

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 2<sup>nd</sup> February 2022, 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) 2 members of the public</b>
<b>APOLOGIES:</b>	<b>Cllr Reg Pullen (part) Cllr Shaun McCarthy</b>

**22.10 PC APOLOGIES FOR ABSENCE**

An apology for absence had been received from Cllr McCarthy which was acknowledged and accepted.

**22.11 PC OPEN SESSION – PUBLIC PARTICIPATION**

A member of the public wished to raise concern over planning application 26882/003, specifically overdevelopment, sustainability, proximity to public transport, parking provision, Brislands Lane junction, visibility splay and highways safety, loss of amenity and out of character. The Chairman advised that these issues would be considered during the discussions on the application.

A second member of the public, the secretary of the Neighbourhood plan steering group, had two issues to raise. Firstly, they recommended the Council responded to the Supplementary Planning document consultation. The EO advised that the response had been prepared for approval during this meeting.

Secondly, following the recent meeting between the two Parish Council's and the Neighbourhood Plan Steering Group, and discussions on the proposed large sites, it had been agreed to document the traffic flows and volume, requesting the assistance of the two Speedwatch groups. Specifically at the A31 junctions with Telegraph Lane, Lymington Bottom, Lymington Bottom Road and Boyneswood Road. It was suggested that they need to agree on a specific time so all the summaries were consistent. Cllr Pullen, speaking on behalf of the Four Marks Speedwatch group confirmed that some data had already been recorded and were happy to support this request.

The Parish Council had already previously requested, through HCC, traffic surveys, the details of which are held on file and would be included.

There were no further items to raise under the Open Session therefore the meeting commenced at 7.45pm.

**Standing Orders were applied.**

**22.12 PC DECLARATIONS OF INTEREST**

There were no declarations of interest.

**22.13 PC COMMITTEE MINUTES**

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 5<sup>th</sup> January 2022, 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.

22.14 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
12 <sup>th</sup> January 2022	<a href="#">26882/003</a>	Lymington Cottage, 28 Lymington Bottom, Four Marks, GU34 5AH	The conversion and extension of Lymington Cottage and its garage building to provide 7 apartments, together with the construction of refuse and cycle store and the provision of amenity space and car parking	9 <sup>th</sup> February 2022
<p>The Parish Council strongly object to this application.</p> <p><b>Highways safety concerns.</b> With the substantially increased vehicle movements from this site and with the proximity of the original dwelling to the road, the Parish Council are concerned over the safe egress from the site. Lymington Bottom is the main route to the primary school and busy cut through from the A32. The visibility splays are not demonstrated and question whether within the site constraints they can be achieved.</p> <p><b>Parking.</b> Whilst there is provision as per the requirement for 1 parking space per apartment and only one visitor space, with the likelihood that some residents may have two cars and more than one apartment having visitors at the same time, this is not adequate. Parking on Lymington Bottom would cause serious safety issues. The site is not conveniently located for either public transport, or local services, therefore necessitating the need for car journeys.</p> <p><b>Drainage.</b> This area is identified as a flood risk, there is no drainage or flood risk mitigation provided.</p> <p><b>Garage building conversion and expansion to dwellings.</b> Should there be a separate application for change of use? Should there be further detail on conversion to dwellings, for example insulation and heating to make habitable?</p> <p><b>Bin and Cycle Storage.</b> There is a question on the adequacy of the bin storage. The proposal appears to be for 2 communal bins, as there is not enough room allocated for 2 bins per apartment. Is this adequate for 7 apartments, how would they be emptied as there is no swept path analysis for a bin collection vehicle? The cycle storage, although provision is as per the requirement, also appears to be constricted.</p> <p><b>Green energy provision,</b> there are no details, or proposals, for green credentials, e.g. solar panels.</p> <p><b>Ecology.</b> There is clear evidence of bats contained within the Ecology report and as such would like to see a more detailed report or at least mitigation plans in place. There are trees on site that will be affected by the development, yet there are no damage preventative measures in place for their protection, or any details on the proposed landscaping or amenity space.</p> <p><b>Density.</b> The conversion and extension of the garage building is overbearing and back garden and over development of the site. Its proximity to a neighbouring dwelling will result in a loss of amenity and the proposal is out of character with the surrounding vicinity.</p> <p>In summary, the application is contrary to Policy CP29 of the Local Plan JCS being inappropriate and unsympathetic to its setting in terms of density, and its relationship to adjoining dwellings, resulting in loss of amenity and out of keeping with the existing street scene and Policy 1 of the Medstead and Four Marks Neighbourhood Plan being inappropriate back garden development. Taking all the above into consideration the Parish Council, although note that the provision of 1 bedroom apartments is needed, this is the wrong location and therefore respectfully request the planning officer refuses this application.</p>				
12 <sup>th</sup> January 2022	<a href="#">54835/003</a>	Lyndhurst, 7 Thorn Lane, Four Marks, GU34 5BT	Single storey front extension to form new garage. Conversion of existing garage to a bedroom and ensuite	9 <sup>th</sup> February 2022
<p>The Parish Council do not, in principle, object to this application, however note that the proposals bring the building line forward, which is out of keeping with all the neighbouring properties, but defer to the planning officer's decision in this regard.</p>				

13 <sup>th</sup> January 2022	<a href="#">21319/021</a>	Waterloo Cottage, 7 Lymington Bottom Road, Four Marks GU34 5DL	Construction of gazebo in garden to be used as a carport protection for a vintage camper van	10 <sup>th</sup> February 2022
The Parish Council have no objection to this application.				
26 <sup>th</sup> January 2022	<a href="#">50977/002</a>	19 Kingswood Rise, Four Marks GU34 5BE	T1 Maple – reduce crown width by 1m leaving a crown width of approx. 2/3m. Crown lift to 3m. T2 Laurel – Reduce crown height to 2m, leaving a crown height of 3m	23 <sup>rd</sup> February 2022
<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>With reference to this application, the Council did not have sufficient information to comment further and therefore defer to the planning officer's decision in this regard.</p>				
<b>LATE APPLICATIONS</b>				
28 <sup>th</sup> January 2022	<a href="#">33522/003</a>	2 Gloucester Close, Four Marks, GU34 5HX	Outline application all matters reserved - the construction of 2 new 3-bedroomed houses	25 <sup>th</sup> February 2022
The Parish Council object to this application as it is inappropriate development of a residential garden, and therefore against Policy 1 of the Medstead and Four Marks Neighbourhood Plan.				
31 <sup>st</sup> January 2022	<a href="#">26655/023</a>	149 Winchester Road, Four Marks, GU34 5HY	T1-Oak-Reduce lateral limbs on S,W & N sides by 2m, leaving a length of 4/5m.	28 <sup>th</sup> February 2022
<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>With reference to this application, the Council note a previously approved application on this tree and would only support the proposed works if they would not have a detrimental effect on the tree having recently had pruning works carried out, however as ever defer to the Planning Officer's decision in this regard.</p>				

## 22.15 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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	Permission for crown lift to 5m, crown thin by 15%, no reduction in size 12 <sup>th</sup> Jan 2022
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.	Withdrawn 18 <sup>th</sup> January 2022

			T2-Cherry, crown raise to 3m removing two larger diameter branches over driveway (see photo) Reason: to allow for tall vehicle access	
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	Refusal 20 <sup>th</sup> January 2022

#### APPEALS

Date received	Ref. No:	Location	Proposal	Status
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

#### DECISIONS PENDING

Date received	Ref. No:	Location	Proposal	Status
9 <sup>th</sup> March 2021	59143	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 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
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	Registered
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	Awaiting decision
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	Awaiting decision
23 <sup>rd</sup> December 2021	26233/022	Little Kitfield, Kitfield 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).	Registered
23 <sup>rd</sup> 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	Registered

With reference to the decision notice 23617/008, the refusal was noted, however the concrete base has been laid and concerns were raised over proximity to the protected tree. The EO advised that as this application had been determined, any further queries should be directed via compliance and it was agreed to submit a report to check for any irregularities.

## 22.16 PC ADDITIONAL PLANNING MATTERS AND LATE ITEMS

There were no further decisions notified. The two late planning items had been discussed under Minute 22.14.

**22.17 PC EHDC LOCAL PLAN 2017-2028**

**22.17.1 Medstead Large Development Sites workshops**

The Chairman, with reference to the two proposed upcoming workshops with the EHDC planning policy team and developers, would be, with the Committee's agreement, circulating a communication to all attendees advising caution to listen and only ask pertinent questions if not covered within the presentation, and offer no comment either in favour or against anything presented, as per usual meeting protocol. The Councils will have four weeks to submit any comments after the workshops.

**22.17.2 Climate Change and Sustainable Construction Supplementary Policy Document**

The EO circulated the draft response to the above consultation, which in line with the Neighbourhood Plan Steering Group and Medstead Parish Councils supports the draft document. The Committee were all in agreement and the EO would submit to the planning policy team the following day.

**22.18 PC NEXT SCHEDULED MEETING**

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

**22.19 PC** The Chairman closed the meeting at 8.30pm.