

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 4th March 2020, commencing at 8.00pm
At Four Marks Village Hall, Lyminster Bottom, Four Marks, Hampshire**

MEMBERS PRESENT:	Cllr Simon Thomas (Chairman), Cllrs Tim Brake, John Hammond, Mike Sanders and Anne Tomlinson
IN ATTENDANCE:	Sarah Goudie, Executive Officer 4 members of the public
APOLOGIES:	Cllr Janet Foster, Cllr Neil Bonter Cllr Shaun McCarthy

20.20 PC OPEN SESSION

Cllr Thomas welcomed attendees to the meeting and asked if there were any items to be raised under the Open Session.

Two residents in attendance wished to raise concern with Agenda item 5.3, planning application 31301/003. As the site of the application is outside the Settlement Policy Boundary, they believe it is inappropriate development. They also raised concern with reference to the surface and over-use of Gradwell Lane, and concerns that any additional traffic generated by this proposed development would have serious safety implications being a pedestrian route to the primary school.

Cllr Brake wished to raise two items;

- Were the Parish Council considering implementing any policy guidance with reference to the current outbreak of Coronavirus? The EO was asked to seek guidance.
- A potential compliance issue had been reported by a member of the public. It was suggested that the member of public who raised the concern contact the Local Planning Authority.

There were no further issues to raise, the formal meeting commenced at 8.15pm and **Standing Orders were applied**

20.21 PC APOLOGIES FOR ABSENCE

An apology for absence had been received from Cllr Shaun McCarthy, the apologies were acknowledged and accepted.

20.22 PC DECLARATIONS OF INTEREST

There were no declarations of interest

20.23 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 5th February 2020 following proposal by Cllr Brake and seconded by Cllr Sanders and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

20.24 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
6/02/2020	26935/007	Heritage, 8 Station Approach, Four Marks, GU34 5HN	Prior notification for single storey development extending 7.8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.4 metres and a maximum height of 2.7 metres	For information only
Agenda item 1. Comment: No objection.				
11/02/2020	28929/015	Owlscroft, 19 Lymington Bottom Road, Four Marks GU34 5DW	Single storey extension to rear, conversion of garage to habitable accommodation, vertical timber cladding and through colour rendering to areas of front and side elevations following demolition of conservatory	10 th March 2020
Agenda item 2. Comment: No objection.				
12/02/2020	57933/033	Chapada, Kitwood Lane, Four Marks SO24 0DB	Detached dwelling with car port following demolition of existing dwelling and garage	11 th March 2020
Agenda item 3 Comment: The Parish Council has no planning objections in principle to this application, providing the proposal is compliant with Policy H16 and that there is no loss of amenity to the neighbouring property. It was noted that the design of the new dwelling was out of keeping with the rural environment but acknowledged it would be relatively well screened.				
13/02/2020	31301/003	Sunnybank, Gradwell Lane, Four Marks, GU34 5AQ	Two detached dwellings with car parking, cycle stores, bin and recycling storage	12 th March 2020
Agenda item 4 Comment: The Parish Council strongly object to this application. The proposal is against Policy 1 of the Medstead and Four Marks Neighbourhood Plan (M&FMNP), and policies CP2, CP10, CP14, CP19, CP20 and CP29 of the East Hampshire District Council Local Plan : Joint Core Strategy (LP). <ul style="list-style-type: none"> • The proposed dwellings are outside the Settlement Policy Boundary, therefore regarded as countryside, <i>'the only development allowed in the countryside will be that with a genuine and proven need for a countryside location'</i>, therefore contrary to Policy 1 of the M&FMNP, and Policies; CP2, CP10, CP14, CP19 and CP20 of the LP. • The design of the dwellings is completely out of character with the existing street scene and out of place in a rural environment; <i>'new development will be required to respect the character, identity and context of towns, villages and countryside'</i>, therefore contrary to Policy CP29 of the LP. • Due to the rural location the new dwellings will generate water run-off and there are no proposals for drainage submitted with this application. • No pre-application advice was sought prior to submission. • There is no reference to any local planning authority policies, or reference to the M&FMNP or the Four Marks Village Design Statement. • The Parish Council raised concern on the planning application 31301/002 with reference to the tree loss, this adjacent site has now also been cleared of all trees and shrubs, which in the current climate of environmental and climate change concern is against local protection policies. • No ecology survey has been submitted with this application, yet this is a rural area abundant with local wildlife. • The applicant refers to a former colonial bungalow on the site but provides no evidence to support this. If such evidence is provided this would only allow one replacement dwelling not two. 				

In summary, the proposal is against local policy and the Parish Council respectfully request that the planning officer refuses this application.				
13/02/2020	49476/004	Barnstead, Hawthorn Road, Four Marks GU34 5AR	First floor extension above existing garage and single storey extension to rear of existing garage	12 th March 2020
Agenda item 5 Comment: The Parish Council have no objection to his application providing that it is fully compliant with policy H16.				
18/02/2020	39323/007	Melrose, Alton Lane, Four Marks GU34 5AJ	Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum roof height of 2.8 metres and a height of 3.1 metres to the roof lantern	For information only
Agenda item 6 Comment: Although the Parish Council have been sent this application for information only, the application was discussed due to the previous planning history and query whether the proposed permitted development would be in excess of the allowance under policy H16 as the original dwelling has already been increased in size, planning application 39323/003 refers.				
LATE APPLICATIONS				
28/02/2020	58615	Rear of 12-18 Tawny Grove, Four Marks, GU34 5DU	Hornbeam T1 – crown lift over footpath and garden to gain a 3.5 metre clearance from ground to canopy only secondary branches to be removed.	27 th March 2020
Agenda item 7 Comment: 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 works to trees (or hedgerows) that would not be detrimental to the health and stability of the tree, and necessary for reasons of health and safety. In this instance, the Parish Council defer to the Planning Officers decision.				

20.25 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
31/12/2019	58559	Briarfield, Blackberry Lane, Four Marks, GU34 5BN	Single storey front and rear extension	Permission 6 th February 2020
19/12/2019	35453/002	9 Windmill Fields, Four Marks, GU34 5HJ	Detached annex in rear garden for use by a family member	Permission 3 rd February 2020
24/12/2019	28929/014	Owlscroft, 19 Lymington Bottom Road, Four Marks GU34 5DW	Lawful development certificate proposed – single storey extension to rear following demolition of existing conservatory, conversion of garage to habitable accommodation and replace mock tudor	Withdrawn 3 rd February 2020

			beans to first floor front and side elevations	
LATE NOTIFICATIONS				
16/01/2020	26791/008	Ravenswood, Hawthorn lane, Four Marks GU34 5AU	All weather riding arena, new stable block, new access track from existing entrance and partial demolition of old stable block	Permission 26 th February 2020

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
15/7/2019	29336/008	Janeland, Willis Lane, Four Marks, GU34 5AP	Use of land for the stationing of caravans for residential purposes for 5 gypsy pitches with utility/day rooms	Registered
23/01/2020	58290	98A Winchester Road, Four Marks, GU34 5HU	Installation of rooflight to east elevation and installation of window within existing ceiling	Registered
29/01/2020	26671/005	Rose Bungalow, Kitwood Lane, Four Marks, SO24 0DB	Variation of Condition 9 of 26671/004 to allow substitution of plans to enable the front dormer roofs to be changed from hip to gable end as per plan 2005.18.12 A	Registered

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
10/10/2019	APP/M1710/TPO7621	Green Lea, The Shrave, Four Marks GU34 5BJ	T002 Oak Tree in the front garden - Fell	Pending decision
11/12/2019	APP/M1710/D/19/3238638	Melrose, Alton Lane, Four Marks, GU34 5AJ	Increase in roof height to provide accommodation at first floor level	Appeal Dismissed 31 st January 2020

20.26 PC ADDITIONAL PLANNING MATTERS

Cllr Thomas confirmed that all the comments received on the large sites' consultation were now available on the planning portal. He noted that at this stage, and of the comments he has managed to read, the majority of which have been submitted by developers and their agents and, particularly on the local sites, contain factual inaccuracies which he intends to address. He confirmed that EHDC are currently still summarising the findings and commented that this additional consultation may have delayed the plan's adoption by 6-9 months.

20.27 PC NEXT MEETING

Wednesday 1st April 2020, **8.00pm** at the Village Hall.

20.28 PC The Chairman closed the meeting at 9.00pm.