

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 6<sup>th</sup> May 2020, commencing at 7.30pm  
This meeting was held via Zoom video conferencing**

**MEMBERS PRESENT:** Cllr Simon Thomas (Chairman), Cllrs Tim Brake, Shaun McCarthy, Mike Sanders and Anne Tomlinson  
**IN ATTENDANCE:** Sarah Goudie, Executive Officer  
No members of the public  
Cllr Janet Foster  
**APOLOGIES:** Cllr John Hammond

**20.29 PC OPEN SESSION**

The Chairman welcomed members to the meeting, and briefed attendees on how the meeting would proceed.

There were no issues to raise under the open session and the formal meeting commenced at 7.35pm.

**Standing Orders were applied**

**20.30 PC APOLOGIES FOR ABSENCE**

An apology for absence had been received from Cllr John Hammond, which was acknowledged and accepted.

**20.31 PC DECLARATIONS OF INTEREST**

Cllr Tomlinson declared an interest in Agenda items 5.2, 5.3 and 5.11, and with agreement from other Councillors would be allowed to remain in meeting, but not take part or vote, when these items were discussed.

**20.32 PC COMMITTEE MINUTES**

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 5<sup>th</sup> March 2020 following proposal by Cllr Brake and seconded by Cllr Tomlinson and agreed by all Councillors as a true reflection of the meeting and would be signed by the Chairman at the next meeting held in person.

**20.33 PC PLANNING MATTERS – NEW APPLICATIONS**

<b>NEW APPLICATIONS</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Comments by:</b>
31/3/2020	<a href="#">58617</a>	Baytree Lodge, Brislands Lane, Four Marks, GU34 5AD	Summerhouse/garden room to rear	28 <sup>th</sup> April 2020
Agenda item 1 Comment: No objection, submitted 24 <sup>th</sup> April 2020				
15/04/2020	<a href="#">56027/021</a>	1 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Resurfacing access from permeable hardstanding to tarmac hardstanding and	13 <sup>th</sup> May 2020

			implementation of new gully drains	
<p>Agenda item 2  Comment:  The Parish Council object to this application as submitted. There is no detail as to how the applicant will address the water run-off, and other drainage issues, currently mitigated by the permeable hardstanding. No credible evidence has been submitted as to why the change needs to be made and the proposed tarmac is out of keeping with the rural street scene. The Parish Council also note that a licence is required from Highways for the access and would like to ensure, that should permission be granted, that it is conditioned that the licence is applied for and evidence provided of permittance.</p>				
15/04/2020	<a href="#">56027/022</a>	1 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change to layout and siting of existing stables (as approved under 56027/010)	19 <sup>th</sup> May 2020
<p>Agenda item 3  Comment:  Although there was no existing and proposed block plans submitted for comparison, the Parish Council have no objection in principle to this application, providing there is no change in dimensions or design of the stable building already approved, with the same conditions applying.</p>				
16/04/2020	<a href="#">26233/021</a>	Little Kitfield, Kitwood Road, Four Marks, GU34 5AS	Lawful development certificate for an Existing Use – mobile home has been stationed on the site and continuously occupied as a principal place of residence for at least four years continuously.	14 <sup>th</sup> May 2020
<p>Agenda item 4  Comment:  It was agreed that the Parish Council would not submit a comment on this application.</p>				
16/04/2020	<a href="#">22365/005</a>	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Two storey and first floor extensions to front elevation, two storey side and single storey rear extensions following demolition of existing annex and garaging and retention of front entrance gates and walling	14 <sup>th</sup> May 2020
<p>Agenda item 5.  Comment:  The Parish Council object to this application as submitted being contrary to EHDC Policies H16, CP19 and CP20.</p> <p><b>Front entrance gates and walling.</b> The plans submitted do not appear to correctly reflect what has already been installed, the measurements shown are inconsistent and, in our opinion, inaccurate. The boundary fencing, walls and gates are completely out of keeping with the edge of settlement existing street scene, and contrary to guidance in the adopted Four Marks Village Design Statement.</p> <p><b>Two storey and first floor extensions to front elevation, two storey side and single storey rear extensions.</b>  Whilst noting the case officer has already requested further clarification on the proposed floor area increase and compliance with policy H16, the Parish Council are concerned that the proposals do appear to exceed the 50% extension restrictions on properties outside the settlement policy boundary, particularly as the dwelling has already been replaced and the replacement subsequently extended. Notwithstanding compliance with policy H16, the proposed increase in size would have the appearance of being overbearing, enhanced by its increased proximity to the road. The sprawling urban design is out of character with the surrounding amenity, and edge of settlement location and therefore contrary to Policies CP19 and 20 of the EHDC JCS Local Plan.</p>				
17/04/2020	<a href="#">49313/006</a>	Woodcote, Boyneswood Road, Medstead, GU34 5DY	T1 Triple Sycamore, reduce overhang raising canopy by 6-7 metres, T2 Beech, reduce overhang, T3 Beech	15 <sup>th</sup> May 2020

			remove branches overhanging power line, T4 Sycamore remove lower branches, T5 Ash remove overhang, T6 Reduce power line and stable overhang by 3-4 metres	
<p>Agenda item 6  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, with any permission granted conditioned to reflect seasonal restrictions under the Wildlife and Countryside Act 1981 with reference to nesting birds.</p>				
21/04/2020	<a href="#">39658/001</a>	20 Fairfield Green, Four Marks, GU34 5BL	Front entrance porch, cladding to front gable and render to front brick walls	19 <sup>th</sup> May 2020
<p>Agenda item 7  Comment:  The Parish Council have no objection to this application.</p>				
22/04/2020	<a href="#">55275/011</a>	Land East of Kitwood Place, Lyeway Road, Ropley, Alresford, SO24 0DA	Change of use and redevelopment to provide two detached dwellings, each with a detached car port following demolition of two residential dwellings (units 3 and 4) (Class 3) and two buildings in Class B2/B8 use, including the removal of the external B8 Storage and Distribution areas	20 <sup>th</sup> May 2020
<p>Agenda item 8  Comment:  The Parish Council wish to submit a strong objection to this repeat application.</p> <p>There have been no changes to application 52275/010 refused last year, and therefore the application remains contrary to policies CP1, CP2, CP4, CP6, CP19, CP20 and CP29 of the East Hampshire District Council Local Plan Joint Core Strategy, Policies IB4 and T4 of the East Hampshire District Council Local Plan Second Review, and policy 3 of the Medstead and Four Marks Neighbourhood Plan.</p> <p>The site is outside the Settlement Policy Boundary in the Four Marks Clay Plateau landscape character area, which should be conserved and not redeveloped from agricultural into domestic larger buildings of incongruous suburban style. There is a public right of way running parallel to the site, which there is still no reference to in the planning statement, with clear visibility through to the single storey buildings, two storey dwellings would be even more visible and therefore further detrimental to the character of the area.</p> <p>Allowing development such as this in a rural location, whether the proposals are more visually appealing or not, would set a precedent of harm to the natural environment that needs to be protected.</p> <p>In addition, whilst prior approval for change of use from storage and distribution to dwelling houses for Units 3 and 4 was approved in 2015, the buildings have still not been converted to residential and, even so, the new dwellings are far greater in scale and massing than the originals. The permission approval granted was for conversion not replacement.</p> <p>The Parish Council also remain concerned that the proposed new dwellings would have a potential detrimental effect on climate change and increase in light pollution at night, being contrary to both local and, due to the site's proximity, the South Downs National Park dark skies policies.</p> <p>As stated above, this application is contrary to the policies and respectfully request that, once again, the Planning Officer refuse this application.</p>				

29/04/2020	<a href="#">26791/009</a>	Ravenswood, Hawthorn Lane, Four Marks, GU34 5AU	Replacement ancillary barn following demolition of existing barn	27 <sup>th</sup> May 2020
<p>Agenda item 9  Comment:  The Parish Council have no objection to this application but would request a condition preventing change of use to residential in the future.</p>				
29/04/2020	<a href="#">25797/005</a>	7 Telegraph Lane, Four Marks, GU34 5AX	Prior notification for single storey development extending 6.0 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 3.8 metres	For information only
<p>Agenda item 10  Comment:  It was agreed that the Parish Council would not submit a comment on this application.</p>				
<b>LATE APPLICATIONS</b>				
30/04/2020	<a href="#">56027/023</a>	4 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Use of land for horse stabling and associated storage and new stable building	28 <sup>th</sup> May 2020
<p>Agenda item 11.  Comment:  After discussion, it was agreed that the Parish Council would not comment on this application, although not supportive, any objection would be futile as the precedent has been set.</p>				

## 20.34 PC DECISIONS NOTIFIED AND PENDING

<b>DECISIONS NOTIFIED</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>
11/02/2020	28929/015	Owlscoft, 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	Permission 24 <sup>th</sup> March 2020
12/02/2020	57933/003	Chapada, Kitwood Lane, Four Marks SO24 0DB	Detached dwelling with car port following demolition of existing dwelling and garage	Permission 8 <sup>th</sup> April 2020
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	Permission 7 <sup>th</sup> April 2020
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	General permitted development, conditional 14 <sup>th</sup> April 2020

			3.1 metres to the roof lantern	
13/02/2020	31301/003	Sunnybank, Gradwell Lane, Four Marks, GU34 5AQ	Two detached dwellings with car parking, cycle stores, bin and recycling storage	<b>REFUSAL</b> 21 April 2020
<b>LATE NOTIFICATIONS</b>				
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.	Consent 28 <sup>th</sup> April 2020
5 <sup>th</sup> March 2020	51119/002	16 Kingswood Rise, Four Marks GU34 5BD	Oak T1. Lift crown to 6 metres from ground, by removing branches as shown the submitted photographs and thin crown by 10%	Consent 28 <sup>th</sup> April 2020
10 <sup>th</sup> March 2020	26985/008	Barranca, Swelling Hill, Ropley, Alresford, SO24 ODA	Single storey extension to rear following demolition	Permission 27 <sup>th</sup> April 2020

Due to the cancellation of the April planning meeting, the applications were responded to by the Executive Officer under delegated powers following consultation with all members of the Planning Committee. The April planning matters document is added to these Minutes as Appendix 1 for reference.

#### **20.35 PC ADDITIONAL PLANNING MATTERS**

Cllr Thomas referring to a recent application in Medstead, reported that he had liaised with the Medstead Planning Committee Chairman, and following their discussions would be in contact with Four Marks Parish Council for input if required. It was agreed that this would be discussed at Full Council if appropriate, as the application's deadline is before the next scheduled Planning Committee meeting.

There is still no update or decision of large sites with reference to the consultation on the Local Plan Second Review.

**20.36 PC NEXT MEETING**  
Wednesday 3<sup>rd</sup> June 2020

**20.37 PC** The Chairman closed the meeting at 8.45pm.

## APPENDIX 1

### PLANNING MATTERS AS AT 1<sup>ST</sup> APRIL 2020

<b>NEW APPLICATIONS</b>				
Date received	Ref. No:	Location	Proposal	Comments by:
5 <sup>th</sup> March 2020	<a href="#">51119/002</a>	16 Kingswood Rise, Four Marks GU34 5BD	Oak T1. Lift crown to 6 metres from ground, by removing branches as shown the submitted photographs and thin crown by 10%	2 <sup>nd</sup> April 2020
<p>Comment: Following Four Marks Parish Council's current adopted scheme of delegation, and subsequent email consultation, the Council respond as follows to this application.</p> <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 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, with any permission granted conditioned to reflect seasonal restrictions under the Wildlife and Countryside Act 1981 with reference to nesting birds.</p>				
10 <sup>th</sup> March 2020	<a href="#">35349/008</a>	Fernholt, 84 Blackberry Lane, Four Marks GU34 5DJ	T1 and T2 Beech trees, prune back over garden by 2m and crown lift to a height of 4m. With a maximum pruning diameter of 50mm. To reduce encroachment over garden	7 <sup>th</sup> April 2020
<p>Comment: Following Four Marks Parish Council's current adopted scheme of delegation, and subsequent email consultation, the Council respond as follows to this application.</p> <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 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, with any permission granted conditioned to reflect seasonal restrictions under the Wildlife and Countryside Act 1981 with reference to nesting birds.</p>				
10 <sup>th</sup> March 2020	<a href="#">26985/008</a>	Barranca, Swelling Hill, Ropley, Alresford, SO24 0DA	Single storey extension to rear following demolition	7 <sup>th</sup> April 2020
<p>Comment: Following Four Marks Parish Council's current adopted scheme of delegation, and subsequent email consultation, the Council respond as follows to this application.</p> <p>The Parish Council have no objection to this application providing that it is not excessive in additional scale and compliant with policy H16.</p>				

<b>DECISIONS NOTIFIED</b>				
Date received	Ref. No:	Location	Proposal	Decision
23/01/2020	58290	98A Winchester Road, Four Marks, GU34 5HU	Installation of rooflight to east elevation and installation of window within existing ceiling	Permission 6/3/2020

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	Permission 13 <sup>th</sup> March 2020
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	General Permitted Development, conditional