

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 1st June 2022, commencing at 7.30pm
At the Benians Pavilion, Uplands Lane, Four Marks**

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

22.42 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

22.43 PC OPEN SESSION – PUBLIC PARTICIPATION

Reference was made to the Four Marks South presentation taking place at EHDC at Penns Place, and the two main areas of concern, density and highways, and the resident in attendance was thanked for the information in this regard.

Cllr Hammond, referring to the resignation of Neil Bonter, advised that there was a need for an additional tree warden.

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

Standing Orders were applied.

22.44 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

22.45 PC TERMS OF REFERENCE

After circulation and brief discussion, the Committee agreed the Terms of Reference for approval at the next Full Council meeting.

22.46 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 6th April 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.

22.47 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
4 th May 2022	26233/023	Little Kitfield, Kitwood Road, Four Marks	Prior approval for a proposed change of use from commercial, business and service (Class E) to dwellinghouses (Class C3)	1 st June 2022
The Parish Council object to this application, and comment as follows: <u>Contamination</u>				

Due to the existing nature of the site, there is likely to be some contamination, yet no desktop study or contamination report from previous businesses has been submitted for clarification. The report states that the ground will not be 'overly' disturbed by the alteration of the existing buildings to new dwellings, as the existing structures are to be converted. The assumption is, therefore, that the buildings have appropriate footings and already have the necessary utilities in place and therefore no additional groundwork will be required to provide them. Construction work by its very nature will disturb the surrounding ground even if the buildings themselves are not being demolished and rebuilt.

Flood Risks

Whilst the site itself is in Zone 1 Flood risk area, and therefore deemed low risk, the site is adjacent to the junction Five Lanes End, where Kitwood Road, Gradwell Lane, Hawthorn Road, Alton Lane and Lymington Bottom meet. Lymington Bottom is a former riverbed, and therefore due to the area's topography after heavy rainfall water collects at this junction, regularly leaving high amounts of silt and debris. This flooding is well documented, and HCC have still not found a way to successfully address this issue (see photographs). A detailed drainage plan and mitigation for surface water run off has not been provided. Any additional ground works to service the new dwellings, due to the site's topography, would only exacerbate this situation. The Parish Council respectfully request that the above areas of concern are addressed before granting approval for change of use.

4 th May 2022	37045/005	Tesco Express, 53-55 Winchester Road, Four Marks	Display of 3no. fascia signs, 1no. projecting sign and 4no. vinyls.	1 st June 2022
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The Parish Council have no objection in principle, however, would make the following comments. It is noted that the title on the proposed sign is Four Marks Alton, Four Marks is Four Marks and would make a request that the word Alton is removed to avoid confusion. The Council would also request that the illuminated sign is only lit during trading hours.

17 th May 2022	39296/009	4 St Faith Close, Four Marks	1x silver birch, fell	14 th June 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 defer to the planning officer's knowledge and decision in this regard.

24 th May 2022	39296/010	4 St Faith Close, Four Marks	T12, Sycamore-Reduce crown height by 2m, leaving crown height of 16m. Reduce crown width by 2m, leaving a crown width of 10m. Crown lift to 5m	21 st June 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 defer to the planning officer's decision as to whether the proposed pruning is appropriate for the tree and not result in any future detriment.

22.48 PC TO NOTE DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision

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	Consent 11 th April 2022
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	Refusal 11 th April 2022
22/02/22	57451/002	The Haslemere, 37A Telegraph Lane, Four Marks	T1 Ash Fell, T2 Ash Fell	Consent 13 th April 2022
11/03/2022	56066/001	155 Winchester Road, Four Marks GU34 5HY	Single storey rear extension	Permission 13 th April 2022
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	Consent 13 th April 2022
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.	Consent 21 st April 2022
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	Refused at Committee 28 th April 2022
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	Withdrawn 28 th April 2022

			leaving a clearance of 1.5m to the neighbouring property	
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	Permission 25 th April 2022
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	REFUSAL 3 rd May 2022
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	Withdrawn 9 th May 2022
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	Permission 10 th May 2022
17/08/21	25843/008	33a Telegraph Lane, Four Marks, GU34 5AX	Detached dwelling and detached garage	Withdrawn 17 th May 2022
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	Refusal 17 th May 2022
17/03/2022	28388/005	Oak Lodge, Alton Lane, Four Marks, GU34 5AL	Raise ridge height master bedroom	Permission 17 th May 2022
09/03/2022	24643/004	Southview, Barn Lane, Four Marks GU34 5JA	Roof alteration to allow for loft conversion above garage	Withdrawn 23 rd May 2022
LATE NOTIFICATION				
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	REFUSAL 26TH May 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 appeal decision

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
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
09/02/2022	39009/008	Land to the North of the Telephone Exchange,	Up to 1525sqm of Class E uses,	Registered

		Lymington Bottom Road, MEDSTEAD	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.	
17/02/2022	58788	Land to the West of Longbourn Way, MEDSTEAD	Development comprising 112 new homes with associated access and landscaping	Registered
23/02/2022	23291/029	Lymington Farm Industrial Estate, Lymington Bottom Road, MEDSTEAD	A hybrid planning application which seeks detailed planning permission 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'.	Registered
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	Registered
20 th April 2022	57180/003	89a Winchester Road, Four Marks, GU34 5HS	T1-Ash-Reduce crown height by 12m, leaving a crown height of 13m. Reduce crown spread by 7m, leaving a crown spread of 7m. T2-Sycamore-Reduce crown height by 3m, leaving a crown height of 17m. Reduce crown spread by 6m, leaving a crown spread of 9m. T3-Oak-Reduce crown height by 1.5m, leaving a crown	Registered

			height of 13.5m. Reduce crown spread by 3m, leaving a crown spread of 8m. T4- Reduce crown height by 1.5m, leaving a crown height of 13.5m. Reduce crown spread by 3m, leaving a crown spread of 9m	
26 th April 2022	25536/003	Dell House Farm, Hawthorn Lane, Four Marks	Prior Approval for a proposed change of use of agricultural building to dwellinghouse (Class C3)	24 th May 2022
27 th April 2022	30005/033	High Acres, Willis Lane, Four Marks	Change of use of an existing stable building and associated paddock area to a sui generis use as part of a doggy day care operation	25 th May 2022

22.49 PC ADDITIONAL PLANNING MATTERS AND LATE ITEMS

22.49.1 Late Items

There was one late notification, the refusal decision at the EHDC Planning Committee meeting on 26th May, of planning application 25256/048 for the 45 dwellings, East of Boyneswood Road, Medstead, by a unanimous vote supporting the planning officer's recommendation.

A planning application had been received the previous day, but was deemed too late to add to this meeting's discussions, for a two-storey side extension, at No. 5 Cotswold Close. It was agreed to ask the planning officer for a week's extension to allow the Planning Committee to deliberate at the next meeting.

22.49.2 Local Planning Authority Update

There was a brief discussion on EHDC's decision to go back to Regulation 18 to await further direction on housing numbers following the Government's proposed changes and the Leader of EHDC's directive to the planning policy team that the SDNPA need to take some of the housing allocation. This would have an effect on the suggested large sites and negating the need for so many houses to be allocated in the area outside the National Park. It had been suggested that the workshop to discuss Four Marks South should be cancelled, however EHDC Planning Policy Team had confirmed that it would be going ahead.

It was agreed that the main areas of concern would be the access, and the junction capacity for an additional potential 1200 cars, what the deliverability is. The EO had confirmed all attendees to the policy team.

22.50 PC NEXT SCHEDULED MEETING

The next meeting is currently confirmed as Wednesday 6th July 2022, 7.30 pm at the Benians Pavilion, unless advised otherwise.

22.51 PC The Chairman closed the meeting at 8.25pm.