

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 1st September 2021, commencing at 7.30pm
at the Benians Pavilion, Uplands Lane, Four Marks**

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

21.82 PC CHAIRMAN'S WELCOME

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

21.83 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

21.84 PC OPEN SESSION – PUBLIC PARTICIPATION

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

There were three residents in attendance who wished to raise various concerns with planning application reference number 25843/008, which included the size of the new dwelling, the size and change of location of the proposed garage, development outside the Settlement Policy boundary, proximity to the SDNP and the access road, being under the ownership of another party. An additional concern was raised as to whether this could set a precedent for further development. A fourth resident mentioned that the development would also be contrary to Policy 1 of the Neighbourhood Plan.

There being no further items to raise, the meeting started at 19.47pm. **Standing Orders were applied.**

21.85 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

21.86 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 4th August 2021, following proposal by Cllr Foster, seconded by Cllr Tomlinson and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

21.87 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
04/08/2021	55712/001	The Barn, Alton Lane, Four Marks	Conversion of building to dwelling with associated parking and landscaping (renewal of 55712)	1 st September 2021
The Parish Council although objected to the original application, noted that the Planning Officer had conditioned the permission to allay some of their concerns, and as there is no material change, have no further comment to add to this application. Should the Planning Officer approve this second application,				

the Council would respectfully request the same conditions, specifically 7 and 8, the retention of the front boundary hedge and removal of permitted development rights.				
05/08/2021	59388	Village Hall, Lymington Bottom, Four Marks GU34 5AA	Increase insulation on flat roof	2 nd September 2021
The Parish Council have no objection to this application.				
09/08/2021	26765/014	16 Lymington Bottom, Four Marks, GU34 5AA	Pre-Decision Amendment Amended Access Plan New entrance with gate and fence and a new line of hedging	6 th September 2021
The deadline for submission of comments on the pre-decision amendment had been incorrectly advised, this item has now been determined, and permission was granted on 27 th August 2021.				
06/08/2021	59143	Land to the rear of 2-4 Willowfield, Watercross Way, Medstead	Pre-Decision Amendment Amended Plans Construction of 4 dwellings with parking and landscaping	27 th August 2021
The Parish Council acknowledge and have noted the amended plans and additional reports, however the area is still outside the Settlement Policy Boundary, with any proposed changes in the Local Plan Review not yet made, so remains contrary to Policy CP19. The LPA can demonstrate a 6.1 year housing land supply, there is no identified need for these dwellings. This site is a vital green lung between two newly built residential developments and should be left to mitigate the loss of the surrounding green space. In addition, the loss of a substantial number of trees in this location goes against all current climate change mitigation policies, and therefore the Council's strong objection still stands.				
12/08/2021	53081/001	Orchard Lea, 164 Winchester Road, Four Marks, GU34 5HZ	Replacement garage	9 th September 2021
The Parish Council have no objection to this application.				
12/08/2021	37657/005	15 Penrose Way, Four Marks, GU34 5BG	T1 Oak – reduce lateral by 3 metres, take out crossover branches, remove regrowth	9 th September 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.				
With reference to this application, permission has recently been granted under 37657/004 to carry out work to this tree and would assume that these proposals are in addition to those recently agreed. The Council are concerned that these further works could be considered excessive and potentially be detrimental to the tree, however defer to the case officer's decision in this regard.				
17/08/2021	53153/002	31 Chaffinch Road, Four Marks, GU34 5FG	T1 Oak – reduce rear (East) limb by 2 metres (from 9m to 7m) and reduce co-dominant (north-west) stem by 2 metres (from 9m to 7m) to balance overall shape. Reduce crown to leave finished height of 14.5 metres and finished spread (radius) of 5.5m. Crown lift no more than 6 metres above adjacent ground level. Crown thin	14 th September 2021

			15-20%. Remove epicormic growth.	
<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>However, having looked at the proposals for this tree, the Parish Council are extremely concerned about the amount of work intended, specifically the crown lift to 6 metres, and believe that, as there are no health and safety reasons for this amount of pruning work, consider it excessive and strongly object to this application as submitted.</p>				
	25843/008	33a Telegraph Lane, Four Marks, GU34 5AX	Detached dwelling and detached garage	14 th September 2021
<p>The Parish Council acknowledge that, despite some reservations, permission was granted for a substantially enlarged premises and additional garage on the application site which was conditioned to ensure it would be sympathetic to its surroundings. However, this a new application, not a renewal of extant planning permission, and as such is wholly inappropriate in every regard, and against planning policy, as follows:</p> <ul style="list-style-type: none"> • The site is outside the Settlement Policy Boundary, and therefore against Policy CP19 with no proven and genuine need for this type of development, and Policy 1 of the Medstead and Four Marks Neighbourhood Plan. • By its size, scale and massing the proposed increase in sqm from the original dwelling, and the subsequent permissioned and relatively modest chalet style two storey dwelling to a 'three storey' urban style dwelling is completely out of character with, and detrimental to, the local amenity. The initial footprint of 87m2 was extended to 259m2 using the fallback position, the increase from 87m2 to 476m2 is beyond excessive and contrary to Policy H16, which is in place to prevent this type of inappropriate development. • The proposed detached garage is more in keeping with a commercial enterprise than a domestic garage. Its proposed location, which has changed from the original proposal, now borders the boundary of the neighbouring property, therefore visually and detrimentally harming to their amenity. • The application site can be seen by walkers from a regularly used permissive footpath from the A31 through to the Weathermore Copse byway, and therefore visually intrusive in a countryside and wooded location. • The site's proximity to the South Downs National Park only heightens the inappropriateness of the size of both the dwelling and outbuilding, and certainly does not conserve nor enhance the natural beauty, wildlife and cultural heritage of the area. • Light pollution. The SDNPA is an International Dark Sky Reserve, Four Marks itself has its own dark skies guidance on street lighting. Paragraph 180 (c) of the NPPF, outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. By the very size of the proposed dwelling, regardless of restriction on outside lighting, there will be light pollution in what is effectively a wooded area. • Access. The access road is narrow and inadequate for large contractor and delivery vehicles, and any widening, or works to connect services, is likely to put mature trees and hedges at risk of damage, therefore detrimentally affecting the neighbouring properties amenity. • There has been no updated bat survey, the one included with the application is over three years old. • There is no landscaping plan or proposal to replace the lost vegetation or screen the proposed dwelling and outbuilding to allow it to blend into its surroundings and become unobtrusive. • The planning statement is a creative interpretation of planning policy, and is contradictory and confusing. <p>The Council would also refer the planning officer to the various planning applications on another residence in Telegraph Lane (22365/0007/007 and 010) also situated outside the SPB and adjacent to the SDNPA, and the subsequent refusal on both the excessive increase in size and large outbuilding, which was infinitely smaller than this proposal.</p>				

Taking all the above into consideration, the Parish Council **strongly object** to this application, being excessive in scale and massing and of urban style, the proposal alters the distinctiveness and sense of place of the application site, is completely out of character with its surroundings and would have a detrimental effect on the neighbouring amenity. The proposal is contrary to Policy CP19 (Development in the Countryside), CP20 (Landscape), CP29 (Design), Policy H16 and Policy 1 of the Medstead and Four Marks Neighbourhood Plan and respectfully ask the Planning Officer to refuse this application.

However, should the Planning Officer be minded to grant permission, the Parish Council would ask that the permission is conditioned to:

- Ensure that there is no external lighting
- No permitted development rights on either the dwelling or the garage building
- The garage must remain for domestic use only, and remain incidental to the main dwelling, and not be used as, or changed to, ancillary accommodation.
- No commercial activity on the application site.

LATE APPLICATIONS

31/08/2021	53522/001	27 Kingswood Rise, Four Marks, GU34 5BE	Goat willow – reduce crown height by approx.2m and crown width by 1.5m leaving a finished crown height of approx.. 7m and a finished crown width of approx.. 4.5m and crown thin entire canopy by 20%	28 th September 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.

However, in this instance the Parish Council defer to the case officer's decision.

21.88 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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	Permission 30/07/2021
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)	Permission 06/08/2021
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)	Approval 06/08/2021
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	Permission 06/08/2021

			tile hanging on extension to cladding	
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	Permission 16/08/2021
13/07/2021	55678/002	33 Chaffinch Road, Four Marks, GU34 5FG	T27 Field Maple, Crown lift to 2.75m	Consent 16/08/2021
16/07/2021	37657/004	15 Penrose Way, Four Marks, GU34 5BG	T1 Oak remove limbs, as per photo	Consent 16/08/2021
LATE NOTIFICATIONS				
28/07/2021	50702/003	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)	Permission 26 th August 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	Permission 27 th August 2021

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
9 th March 2021	59143	Land to the rear of 2-4 Willowfield, Watercross Way, Medstead	Construction of 4 dwellings with parking and landscaping	Pre-Decision Amendment 06/08/2021
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 Part conversion and front extension of double garage to study/utility and porch to main entrance (amended description)	Registered
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	Awaiting decision

			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)	
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 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	Application to be withdrawn, awaiting notification
03/06/2021	55422/001	1A Oak Green Parade, Winchester Road, Four Marks, GU34 5HQ	New escape stairway and walkway	Registered
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	Registered
23/07/2021	33606/003	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
03/08/2021	59382	24 Penrose Way, Four Marks, GU34 5BG	Lawful development certificate proposed – conservatory to rear	31/08/2021

21.89 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS

There was one late planning application, which was discussed under Minute 21.87.

There was one late notification, as detailed in Minute 21.88, and one notification that was on the planning list for discussion which had the incorrect consultation end date, and has already been determined, as Minuted in 21.87.

The EO also advised of a compliance issue on Hawthorn Road as identified on the SDNPA planning portal, and an update on a previous month's application where the planning officer has requested a change of design.

21.90 PC LOCAL PLAN REVIEW

Cllr Sanders thanked those who had responded with comments further to the recent meeting on the Local Plan Review and advised that one document would be compiled and sent to EHDC. There was reference to the redrawing of the Settlement Policy Boundary and the Chawton Park Farm proposed site, and concerns raised that local areas are being set against each other with the allocation of sites.

21.91 PC VILLAGE DESIGN STATEMENT

The updating of the Village Design Statement was discussed and concern was raised over the time and money that would need to be spent on this task. Although a material planning consideration, and referenced in the Neighbourhood Plan, it is noted that the VDS is out of date and no longer adhered to in many of the current planning applications. The EO was asked to look at funding options, following a suggestion made by a member of public that there may be funding available for this process. It was also suggested looking at the Test Valley guide on the new Design Codes and advice on updating Design Statements. An update would be given at the next Planning Committee meeting.

21.92 PC NEXT SCHEDULED MEETING

The next meeting is currently confirmed as Wednesday 6th October 2021, 7.30pm at the Benians Pavilion unless otherwise advised.

21.93 PC The Chairman closed the meeting at 9.10pm.