

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 3rd June 2020, commencing at 7.30pm
This meeting was held remotely via Zoom video conferencing**

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| MEMBERS PRESENT: | Cllr Simon Thomas (Chairman), Cllrs Shaun McCarthy, Mike Sanders and Anne Tomlinson |
| IN ATTENDANCE: | Sarah Goudie, Executive Officer 3 members of the public Cllr Janet Foster Cllr Bryan Timms District Councillor Diana Tennyson |
| APOLOGIES: | Cllr Tim Brake, Cllr John Hammond |

20.38 PC OPEN SESSION – PUBLIC PARTICIPATION

The Chairman welcomed members to the meeting, and briefed attendees on how the meeting would proceed. He then invited items to raise under the Open Session.

Resident 1 wished to speak with reference to planning application 58714. Although noting the sympathetic design, raised concern with reference to the removal of trees awarded protection and the access sightline and potential issues with construction traffic.

Resident 2 also spoke with reference to planning application 58714, raising the inaccuracies on the TPO, loss of amenity with the removal of the trees, access sightlines and proximity to school and ongoing issues with school parking and traffic.

Resident 3 echoed and supported the previous two resident's comments.

Cllr Timms wished to question whether there had been an amendment to a recent planning application, as it had recently come to light that a recent new building did not appear to be in accordance with what had been permissioned. Cllr Thomas suggested that this potential breach should be reported through the EHDC compliance system to be investigated.

Cllr Foster wished to ask if any Councillors had listened to the recent EHDC planning committee meeting and whether they had noted the planning lawyer's intervention during the meeting. Other than Cllrs Thomas and Tomlinson, no-one present had been party to the broadcast.

Cllr Tomlinson, with reference to the same topic, raised serious concern with reference to the intervention and the affect it had on the meeting from that point.

The EO had raised two questions with the Democratic Services Officer, following the meeting, which had been responded to.

Cllr Thomas suggested that although this was the correct forum to discuss this issue but it was not an Agenda item, therefore it was agreed by Committee members that this matter should be discussed at the next Full Council meeting.

There being no further items, the Open Session closed at 7.45pm. Standing Orders were applied

20.39 PC APOLOGIES FOR ABSENCE

Apologies for absence had been received prior to the meeting, from Cllrs Tim Brake and John Hammond, the apologies were acknowledged and accepted.

20.40 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

20.41 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 6th May 2020 following proposal by Cllr Sanders 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.

Cllr Thomas confirmed that, following a concern raised during the meeting with reference to 39658/001, he had visited the site and it was only the driveway that had been altered not the dwelling itself.

20.42 PC PLANNING MATTERS – NEW APPLICATIONS

| NEW APPLICATIONS | | | | |
|--|---------------------------|--|--|----------------------------|
| Date received | Ref. No: | Location | Proposal | Comments by: |
| 6 th May 2020 | 35432/001 | 4 Tawny Grove, Four Marks, GU34 5DU | T1 Silver Birch – reduce height by approx.. 3 metres and crown width by approx. 1.5 metres, leaving a finished crown height of approx.. 8 metres and finished crown width of approx.. 6 metres and crown thin entire canopy by 20% | 3 rd June 2020 |
| <p>Agenda item 1 Comment:</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> | | | | |
| 7 th May 2020 | 35353/006 | 8 Penrose Way, Four Marks, GU34 5BG | Sycamore – Fell | 4 th June 2020 |
| <p>Agenda item 2 Comment:</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 not support the removal of trees or hedgerows that offer positive amenity unless there is a health and safety risk to the general public or property. As there is no arborist report with this application indicating potential harm or risk to persons or property, and although are sympathetic to the reasons given to justify its removal, the Parish Council object to this application to fell the tree, and would ask consideration be given to some sensitive pruning as an alternative. However, as always, the Parish Council defer to the Planning Officer’s decision.</p> | | | | |
| 14 th May 2020 | 58714 | Land North of Kia Ora, 64 Lymington Bottom, Four Marks | Detached house and integral garage with car parking and new access | 11 th June 2020 |
| <p>Agenda item 3 Comment:</p> | | | | |

The Parish Council strongly object to this application.

The site is within the Settlement Policy Boundary, and therefore the presumption is to support development in accordance with local policies. However, the proposed site is not suitable and would irrevocably harm the local character and amenity of this location, and therefore contrary to Policies 1 and 10 of the Medstead and Four Marks Neighbourhood Plan and CP20 of EHDC's Local Plan: Joint Core Strategy.

Although it is noted that the proposed design gives the appearance of being sympathetic to surrounding dwellings, it is only illustrative and from experience is very rarely representative of the finished dwelling and proposed landscaping.

The two main concerns, and the primary reasons for the Parish Council's objection are, access and environmental.

ACCESS:

The site's location is on Lymington Bottom and just south of a blind bend, even at 30 mph, the speed limit in this location, anyone exiting the site turning right would have little or no visibility of oncoming traffic until in its path. The Parish Council also have documented evidence that average speeds recorded in this location are nearer 40 mph, which gives even less time to react.

ENVIRONMENT:

The site is the last remaining wooded area in this location and by removing the trees and existing boundary screening as proposed, its current amenity value would be lost. There is a public footpath directly to the rear of the site and its development would change the aspect from both the highway and public right of way.

Although there is a TPO covering the majority of the site (EH 293)93, there is no reference to this in the tree report and proposes removal of the majority of the trees within Groups 1 and 2 on the TPO. Although there is a disparity on this TPO which the Parish Council would like to bring to the attention of the Planning Officer, as the map appears to show the TPO grouped areas on the adjacent plot containing the derelict church only, which is incorrect, and may have caused the confusion. Irrespective of this, the amount of tree removal is in direct conflict with the Parish Council's Tree Management Policy.

At the time of discussing the application neither Hampshire Highways nor the Arboricultural officer have commented, and the Landscape Officer does not appear to have been consulted on this application. The Parish Council would request, prior to the planning officer's deliberations, the confusion with the TPO issue is addressed and resolved, and due to the proposed change in landscape amenity, that there is also comment sought from the appropriate officer in this regard. Should the Planning Officer be minded to approve this application, the Parish Council would like to ensure that Hampshire Highways have carried out a full and detailed on site safety audit at this location and confirm that the sightlines and visibility splay are in accordance with policy and, more importantly, safe.

Notwithstanding the previous paragraph, the Parish Council respectfully request, due to the policy conflicts and reasons as stated above, that the Planning Officer refuses this application.

20.43 PC DECISIONS NOTIFIED AND PENDING

| DECISIONS NOTIFIED | | | | |
|---------------------------|---------------------------|---|--|--------------------------------------|
| Date received | Ref. No: | Location | Proposal | Decision |
| 31/3/2020 | 58617 | Baytree Lodge, Brislands Lane, Four Marks, GU34 5AD | Summerhouse/garden room to rear | Permission 14 th May 2020 |
| 15/04/2020 | 56027/021 | 1 Briar Lodge, Willis Lane, Four Marks GU34 5AP | Resurfacing access from permeable hardstanding to tarmac hardstanding and implementation of new gully drains | WITHDRAWN |
| 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 | PERMISSION 27 th May 2020 |

| 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 |

| DECISIONS PENDING | | | | |
|-----------------------------|---------------------------|---|---|---------------------------|
| Date received | Ref. No: | Location | Proposal | Status |
| 10 th March 2020 | 35349/008 | 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 | Registered |
| 15/04/2020 | 56027/022 | 1 Briar Lodge, Willis Lane, Four Marks GU34 5AP | Change to layout and siting of existing stables (as approved under 56027/010) | 19 th May 2020 |
| 16/04/2020 | 26233/021 | 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 th May 2020 |
| 16/04/2020 | 22365/005 | 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 th May 2020 |
| 17/04/2020 | 49313/006 | Woodcote, Boyneswood Road, Medstead, GU34 5DY | T1 Triple Sycamore, reduce overhang raising canopy by 6-7 metres, T2 Beech, reduce overhang, T3 Beech 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 | 15 th May 2020 |
| 21/04/2020 | 39658/001 | 20 Fairfield Green, Four Marks, GU34 5BL | Front entrance porch, cladding to front gable | 19 th May 2020 |

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|------------|---------------------------|--|--|---------------------------|
| | | | and render to front brick walls | |
| 22/04/2020 | 55275/011 | 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 th May 2020 |
| 888 | 26791/009 | Ravenswood, Hawthorn Lane, Four Marks, GU34 5AU | Replacement ancillary barn following demolition of existing barn | 27 th May 2020 |
| 29/04/2020 | 25797/005 | 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 |
| 30/04/2020 | 56027/023 | 4 Briar Lodge, Willis Lane, Four Marks GU34 5AP | Use of land for horse stabling and associated storage and new stable building | 28 th May 2020 |

20.44 PC ADDITIONAL PLANNING MATTERS

Cllr Thomas gave a brief update on the progress of the Local Plan, in that there was no further progress by EHDC to report at this stage.

20.45 PC NEXT MEETING

Wednesday 1st July 2020. Following a request, and agreement by all Planning Committee members, the Planning Committee meeting would revert to 8.00pm from next month. It was not yet known whether the meeting would be held remotely or in person, and the EO would await Government guidance and advise in due course.

20.46 PC The Chairman closed the meeting at 8.30pm.