

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 6th October 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)
1 member of the public
APOLOGIES: None

21.94 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

21.95 PC OPEN SESSION – PUBLIC PARTICIPATION

There were no items to raise under the Open Session therefore the meeting commenced at 7.35pm.
Standing Orders were applied.

21.96 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

21.97 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 1st September 2021, following proposal by Cllr McCarthy, seconded by Cllr Hammond, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

21.98 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
09/09/2021	24968/005	Laurel Cottage, 97 Blackberry Lane, Four Marks, GU34 5DJ	Timber framed garage with workspace to rear, new porch, and detached annexe to rear following demolition of existing garage and porch (corrected description of work)	7 October 2021
The Parish Council have no objection to this application, noting the planning officer has already addressed the queries raised during the Council's deliberations.				
07/09/2021	51410/001	34 Telegraph Lane, Four Marks, GU34 5AX	Proposed garden lodge to the rear garden	13 th October 2021
The Parish Council have no objection to this application.				
07/09/2021	51273/002	1 St Faith Close, Four Marks, GU34 5AY	T1, Copper Beech, reduce branches over driveway by 1.5m, leaving a branch length of 3.5m (see photo)	5 th October 2021

			T2, Ash, crown reduction (as shown in photo)	
<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>The Council, having deliberated this application, will defer to the Planning Officer's decision as to whether the works proposed to the Copper Beech are appropriate. However, with reference to the Ash Tree would raise a query as to why pruning work is proposed, and not removal, as it has already been identified as having Ash dieback, which is clearly shown in the photographs, and therefore is there a potential health and safety issue by not removing it entirely taking into account its proximity to the road.</p>				
17/09/2021	54621/002	22 Kingswood Rise, Four Marks, GU34 5BD	T1 Oak, Crown lift to 6m. Reduce crown spread N by 1.5m. leaving a crown spread N of 4.5m. Reduce crown spread E by 2m, leaving a crown spread E of 3m. Reduce crown spread S by 3m leaving a crown spread S of 3m. Reduce crown height by 2m, leaving a crown height of 15m.	15 th October 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 respect of this application, although would be sympathetic to some essential pruning work being carried out, believe the proposal is excessive, however defer to the Planning Officer's decision in this regard.</p>				
17/09/2021	37505/006	18 Kingswood Rise, Four Marks, GU34 5BD	T1 Oak. Reduce canopy by 1.2m (as per photo)	15 th October 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 respect of this application, the Council would be sympathetic to some essential pruning to balance the canopy and remove the overhang but defer to the Planning Officer's decision as to whether the proposed works are appropriate.</p>				
24/09/2021	26655/022	149 Winchester Road, Four Marks GU34 5HY	T1 Oak. Reduce crown width by approx. 2-3m, leaving a crown width of approx. 5m. T2 Ash. Reduce crown width by approx. 2-3m, leaving a crown width of approx. 5m.	22 nd October 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 respect of this application, there was not enough detail submitted for the Council to assess whether the proposed works are necessary or appropriate and therefore are not able to submit a comment either way. However, as there are clearly concerns from several parties with reference to both the Oak Tree and the Ash Tree detailed in this application, and as there is no arborist report with any specific</p>				

detail, the Council believe that a site visit to assess and determine this application is essential. The Council, therefore, defer to the Planning Officer's assessment and decision in this regard.				
28/07/2021	50702/004	7 Merlin Road, Four Marks, GU34 5DE	Variation of Condition 8 of 50702/003 (The amendment of layout to allow headroom to stairs) The following drawing numbers are to be amended PA-004B – Roof Plan Proposed to become PA-004C; PA-005C – Elevations Proposed to become PA-005D; PA-006D – Elevations Proposed to become PA-006E; PA-008A -second floor plan proposed to become PA-008B	21/10/2021
Although the Council did query of some of the detail contained with the drawings, there was no objection to this application as submitted.				

21.99 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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
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	Permission 26 th August 2021
03/08/2021	59382	24 Penrose Way, Four Marks, GU34 5BG	Lawful development certificate proposed – conservatory to rear	Permitted 7 th September 2021
03/06/2021	55422/001	1A Oak Green Parade, Winchester Road, Four Marks, GU34 5HQ	New escape stairway and walkway	Permission 10 th September 2021
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	Permission 22 nd September 2021

			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)	
12/8/2021	53081/001	Orchard Lea, 164 Winchester Road, Four Marks, GU34 5HZ	Replacement garage	Permission 20 th September 2021
LATE NOTIFICATIONS				
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	Temporary Permission 28 th September 2021
05/08/2021	59388	Village Hall, Lymington Bottom, Four Marks GU34 5AA	Increase insulation on flat roof	Permission 29 th September 2021

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
9 th March 2021	59143	Land to the rear of 2-4 Willowfield, Watercress Way, Medstead	Construction of 4 dwellings with parking and landscaping Pre-Decision Amendment Amended Plans 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
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	To be withdrawn

			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	
23/07/2021	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	<i>Registered Awaiting re-submission of plans</i>
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
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
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 15-20%. Remove epicormic growth.	14 th September 2021
25843/008	25843/008	33a Telegraph Lane, Four Marks, GU34 5AX	Detached dwelling and detached garage	14 th September 2021
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	28 th September 2021

			crown thin entire canopy by 20%	
02/09/2021	26204	Carron Glen, 43 Telegraph Lane, Four Marks, GU34 5AX	Increase in roof height to provide accommodation at first floor level, single storey rear & side extensions, entrance porch to front, new external opening and materials and enlarged hardstanding to front.	30 th September 2021

21.100 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS

There were two late notifications, as detailed in Minute 21.99. The EO also advised that one notification had been previously missed and application 26765/014 had been granted permission on 27th August 2021.

The EO reported that notification had been received from HCC that they would be withdrawing application 25003/004, and that an Appeal had been lodged against the refusal on the new dwelling on the land adjacent to Kia Ora and would await further information in due course.

The EO also confirmed that she had authorised the 50% share of the Neighbourhood Plan Steering Group insurance premium, although the cover itself was being questioned by the Steering Group Chairman.

The EO then advised the Committee that the first CIL payment for the parish had been requested, which would be payable in three instalments, the Council should receive their first payment in March 2022. A decision would be made in due course as to how the funds would be held and spent.

21.101 PC LOCAL PLAN REVIEW

Cllr Sanders updated the Committee on the S27 consultation submission response, which had been delayed as the opening and closing statement had not been completed. The EO had requested an extension to allow the document to be finalised. The member of public in attendance agreed to assist to enable submission by the Friday deadline. Cllr Sanders then reported on his and Cllr Hammond's attendance at a recent CPRE training session and updated the Committee on other Local Plan related matters that could affect Four Marks and Medstead. Cllr Sanders also confirmed that the leader of EHDC had written to the Member of Parliament asking for a re-evaluation of housing numbers explaining the issue of having half the district within a National Park. An in depth and detailed discussion took place on all the various potential scenarios.

The EO confirmed that Cllr Sanders and Hammonds' participation at the CPRE training session would be recorded and added to the Training and Development schedule of attendance.

21.102 PC JOINED UP PLANNING APPROACH

The communication from the NW Hampshire parishes was noted, however it was agreed that as the various Districts in Hampshire had little common ground, it was difficult to see how this would progress but would await further communication in due course.

21.103 PC NEXT SCHEDULED MEETING

The next meeting is currently confirmed as Wednesday 3rd November 2021, 7.30pm at the Benians Pavilion unless otherwise advised.

21.104 PC The Chairman closed the meeting at 8.40pm.