

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 5<sup>th</sup> January 2022, commencing at 7.30pm  
at Four Marks Village Hall, Lymington Bottom, 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

Cllr Foster opened the meeting as the Chairman, Cllr Sanders, had been delayed.

**22.01 PC APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**22.02 PC OPEN SESSION – PUBLIC PARTICIPATION**

Two residents in attendance wished to comment on planning application 26233/022, one of whom advised that although they were not opposed to 2 or 3 modest dwellings, provided they are appropriate for the location, but shared reservations on some aspects of the application, which were noted. The second applicant raised concerns over potential harm to a tree awarded protection and the Kitwood Road access's proximity to the school and referred to some inaccuracies in the Cover Letter.

Cllr Sanders entered the meeting and took the Chair.

A third resident asked the Committee's opinion on the additional housing proposed on the Medstead side of the railway. Cllr Sanders advised that there would be an update on this during the meeting.

There were no further items to raise under the Open Session therefore the meeting commenced at 7.40pm.

**Standing Orders were applied.**

**22.03 PC DECLARATIONS OF INTEREST**

There were no declarations of interest.

**22.04 PC COMMITTEE MINUTES**

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 1<sup>st</sup> November 2021, following proposal by Cllr Foster, seconded by Cllr Sanders, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

**22.05 PC PLANNING MATTERS – NEW APPLICATIONS**

<b>NEW APPLICATIONS</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>
8 <sup>th</sup> December 2021	<a href="#">59579</a>	38 Chaffinch Road, Four Marks, GU34 5FG	Single storey rear extension to form new dining room. Conversion of existing garage wall to habitable. Removal of existing doors and windows	5 <sup>th</sup> January 2022

The Parish Council have no objection to this application but would comment as follows. Although not a planning consideration, would question whether the living room will benefit from additional natural light by the proposal, when it appears that the existing room is likely to be eclipsed by the proposed extension. In addition, the Council commented that although there are no plans shown to change the garage itself to 'habitable', and have therefore made the assumption that the conversion of existing garage wall to habitable is just to benefit the extension itself but would just seek clarification on this point.

20 <sup>th</sup> December 2021	<a href="#">35811/003</a>	28 Kingswood Rise, Four Marks, GU34 5BD	T1 - Oak sp. Southern canopy to reduce back the laterals over the garden, back to pre-cuts, (1.5m with cuts no greater than 35mm stem diameter), crown lift the lower canopy skirt by 7m up to the fork break, (with cuts no greater than 25mm stem diameter). Works in accordance with BS3998(2010), nearest best practice pruning. Reason: To allow light into the garden, and keep tree management. Cyclical management requested	17 <sup>th</sup> January 2022
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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.

With reference to this application, the Council would raise concern that the proposed height of the crown lift is excessive, however defer to the Planning Officer's decision in this regard.

23 <sup>rd</sup> December 2021	<a href="#">26233/022</a>	Little Kitfield, Kitwood Road, Four Marks, GU34 5AS	Application to determine if prior approval is required for a change of use from Commercial, Business and Service (Use Class E) to 4 Dwellinghouses (Use Class C3).	20 <sup>th</sup> January 2022
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This application is to comment on whether prior approval should be required for change of use and the Council are unanimous in this regard that yes, prior approval should be required for change of use in this location. The Council comments as follows in support of their case.

The site is outside the Settlement Policy Boundary and therefore both EHDC's Local Plan Joint Core Strategy and the Medstead and Four Marks Neighbourhood Plan have policies in place to protect the countryside from inappropriate development and protection and encouragement of local employment opportunities, particularly as there is a current shortage of small employment bases. Policies CP6, CP19 of the Local Plan and Policy 1 of the Medstead and Four Marks Neighbourhood Plan refer.

Flood risk. Whilst the site itself may not be prone to flooding, the site is adjacent to the Kitwood Road, Gradwell Lane, Hawthorn Road, Alton Lane and Lymington Bottom junction, known as Five Lanes End, Lymington Bottom is a former river bed and water collects at the junction from every direction after heavy rainfall, and leaves a huge amount of silt and mud debris which needs to be cleared away each time. The flooding is well documented and a known problem that, to date, Hampshire County Council have been unable to successfully address. Any additional or change of development of this site should take this into consideration and provision of a detailed drainage plan and proposed mitigation of any potential water run off that will only exacerbate this ongoing situation.

Access. There are two existing access points, both proposed for use to and from this site. The applicant questions what is safe access? Gradwell Lane is national speed limit, so the access needs to take this into

account and ensure that appropriate visibility splays can be achieved for the speed limit. The Kitwood Road access is in close proximity to Four Marks Primary School, which although quiet in school hours, is exceptionally busy at drop off and collection time, with Gradwell Lane being used either side as school parking, as well as opposite the Kitwood Road entrance, despite the school encouraging walking to school as part of its School Travel Plan, many pupils are still taken and collected by car due to its edge of village location.

Contamination. The application states no new ground will be broken, this assumes that there are adequate and correctly positioned services to each plot. This also assumes that making the gardens will not disturb the ground. Although no existing businesses currently occupy the site, surely a contamination report from any likely contamination from past businesses should be required if change of use from business to residential is approved?

Design. Whilst the Council are aware that the proposed designs contained within this proposal are likely to change should change of use be approved and a further planning application submitted, it was noted that to allow natural light into the dwellings there is a high amount of glass proposed within the designs and the Council would have concerns over light pollution as a result, as Four Marks supports the dark skies initiative.

TPO EH 962. There are two trees awarded protection on this site, these trees have not been specifically identified on the site plan, and there will need to be measures in place to protect these trees during any development should the change of use be approved.

The Parish Council respectfully ask the planning officer to take the above comments into account when deliberating this application.

23rd December 2021	SDNP/21/05959/LDE	Ashdell Farm, Headmoor Lane, Four Marks GU34 3ES	Lawful Development Certificate for an Existing use - Use of land as residential garden	20th January 2021
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No objection.

## 22.06 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
09/09/2021	<a href="#">24968/005</a>	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)	Permission 4 <sup>th</sup> November 2021
28/07/2021	<a href="#">50702/004</a>	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	Permission 3 <sup>rd</sup> November 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	Permission 2 <sup>nd</sup> November 2021

			<b>Pre-Decision Amendment</b> Part conversion <b>and front extension</b> of double garage to study/utility and porch to main entrance (amended description)	
24/09/2021	<a href="#">26655/022</a>	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.	Consent 11 <sup>th</sup> November 2021 NB. Complaint submitted by residents on process Permission granted for different work
17/09/2021	<a href="#">54621/002</a>	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.	Consent 10 <sup>th</sup> November 2021
12/12/2021	<a href="#">37456/001</a>	Pilgrims Way, Brislands Lane, Four Marks, GU34 5AD	Single storey extension to side	Permission 11 <sup>th</sup> November 2021
13/10/2021	<a href="#">49553/001</a>	2a Kingswood Rise, Four Marks, GU34 5BD	Willow T3, re-pollard to near previous pruning points	Consent 11 <sup>th</sup> November 2021
07/09/2021	<a href="#">51410/001</a>	34 Telegraph Lane, Four Marks, GU34 5AX	Proposed garden lodge to the rear garden	Permission 9 <sup>th</sup> November 2021
28/10/2021	<a href="#">54741</a>	Swiss Cottage, 36 Blackberry Lane, Four Marks, GU34 5DF	Single Storey extension to rear following removal of existing sun room	Permission 7 <sup>th</sup> December 2021
<b>LATE NOTIFICATIONS</b>				
25/10/2021	<a href="#">33456/005</a>	Dovecot, Hawthorn Lane, Four Marks, GU34 5AU	Prior notification for enlargement of dwelling house by construction of additional storey(s) incorporating a maximum height of 10.5 metres	Prior approval is required and approved 20 <sup>th</sup> December 2021
22/11/2021	58882/001	7 Freshwater Terrace, Winston Rise, Four Marks, GU34 5JH	Proposed rear conservatory	Permission 22 <sup>nd</sup> December 2021

<b>APPEALS</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>
07/09/2021	58714	Land North of Kia Ora, Lymington Bottom, Four Marks	Detached House and Integral Garage with car parking and new access	Awaiting notification from EHDC

<b>DECISIONS PENDING</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>
9 <sup>th</sup> March 2021	<a href="#">59143</a>	Land to the rear of 2-4 Willowfield, Watercress Way, <b>Medstead</b>	Construction of 4 dwellings with parking and landscaping <b>Pre-Decision Amendment</b> Amended Plans Construction of 4 dwellings with parking and landscaping	<b>Pre-Decision Amendment 06/08/2021</b>
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	<i>Registered</i> <i>Awaiting re-submission of plans</i>
04/08/2021	<a href="#">55712/001</a>	The Barn, Alton Lane, Four Marks	Conversion of building to dwelling with associated parking and landscaping (renewal of 55712)	Awaiting decision
25843/008	<a href="#">25843/008</a>	33a Telegraph Lane, Four Marks, GU34 5AX	Detached dwelling and detached garage	Awaiting Decision Supplementary information provided, new objection comment submitted 2/11/2021
13/10/2021	<a href="#">23617/008</a>	Oakwood Cottage, 72 Blackberry Lane, Four Marks, GU34 5DG	Proposed shed with concrete base in front of the house	Awaiting decision
25/10/2021	<a href="#">25256/048</a>	Land to rear of Brackenbury Gardens and Boyneswood Close, MEDSTEAD	Proposed construction of 45 dwellings on land east of Boyneswood Road, Medstead	Registered
15/11/2021	33456/004	Dovecot, Hawthorn Lane, Four Marks, GU34 5AU	Proposed 24 settled gypsy accommodation site	13 <sup>th</sup> December 2021
18/11/2021	53869/006	29 Yarnhams Close, Four Marks, GU34 5DH	T1 Oak, reduce crown height by 3m leaving a crown height of 17m, Reduce crown width by 3m leaving a crown width of 13m. Crown lift to 5m	16 <sup>th</sup> December 2021
29/11/2021	36192/001	39 Kingswood Rise, Four Marks, GU34 5BE	T1-Himalayan birch, crown reduce by 3-4m to leave a height approximately 5m. Reason: To maintain the tree at a smaller height. T2-Cherry, crown raise to 3m	27 <sup>th</sup> December 2021

			removing two larger diameter branches over driveway (see photo) Reason: to allow for tall vehicle access	
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**22.07 PC ADDITIONAL PLANNING MATTERS AND LATE ITEMS**

**22.07.1 Late Planning Items**

There had been two late notifications received since the Agenda was issued, which are detailed above.

There were no late planning applications.

**22.07.2 Local Plan Review Update and Large Site Proposals**

Cllr Sanders reported that the Local Plan had been delayed, and concerns were raised that the 5 year housing land supply was only just above the 10% buffer and therefore likely to leave areas vulnerable to speculative development. A brief report was given on the Local Plan briefing session held in December with reference to the proposed two large sites in South Medstead which could provide up to 800 houses. Concern had been expressed primarily over the already over capacity two junctions at Lymington Bottom Road and Boyneswood Road, and further calculations were being made on the Lymington Bottom Road junction capacity. EHDC Planning Policy attendees were also reminded of the high amount of development already in this area, with currently, no improved infrastructure. There is to be a follow up session planned for February for advice and training on the new design codes.

**22.08 PC NEXT SCHEDULED MEETING**

The next meeting is currently confirmed as Wednesday 2<sup>nd</sup> February 2022, 7.30pm at either the Village Hall or the Benians Pavilion, to be advised.

**22.09 PC** The Chairman closed the meeting at 8.20 pm.