

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 1st July 2020, commencing at 8.00pm
This meeting was held remotely via Zoom video conferencing**

MEMBERS PRESENT: Cllr Simon Thomas (Chairman), Cllrs Tim Brake, John Hammond, Shaun McCarthy, Mike Sanders and Anne Tomlinson
IN ATTENDANCE: Sarah Goudie, Executive Officer
1 member of the public
Cllr Janet Foster
APOLOGIES: None

20.47 PC OPEN SESSION – PUBLIC PARTICIPATION

The Chairman welcomed Council members and the member of the public to the meeting and invited items to raise under the Open Session.

Cllr Hammond sought clarification on a couple of items as to whether they were to be discussed later within the Agenda items, which was confirmed.

There being no further items, the Open Session closed at 8.05pm. Standing Orders were applied

20.48 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

20.49 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

20.50 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 3rd June 2020 following proposal by Cllr Tomlinson and seconded by Cllr Sanders 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. There were no matters arising.

20.51 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
05 June 2020	26655/021	149 Winchester Road, Four Marks GU34 5HY	T21 Oak, Fell T20 Ash, Fell	3 July 2020
Agenda item 1 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 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. Although there is no arborist report with this application indicating disease or potential harm or risk to persons or property, the Parish Council are sympathetic to the reasons given for their removal, however on policy grounds object to the proposal as submitted. However should the Officer be minded to grant permission, the Parish Council would ask that both trees are replaced with suitable native species to mitigate the loss of the existing trees, and as always, defer to the Planning Officer's decision.				

9 th June 2020	58744	132 Winchester Road, Four Marks, GU34 5HZ	Remove 3x Hawthorn	7 July 2020
<p>Agenda item 2 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 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. However, as always, the Parish Council defer to the Planning Officer's decision on this application.</p>				
11 June 2020	33960/007	2 Lawrenny, Alton Lane, Four Marks GU34 5AL	Detached outbuilding following demolition of garage	9 July 2020
<p>Agenda item 3 Comment: The Parish Council would ask that the Planning Officer ensures that the proposed new outbuilding, which has a greater massing in size compared to the garage it is replacing, does not have a detrimental affect on the local amenity taking into consideration the proximity to a public right of way and views from open countryside.</p>				
17 June 2020	58213/001	Green Tiles, Brislands Lane, Four Marks GU34 5AD	Single storey extension to existing detached garage	15 July 2020
<p>Agenda item 4 Comment: The Parish Council have no objections in principle to this application but would request the garage is conditioned to prevent conversion for residential use in the future.</p>				
18 June 2020	22365/006	Oakwood House, 102 Telegraph Lane, Four Marks GU34 5AW	Lawful Development Certificate for a Proposed Development – Single storey side extension, 2 storey rear extension. Loft conversion with rear dormers. Detached outbuilding associated with main dwelling within garden curtilage	16 July 2020
<p>Agenda item 5 Comment: The Parish Council remained concerned over the proposed increase in size of this dwelling, although noting that this is a Lawful Development Certificate for Proposed Development, and although object to this proposal, defer to the Planning Officer's knowledge in this instance to ensure that the calculations have been submitted and applied correctly.</p>				
19 June 2020	27256/004	Farringdon Common Semaphore, 87 Telegraph Lane, Four Marks GU34 5AW	Single storey extension to side with glass link, excavation works to basement to create two new en-suites, door to rear to be replaced with a full height picture window, existing window to east elevation to be replaced with a new sash window following demolition of existing detached outbuilding	17 July 2020
<p>Agenda item 6 Comment: The Parish Council have no objections to the proposals as submitted, however would just like to raise a query on whether the car parking provision as proposed is adequate for the increased dwelling size.</p>				
19 June 2020	27256/005	Farringdon Common Semaphore, 87 Telegraph Lane, Four Marks GU34 5AW	Listed Building Consent - Single storey extension to side with glass link, excavation works to	17 July 2020

			basement to create two new en-suites, door to rear to be replaced with a full height picture window, existing window to east elevation to be replaced with a new sash window following demolition of existing detached outbuilding	
<p>Agenda item 7 Comment: The Parish Council have no objections to the proposals as submitted, however would just like to raise a query on whether the car parking provision as proposed is adequate for the increased dwelling size.</p>				
LATE APPLICATIONS				
30 th June 2020	58768	Buckle Furniture, Hawthorn Farm, Willis Lane, Four Marks GU34 5AP	Refurbish existing barns, demolition of dilapidated lean to barn and replace with a new workshop and conversion of all to start up offices	28 th July 2020
<p>Agenda item 8 Comment: The Parish Council fully support this application.</p>				
1 st July 2020	58714	Land North of Kia Ora, 64 Lymington Bottom, Four Marks	PRE DECISION AMENDMENT Detached house and integral garage with car parking and new access	15 th July 2020
<p>Agenda item 9 Comment: The Parish Council's objection stands on this application. Although noting the submission of the Access Plan remain concerned as the plan does not address the issues raised with reference to the blind bend and average vehicle speed, which were documented in 2015 by a HCC survey over a 7 day period with an average of 34.9 mph (85% percentile) and would ask that a safety audit and current traffic survey is carried prior to any decision being made. As the additional Ecology report requested has not yet been received and the Arboricultural Officer is yet to comment on this application, the Council's concerns have not been addressed.</p>				

20.52 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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.	Permitted 4 June 2020
29/04/2020	26791/009	Ravenswood, Hawthorn Lane, Four Marks, GU34 5AU	Replacement ancillary barn following demolition of existing barn	Permission 8 th June 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	Permitted, conditional 9 th June 2020

			maximum height of 3.8 metres	
LATE NOTIFICATIONS				
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	Permission 22 nd June 2020
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	REFUSAL 23 rd June 2020

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
17/06/2020	APP/C/19/3234078	Cunningham, Willis Lane, Four Marks GU34 5AP	Enforcement Appeal	Comments by 21 July 2020
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
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)	Registered
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	Registered Amended proposals now uploaded onto portal
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	Registered
21/04/2020	39658/001	20 Fairfield Green, Four Marks, GU34 5BL	Front entrance porch, cladding to front gable and render to front brick walls	Registered

22/04/2020	55275/011	Land East of Kitwood Place, Lyeway Road, Ropley, Alesford, 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	Registered
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%	Registered
7 th May 2020	35353/006	8 Penrose Way, Four Marks, GU34 5BG	Sycamore – Fell	Registered
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	Awaiting more information

20.53 PC ADDITIONAL PLANNING MATTERS

Cllr Thomas raised the issue with reference to the proposed Veolia Wey Incinerator which has now been submitted to Hampshire County Council and has been validated, he considered it important that the Parish Council should discuss the application and submit a representation. However, noting that there were differing views, agreed that this should be discussed in detail at the next Full Council meeting, and in agreement with the Chairman would be added to the Agenda.

There had been no further updates on the Local Plan Review, following the recent announcement with reference to the Large Sites consultation. The next stage in the process would be the Regulation 19 consultation prior to submission for examination.

The EO queried, on behalf of a resident, who wished to purchase the home in which he currently has an affordable housing agreement with Radian. However he has been informed by both Radian and EHDC Housing Officers that as his property is in the parish area of Four Marks which is within a rural area as designated by the Secretary of State under Section 17(1)(b) of the Housing Act 1996, properties situated in rural areas are excluded under the Right to Acquire, which means he is not entitled to buy, being an 'excluded property in the capital funding guide'. <https://www.gov.uk/guidance/capital-funding-guide/10-right-to-acquire>

The resident had asked if there was any way of challenging this, but Cllr Thomas confirmed that this was not a local issue but policy at National level, and therefore it is unlikely that anything can be done, certainly not at parish council level.

20.54 PC NEXT MEETING

Wednesday 5th August 2020. 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.

20.55 PC The Chairman closed the meeting at 21.15pm.

Post meeting reference – Minute 20.53 PC

The Housing (Right to Acquire) Regulations Schedule 5 - 1A. The **right to acquire does not arise if the dwelling-house is situated in a rural area designated by order of the Secretary of State under section 17 (1) (b) (right to acquire: supplementary provisions) of the [1996 c. 52.] Housing Act 1996.**

Help and assistance at

https://www.nfh.org.uk/law/housing_act_1996/index.php

<https://righttobuy.gov.uk/am-i-eligible/>

<https://www.gov.uk/guidance/capital-funding-guide/10-right-to-acquire>