

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 4<sup>th</sup> August 2021, commencing at 7.30pm  
at the Benians Pavilion, Uplands Lane, Four Marks**

<b>MEMBERS PRESENT:</b>	<b>Cllr Mike Sanders (Chairman), Cllrs Janet Foster, John Hammond, and Anne Tomlinson</b>
<b>IN ATTENDANCE:</b>	<b>Sarah Goudie, Executive Officer (EO) 1 member of the public</b>
<b>APOLOGIES:</b>	<b>Cllr Shaun McCarthy</b>

**21.72 PC CHAIRMAN'S WELCOME**

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

**21.73 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.

Following Cllr Knight's query at the Full Council meeting that her apology had been recorded as an absence, the EO confirmed that it had been incorrectly recorded and the Minutes have been amended to show that she had sent an apology, although the decision not to accept the apology remained. The Committee were advised that Cllr Knight had resigned from the Committee and Cllr Foster had taken her place to ensure the Committee remained with five members.

**21.74 PC OPEN SESSION – PUBLIC PARTICIPATION**

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

The Committee were advised that a potential compliance issue had arisen at 16 Lymington Bottom, where the outcome of their planning application 26765/014 had not yet been determined, yet the works to remove the hedge and install a new access had commenced. It had also been noted that the tree to the front of the property had been shown in a different location on the planning application and concern had been expressed that the tree roots had been exposed by the removal of the hedgerow, and therefore the tree may have been compromised by the works. The Committee were also made aware that an application had now been submitted to award the tree protection to prevent any further damage.

There being no further items to raise, the meeting started at 7.40pm. **Standing Orders were applied.**

**21.75 PC DECLARATIONS OF INTEREST**

There were no declarations of interest.

**21.76 PC COMMITTEE MINUTES**

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 7<sup>th</sup> July 2021, with the amendment as discussed, following proposal by Cllr Hammond, seconded by Cllr Tomlinson and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

**21.77 PC PLANNING MATTERS – NEW APPLICATIONS**

<b>NEW APPLICATIONS</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Comments by:</b>
13/07/2021	<a href="#">55678/002</a>	33 Chaffinch Road, Four Marks, GU34 5FG	T27 Field Maple, Crown lift to 2.75m	10/08/2021
<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>Having noted that similar work was carried out in 2019, the Council believe that this is likely to be a regular occurrence and suggest that the applicant seeks the advice of the case officer on ongoing future works and applications. The Council has no objection in principle to the application however defers to the Arboricultural Officer's decision in this regard.</p>				
16/07/2021	<a href="#">37657/004</a>	15 Penrose Way, Four Marks, GU34 5BG	T1 Oak remove limbs, as per photo	13/08/2021
<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, the Council were unable to determine from the sketch plan and photo, firstly the exact location of the tree and its proximity to the dwelling, and secondly the works that the applicant has applied to carry out, as there appears to be two different descriptions. The heading on the application states that the applicant wishes to <i>Crown lift to 5 metres (including pruning back of upper rubbing branch on the southern side of the canopy to the first suitable growing point behind the point of rubbing)</i>. Yet on the application form it states that the applicant wishes to <i>remove 1 crossing and rubbing limb and remove 3 dead limbs. Cut branch on right hand side hanging very low to fence to give the tree a more balanced shape</i>. The Council would object to a crown lift of 5m in this location believing it excessive, however defer to the Arboricultural Officer's assessment and decision in this regard.</p>				
23/07/2021	<a href="#">33606/003</a>	Kingswood, 4 Blackberry Lane, Four Marks, GU34 5BN	Two-storey extension to side, single-storey front extension and a single storey rear and north side extension, following demolition of existing garage and side extension	20/08/2021
<p>The Parish Council strongly object to this application.</p> <p>As there was not a proposed block plan submitted with the application, or at least not available on the planning portal, the Committee members each visited the site and were able to prepare a superimposed block plan for deliberation at their meeting, to enable a more accurate assessment on the proposed increase in size of the dwelling and how it would be situated on the existing plot, and comment as follows:</p> <ul style="list-style-type: none"> <li>• The proposed two storey extension is in fact and two and a half storey extension which is completely out of character with the surrounding amenity.</li> <li>• It is excessive in mass, overbearing, out of keeping and unsympathetic to the adjacent properties.</li> <li>• The existing dwelling will be extended in every direction and the proposed increase in footprint, if it has been calculated correctly, would fill the whole width of the site, leaving little or no space for maintenance.</li> <li>• Although acknowledge that this is not a planning consideration the proposed internal layout is unusual and although may suit the purpose of the applicants required accommodation needs, it is perplexing and would question why the proposed garage would have a door into an en-suite bathroom and large windows to both the garage and boiler room.</li> <li>• There are three north facing windows all overlooking the neighbouring dwelling.</li> </ul>				

- The two and a half storey side extension will be adjacent to a public footpath (FP2) and although the Rights of Way representative has confirmed that they have no issues, from previous experience the Council are extremely concerned that the height and massing of the proposed extension would detrimentally affect the public right of way by reducing the light of the already narrow and dimly lit footpath and thereby the security of those using the public right of way.

In summary, the Council strongly objects to this application as submitted being contrary to Policy CP29 of the EHDC Local Plan Joint Core Strategy and guidance contained within the Four Marks Village Design Statement and would like to see the current proposals reconsidered to increase the dwelling size more sympathetically and aesthetically pleasing to blend in with the existing street scene. However, should the Planning Officer be minded to approve the application, the Council would respectfully request a condition that any windows that overlook adjacent properties are opaque, and that the extended dwelling is not at any time in the future converted into two dwellings.

28/07/2021	<a href="#">50702/003</a>	7 Merlin Road, Four Marks, GU34 5DE	Variation of Condition 8 of 50702/001 to allow substitution of plans Site Plan PA-001 to PA-001A; Ground Floor Plan – PA-002A to PA-002C; First Floor Plan PA-003A to PA-003C; Elevations PA-005A to PA-005B; Elevations PA-006A to PA006C)	25/08/2021
The Council have no objection.				
<b>LATE APPLICATIONS</b>				
03/08/2021	59382	24 Penrose Way, Four Marks, GU34 5BG	Lawful development certificate proposed – conservatory to rear	31/08/2021
The Council have no objection to this application.				

## 21.78 PC DECISIONS NOTIFIED AND PENDING

<b>DECISIONS NOTIFIED</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>
19/05/2021	<a href="#">24115/002</a>	Small Acres Farm, Hawthorn Road, Four Marks, GU34 5AT	Conversion of detached double garage into a home office and storage	Permission 08/07/2021
12/05/2021	38660/005	7 Chawton End Close, Four Marks, GU34 5BF	Extension & conversion of existing garage to annexe	Permission 05/07/2021
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 <b>Pre-Decision Amendment</b> Submission of additional documents	Permission 09/07/2021
26/05/2021	<a href="#">20272/012</a>	The Flints, Lymington Bottom, GU34 5AA	1 x Sycamore – re-pollard to 9m, 4m below old points	REFUSAL 14/07/2021
25/05/2021	<a href="#">59128/001</a>	34 Penrose Way, Four Marks, GU34 5BG	1 x Sycamore – crown height and width reduction as per marked photo	REFUSAL 14/07/2021

13/05/2021	<a href="#">SDNP/21/02620/LDP</a>	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	Approved 08/07/2021
28/05/2021	<a href="#">35353/007</a>	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	Consent 21/07/2021

<b>DECISIONS PENDING</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>
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
9 <sup>th</sup> March 2021	<a href="#">59143</a>	Land to the rear of 2-4 Willowfield, Watercress Way, Medstead	Construction of 4 dwellings with parking and landscaping	Registered
21/4/2021	<a href="#">26765/014</a>	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 <b>Pre-Decision Amendment</b> Part conversion and front extension of double garage to study/utility and porch to main entrance (amended description)	<b>Pre Decision Amendment</b> <b>05/07/2021</b>
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. <b>Pre-Decision Amendment</b> Remove existing entry driveway gate, replaced by mature native hedging and create two new access	<b>Pre-Decision Amendment</b> <b>02/07/2021</b>

			entry points further down along Telegraph Lane <b>(as amplified and amended by details received 27 May 2021 and amended plans received 7 June 2021)</b>	
26/05/2021	<a href="#">25003/004</a>	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 <b>Pre- Decision Amendment</b> Removal of boundary hedge, scots pine and (diseased) Ash tree and replace with a 1.8 high timber close board fence <b>Amended Block Plan showing planting details</b>	<b>Pre- Decision Amendment 03/06/2021</b>
03/06/2021	55422/001	1A Oak Green Parade, Winchester Road, Four Marks, GU34 5HQ	New escape stairway and walkway	Registered
04/06/2021	55275/013	Land East of Kitwood Place, Lyeway Road, Ropley	Deed of variation of S106 agreement dated 17 <sup>th</sup> July 2020 relating to applications 55275/11 and 55275/012 (employment contribution)	Registered
09/06/2021	<a href="#">24115/003</a>	Small Acres Farm, Hawthorn Road, Four Marks GU34 5AT	Change of use of existing stables to a one bed holiday cottage	Registered
09/06/2021	<a href="#">53357/008</a>	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	Registered
23/06/2021	<a href="#">32126/004</a>	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	Registered

30/06/2021	49761/005	Fleetwood, 11 Penrose Way, Four Marks, GU34 5BG	Extension of existing garage and garage roof to the side of the main house	28/07/2021
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## **21.79 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS**

### **21.79.1 To receive any late items of planning or planning relation**

One late planning application had been received and as it was a Lawful Development Certificate for a conservatory, having seen the details of the proposals. the Council had no objection to the application.

There were no late decisions notified to report.

### **21.79.2 Local Plan Review**

Cllr Sanders gave an update on the issues with reference to the Local Plan and the changes proposed that affect Four Marks and Medstead. It was still unclear as to why the proposed Four Marks site had been removed from the Local Plan and why the site beside the SINC (FM016) which has been refused many times and successfully defended at Appeal had now been included, and the Medstead site (Med014), when the Boyneswood Road/A31 is already overcapacity with all suggested improvements not passing a safety audit. It was suggested engaging with the District Councillors to seek further information and support. It was also suggested that the hugely unpopular proposed allocation of the Chawton Park Farm site had come about as Chawton did not have a Neighbourhood Plan in place to defend it. A further concern raised was that the proposed changes would not be approved by the Inspector, therefore leaving the District vulnerable to development. It was noted, however, following a brief closure of the meeting to allow the member of public, a member of the Neighbourhood Plan steering group to speak, that the 'made' Medstead and Four Marks Neighbourhood Plan was in date and still valid. Further comments were made that the housing base numbers were also out of date and that the Covid situation had no doubt affected the both the housing base numbers, developments and the difficulties faced by the Local Planning Policy team itself.

Cllr Sanders advised that he had contacted Mark Kemp-Gee for the current traffic figures for the A31 by Lapwing Way and the Boyneswood Road junction, to build up a defence for both sites for submission when the Local Plan goes out to consultation. Currently there has been no further update on the proposed workshops following the recent planning policy meeting.

### **21.79.3 Update of Village Design Statement**

It was agreed that the Village Design Statement was now out of date and that it was time to reflect the changes in design around the village and with reference to the current climate emergency to ensure all new houses are sustainable and built to life-long standards.

## **21.80 PC NEXT SCHEDULED MEETING**

The next meeting is currently confirmed as Wednesday 1<sup>st</sup> September 2021, 7.30pm at the Benians Pavilion unless otherwise advised.

**21.81 PC** The Chairman closed the meeting at 8.40 pm.