 PC CHAIRMAN'S WELCOME

The Chairman, Cllr Sanders, opened the meeting, welcomed the attendees and commenced with the meeting.

21.63 PC APOLOGIES FOR ABSENCE

There was an apology for absence received from Cllr Shaun McCarthy who was unable to attend due to work commitments, the apology was acknowledged and accepted.

An apology had been received from Cllr Knight, the reason given was not deemed appropriate and the apology not accepted.

21.64 PC OPEN SESSION – PUBLIC PARTICIPATION

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

Cllr Timms, in attendance, spoke with reference to application 53357/008, reminding Councillors that permission had been granted for a six month occupancy of a mobile home/caravan, and that the business plan provided was detailed and acceptable and recommended the Council should be minded to support the application.

The EO raised the receipt of the details of the 2023 Review of Parliamentary constituencies, currently under consultation until 2nd August 2021, which would be circulated and included within the Agenda for the July Full Council meeting for consideration and comment if appropriate.

There being no further items to raise, the meeting started at 7.35pm. Standing Orders were applied.

21.65 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

21.66 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 2nd June 2021 following proposal by Cllr Tomlinson seconded by Cllr Sanders and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

21.67 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	Pre-Decision Amendment Part conversion and front extension of double garage to study/utility and porch to main entrance (amended description)	05/07/2021
<p>No objection, the initial comment stands.</p> <p>The EO did raise the point that the Arboricultural Officer had subsequently objected to the application raising concern that the Norway Spruce had been shown in the wrong place in the front of the dwelling, and highlighted an issue with potential restricted parking movement for cars bringing the front elevation forward with a potential for future application to remove the protected tree to alleviate the issue.</p>				
13/05/2021	SDNP/21/02620/LDP	Sunnyside, Brightstone Lane, Lower Farringdon, GU34 3ET [Neighbouring Parish]	Lawful Development Certificate for Proposed Development or use – Rear extension to existing dwelling and erection of detached outbuilding	05/07/2021
<p>The Parish Council have no objection in principle to this application, provided that the additional extension does not exceed the allowable sqm for a dwelling outside the Settlement Policy Boundary, noting that the bungalow has already been extended previously.</p> <p>The Council, however, wish to raise a query on the dimensions of the new outbuilding, although sympathetic to the reasons for the provision of home office facilities and note it will not be visible from Brightstone Lane so therefore will not have a detrimental effect on the existing street scene, it is not clear on the site plan whether this is a replacement outbuilding or in addition to those currently on the application site but not shown on the site plan. The Council would like to request a condition that the proposed garden office/gym remains ancillary to the main dwelling.</p> <p>The EO confirmed that she had sought guidance on criteria for home office/outbuildings as guidance for future applications.</p>				
09/06/2021	24115/003	Small Acres Farm, Hawthorn Road, Four Marks GU34 5AT	Change of use of existing stables to a one bed holiday cottage	07/07/2021
<p>The Parish Council have no objections in principle but would seek assurance, by condition, of appropriate drainage mitigation, due to the topography of the site. The Council would also request a condition that the holiday cottage remains as such and cannot be converted to a residential dwelling in the future, as the application site is outside the Settlement Policy Boundary.</p> <p>There was a query raised as to whether there are any restrictions or statutory criteria on change of use from barn/stables to residential and would seek clarification from the Planning Officer in this regard.</p>				
09/06/2021	53357/008	Fir Trees Farm, Alton Lane, Four Marks	Retrospective application for the siting of a temporary agricultural worker's dwelling to include decking, shipping container and porch for a period of three years	07/07/2021
<p>The Parish Council discussed this application in detail and comment as follows:</p> <p>There is a history of non-compliance on this site and lack of regard for the planning system, would granting permission then set a precedent for other agricultural site owners to do the same? The Council refer to a previous application on a different site in Four Marks [SDNP/52931/004] where a temporary siting of a mobile home for a farm in Headmoor Lane was repeatedly refused and finally dismissed at Appeal, with the mobile home being removed from site.</p>				

What happens after the three years temporary permission expires? Would there be a re-submission for another three year period? What further evidence would need to be supplied to justify a further extension? At what point does temporary become permanent?

A previous application 53357/004 to site a temporary dwelling for three years was refused and although the applicant's livestock activity has changed to one that may require more frequent supervision, is the Planning Officer satisfied that enough evidence has been provided to change the decision from refusal to permission?

The Council are supportive of local businesses and note the detailed and viable business plan for this small livestock activity included with the application. The care and consideration given to promoting good animal husbandry is acknowledged and welcomed, however does this type of farming necessitate the need for 24 hour residential care by a farm worker, rather than carrying out regular visits during the day? Is there clear justification for an on-site agricultural worker's dwelling, temporary or permanent?

It is noted that additional information is required prior to decision on effluent discharge, so have no comment to make on drainage, but would reiterate that water run off must be mitigated, if approved.

Having taken all the concerns raised and until such time as satisfactory information is provided, the Parish Council object to this application as submitted. However, if the Planning Officer is minded to grant permission upon receipt of satisfactory additional information, the Parish Council would request an Agricultural condition tied to the stated farming enterprise and with documented evidence from the relevant authorities, that the farming business continues to operate as detailed in this application.

23/06/2021	32126/004	Magpie Lodge, Station Approach, Four Marks GU34 5HN	To remove tile hanging from existing house (first floor) and replace with cladding. For the approved extension, to change from proposed tile hanging on extension to cladding	21/07/2021
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The Parish Council have no planning objection to this application.

26/05/2021	25003/004	Keepsake Cottage, Brislands Lane, Four Marks, GU34 5AD	Pre- Decision Amendment Removal of boundary hedge, scots pine and (diseased) Ash tree and replace with a 1.8 high timber close board fence Amended Block Plan showing planting details	23/06/2021
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The Parish Council note the submission of the amended block plan, but the original comment remains, in that all options should be exhausted prior to the complete removal of the hedge.

21.68 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	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	REFUSAL 1 st June 2021
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	REFUSAL 1 st June 2021

			home, 1 x touring caravan & 1 x day room	
23/4/2021	49313/007	Woodcote, Boyneswood Road, Four Marks, GU34 5DY	Tree works, as per report	CONSENT Tree #02 Beech - Reduce Eastern limb by 2.5m as per supplied photo. Trees #04, 05, 06 Ash - Fell. Tree #07 Beech - Reduce northern stem by up to 4 metres leaving a finished height of no less than 19 metres. 7 th June 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	PERMISSION 21 st June 2021
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	PERMISSION 18 th June 2021
LATE NOTIFICATIONS				
04/01/2021	51759/003	Stonehaven, The Shrave, Four Marks, GU34 5BH	Two detached dwellings to rear, replacement garage, following demolition of current garage	WITHDRAWN 25 th June 2021
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	Permission 29 th June 2021

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
10/03/2021	APP/ M1710/8012	149 Winchester Road, Four Marks, GU34 5HY	Oak T21 Fell EH(460)2002 Ash T20 Fell EH(460)2002	Appeal Dismissed 12th May 2021

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
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 Pre-Decision Amendment	Pre-Decision amendment 02/07/2021

			Submission of additional documents	
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
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
21/4/2021	26765/014	16 Lymington Bottom, Four Marks, GU34 5AA	New entrance with gate and fence and a new line of hedging	Registered
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	Pre Decision Amendment
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. Pre-Decision Amendment Remove existing entry driveway gate, replaced by mature native hedging and create two new access entry points further down along Telegraph Lane (as amplified and amended by details received 27 May 2021 and amended plans received 7 June 2021)	Pre-Decision Amendment 02/07/2021
12/05/2021	38660/005	7 Chawton End Close, Four Marks, GU34 5BF	Extension & conversion of existing garage to annexe	09/06/2021
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
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
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

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
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
03/06/2021	55422/001	1A Oak Green Parade, Winchester Road, Four Marks, GU34 5HQ	New escape stairway and walkway	
04/06/2021	55275/013	Land East of Kitwood Place, Lyeway Road, Ropley	Deed of variation of S106 agreement dated 17 th July 2020 relating to applications 55275/11 and 55275/012 (employment contribution)	

21.69 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS

The EO advised the Committee of two late decision notices, as detailed above, and one late planning application that would not be discussed but added to the Full Council meeting Agenda, with Chairman's approval.

There was a brief update on the previous night's EHDC Planning Policy meeting, with confirmation that the Chawton Park Farm large site was being included in the draft Local Plan.

21.70 PC NEXT SCHEDULED MEETING

The next meeting is currently confirmed as Wednesday 4th August 2021. The venue would be confirmed prior to the meeting, dependent upon the applications received.

21.71 PC The Chairman closed the meeting at 8.27pm.