

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 6th April 2022, commencing at 7.30pm
At the Benians Pavilion, Uplands Lane, Four Marks**

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

22.32 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

22.33 PC OPEN SESSION – PUBLIC PARTICIPATION

Two members of the public in attendance were interested in the Committee's comments on planning application 53833/003 but did not wish to make any comment. Cllr Foster suggested to the Chairman moving the item forward on the Agenda, all members were in agreement.

Cllr Foster raised a query on the CIL liability on a new build property currently on the open market, to which the EO's response was that it was being monitored.

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

22.34 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

22.35 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 2nd March 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.

22.36 PC PLANNING MATTERS – NEW APPLICATIONS

| NEW APPLICATIONS | | | | |
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| Date received | Ref. No: | Location | Proposal | Comments by: |
| 02/03/2022 | 55612/002 | 29 Reads Field, Four Marks, GU34 5XA | T1 Larch. Reduce crown height by 2m, leaving a crown height of 16m. Reduce crown spread by 3m, leaving a crown spread off 13m. Crown lift to 8m | 30/3/2022 <i>Comment submitted 28/3/2022</i> |
| 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 defer to the planning officer's knowledge decision in this regard. | | | | |

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| 04/03/2022 | 49313/008 | Woodcote, Boyneswood Road, Four Marks, GU34 5DY | T9 Sycamore. Reduce crown height by 3m, leaving a crown height of approx. 19 m. Reduce crown spread over Woodcote by 2m. to approx. 7m and over adjacent dwelling to the west by 4m to approx. 10m. | 01/04/2022 <i>Comment submitted 28/03/2022</i> |
| <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 defer to the planning officer's knowledge decision in this regard.</p> | | | | |
| 09/03/2022 | 24643/004 | Southview, Barn Lane, Four Marks GU34 5JA | Roof alteration to allow for loft conversion above garage | 06/04/2022 |
| <p>The Parish Council, although have no objection to the proposal in principle, questioned the accurateness of the presented proposed elevations, as the dormer windows are not shown as protruding, which it was thought they should do. It would also been useful to see a cross section to show there is enough height allowance for a person to stand upright. There are no dimensions or scaling detailed, so are unable to ascertain the actual increase in roof height, so will defer to the Case Officer's decision in this regard. However would respectfully ask, if granting permission, for a condition for the garage to remain ancillary to the main dwelling.</p> | | | | |
| 11/03/2022 | 56066/001 | 155 Winchester Road, Four Marks GU34 5HY | Single storey rear extension | 08/04/2022 |
| <p>The Parish Council have no objections to this application, although its compliance with policy on extensions was questioned but defer to the Case Officer's knowledge and decision in this regard.</p> | | | | |
| 11/03/2022 | 59655 | 1 Kingswood Rise, Four Marks GU34 5BE | T1 Cypress. Reduce crown height by 2.5m, leaving a crown height of 7.5m. Reduce crown width by 1m, leaving a crown width of 3m leaving a clearance of 1.5m to the neighbouring property | 08/04/2022 |
| <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, as there is no reason given for the works or an arborist's report advising of danger or disease, the Council defer to the planning officer's knowledge and decision in this regard.</p> | | | | |
| 17/03/2022 | 28388/005 | Oak Lodge, Alton Lane, Four Marks, GU34 5AL | Raise ridge height master bedroom | 14 th April 2022 |
| <p>The Parish Council have no objection to this application.</p> | | | | |
| 17/03/2022 | 36190/002 | 10 Lymington Rise, Four Marks, GU34 5BA | Erection of a powder coated aluminium glasshouse sited on a dwarf brick wall in keeping with existing brick work with the property | 14 th April 2022 |
| <p>The Parish Council have no objection to this application in principle, however questioned the proposed location of the glasshouse and any potential impact on neighbouring dwellings, and policy compliance, but defer to the Case Officer's knowledge decision in this regard.</p> | | | | |

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| 21/03/2022 | 53833/003 | 6 Gloucester Close, Four Marks, GU34 5HX | Outline application – to divide the existing site and erection of a new 3 bedroom house | 18 th April 2022 ** |
| <p>The Parish Council object to this application.</p> <p>Although acknowledge that this application is for outline planning, the amended block plan does not correspond with the proposed plans for the dwelling and conflicts with the description in the design and access statement. There are no proposals shown for access or parking provision for either the host or additional dwellings, nor any reference to retention of landscaping or protection of existing trees.</p> <p>The proposal is contrary to Policy 1 of the Medstead and Four Marks Neighbourhood Plan, inappropriate development of residential gardens where development would harm local character and therefore respectfully ask the Case Officer to refuse this application.</p> | | | | |
| 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 Pre-Decision amendment: Alternate design as per new plans submitted | Pre-Decision amendment 23/3/22 Deadline for comments 6th April 2022 |
| <p>The Parish Council's strong objection to this application still stands.</p> <p>Although note the changes submitted, the proposal remains out of character with the surrounding amenity, and subsequent detrimental visual impact. Even with the alternative design, it is excessive in mass, overbearing and unsympathetic to the adjacent property, and by using the drawing scale as submitted the extension would be 7.5 metres high and therefore strongly disagree with the design and access statement that 'the overall impact to the immediate area is considered to be fairly minimal'</p> <p>The proposal remains contrary to Policy CP29 of the EHDC Local Plan Joint Core Strategy.</p> | | | | |
| 29/03/2022 | 30572/014 | Hawthorn Farm, Willis Lane, Four Marks, GU34 5AP | Change of use of office to residential annex and incorporation of annex into the residential curtilage of Hawthorn Farm | 26 th April 2022 |
| <p>The Parish Council have no objection to the proposal however would request, if the case officer is minded to grant permission, that the proposal is subject to relevant building regulations and conditioned to remain ancillary to the host dwelling.</p> | | | | |

22.37 PC TO NOTE DECISIONS NOTIFIED AND PENDING

| DECISIONS NOTIFIED | | | | |
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| Date received | Ref. No: | Location | Proposal | Decision |
| 12 th January 2022 | 54835/003 | 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 | REFUSAL 1 st March 2022 |
| 31 st January 2022 | 26655/023 | 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. | Consent 17 th March 2022 |

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| 15 th November 2021 | 33456/004 | Dovecot, Hawthorn Lane, Four Marks, GU34 5AU | Proposed 24 settled gypsy accommodation site | REFUSAL 16 th March 2022 |
| 26 th January 2022 | 50977/002 | 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 T 3 Willow, fell | Consent given to remove T3, a Willow, not on original application. Query sent to Planning Officer 22 nd March 2022 |

| APPEALS | | | | |
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| 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 | Additional representation submitted |

| DECISIONS PENDING | | | | |
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| Date received | Ref. No: | Location | Proposal | Status |
| 09/03/21 | 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 |
| 04/08/2021 | 55712/001 | The Barn, Alton Lane, Four Marks | Conversion of building to dwelling with associated parking and landscaping (renewal of 55712) | Awaiting decision |
| 17/08/21 | 25843/008 | 33a Telegraph Lane, Four Marks, GU34 5AX | Detached dwelling and detached garage | Awaiting Decision Supplementary information provided, new objection comment submitted 2/11/2021 New planning officer contacted for update. |
| 25/10/2021 | 25256/048 | Land to rear of Brackenbury Gardens and Boyneswood Close, MEDSTEAD | Proposed construction of 45 dwellings on land east of Boyneswood Road, Medstead | Registered |

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| 12 th January 2022 | 26882/003 | 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 | Registered |
| 13 th January 2022 | 21319/021 | 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 | Registered |
| 28 th January 2022 | 33522/003 | 2 Gloucester Close, Four Marks, GU34 5HX | Outline application all matters reserved - the construction of 2 new 3-bedroomed houses | Registered |
| 09/02/2022 | 39009/008 | Land to the North of the Telephone Exchange, Lymington Bottom Road, MEDSTEAD | Up to 1525sqm of Class E uses, including provision for a flexible working facility, including means of vehicular access. All other matters (layout, scale, appearance and landscaping) to be reserved for future consideration. | Registered |
| 17/02/2022 | 58788 | Land to the West of Longbourn Way, MEDSTEAD | Development comprising 112 new homes with associated access and landscaping | Registered |
| 21/02/22 | 53647/004 | Land at Tawny Grove, Four Marks | T1-Hornbeam-Crown lift to 3.5m. T2-Beech-Reduce crown height by 1m, leaving a crown height of 5m. Reduce crown width by 2m, leaving a crown width of 4m. Crown lift to 3.5m. T3-Cherry-Reduce crown height by 2m, leaving a crown height of 6m. Reduce crown width by 2m, leaving a crown width of 5m. Crown lift to 3.5m | Registered |
| 22/02/22 | 57451/002 | The Haslemere, 37A Telegraph Lane, Four Marks | T1 Ash Fell, T2 Ash Fell | Registered |
| 23/02/2022 | 23291/029 | Lymington Farm Industrial Estate, Lymington Bottom Road, MEDSTEAD | A hybrid planning application which seeks detailed planning permission | Registered |

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| | | | for: 'the provision of 638sqm of leisure space (Building2) (Class E d), access and parking provision' and outline permission for: 'the provision of 916sqm of flexible Class E space and 344sqm of flexible Class E/Public House (sui generis), with details relating to layout submitted in detail and appearance reserved for future consideration'. | |
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There was a detailed discussion on the current status of planning application 59143, and the EO advised that a Departure Notice had been installed on the application site by the applicant under the direction of the Planning Officer, in case EHDC depart from development plan policy. As such the consultation date had to be extended to ensure comments could be submitted from the date of the Departure Site Notice for 21 days. The deadline of which falls on the day of the next scheduled EHDC Planning Committee meeting where this application could potentially be discussed, and the potential legality of having a consultation period still open when a decision is made. However, the EO confirmed that the Planning Officer had indicated that this may not yet go to the Planning Committee at all but if it did the Parish Council could apply for a 3 minute slot to speak.

It was suggested that Medstead Parish Council should lead on this, and that the Chairman of the Neighbourhood Plan could also apply to speak. It was agreed that the EO should contact the Clerk of Medstead Parish Council, and copy the NP Steering Group, to see how Medstead PC would like to proceed.

22.38 PC ADDITIONAL PLANNING MATTERS AND LATE ITEMS

There were no late items to note.

22.39 PC TO RECEIVE UPDATES ON ANY ADDITIONAL PLANNING RELATED MATTERS

There were no additional items to raise.

22.40 PC NEXT SCHEDULED MEETING

The next meeting is currently confirmed as Wednesday 4th May 2022, 7.30pm at either the Village Hall or the Benians Pavilion, to be advised.

22.41 PC The Chairman closed the meeting at 8.40pm.