

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 5th August 2020, commencing at 8.30pm
This meeting was held remotely via Zoom video conferencing**

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

20.56 PC OPEN SESSION – PUBLIC PARTICIPATION

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

A member of the public wished to speak with reference to Agenda item 5.1; 55138/005, The Stone Yard and the proposal for a warehouse with ancillary offices, and had submitted a photograph to the Executive Officer who had agreed to add it to the planning documents for consideration.

The member of public was representing his neighbour who was unable to attend. Their main concerns were additional traffic and road safety. They were also concerned that there had been no posted notifications of the proposed applications nor notification to neighbours. There were also numerous omissions and errors contained within the planning documents. A compliance issue had also been omitted from the planning history. Concern was also expressed that the Landscape officer had raised no objection, and that HCC's submission had wrongly stated that Alton Lane was 30mph. The resident also enquired as to whether planning permission was required for signs.

In response, Cllr Thomas advised that applicants do not have to display planning signs as long as the application is reported in local publications. Compliance issues are not made public because they are legal situations that may either be ongoing or have ramifications, and finally the resident was advised to contact EHDC with reference to signage.

A second resident asked if the proposed Incinerator was due to be discussed and Cllr Thomas advised that this had been fully debated in detail with comments noted for submission to HCC at the previous Full Council meeting.

A third resident referred to the previous application, Land North of Kia Ora, confirming the amendment to the TPO, and Cllr Thomas thanked everyone involved in bringing this to the attention of the planning officer.

There was also reference to the proposed new planning law which Cllr Thomas responded to later in the meeting.

There being no further items, the Open Session closed at 8.40pm. Standing Orders were applied

20.57 PC APOLOGIES FOR ABSENCE

Cllr Tim Brake had submitted an apology for absence, which was acknowledged and accepted by all Councillors

20.58 PC DECLARATIONS OF INTEREST

Cllr McCarthy declared an interest in Agenda item 3, planning application 58758, being known to the Applicant.

20.59 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 1st July 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.

20.60 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
09 July 2020	55138/005	The Stone Yard, Alton Lane, Four Marks GU34 5AJ	Warehouse with ancillary offices	6 th August 2020
<p>Agenda item 1 Comment:</p> <p>The Parish Council strongly object to this application.</p> <p>The proposal is out of character with the local amenity and would cause an unacceptable impact on neighbouring properties, in its sheer height, scale and massing.</p> <p>The proposal would result in unacceptably high increased volume of vehicle movements in a rural environment.</p> <p>The Parish Council would also like to raise an issue with the Highways comment, Alton Lane is National Speed Limit, not 30mph as stated and would ask that Highways are advised and asked to amend their comment as appropriate.</p> <p>Whilst supportive of local businesses, this proposal is against the following policies of the EHDC Local Plan Joint Core Strategy:</p> <p>Policy CP6; development will only be permitted provided that it does not harm the character of the site or its surroundings or do not adversely affect the natural beauty, wildlife, cultural heritage and opportunities for recreation.</p> <p>Policy CP27; development will not be permitted if it would have an unacceptable effect on the amenity of occupiers of neighbouring properties through loss of privacy or through excessive overshadowing</p> <p>Policy CP29, the proposal is not sympathetic to its setting in terms of its scale, height, massing and density in its relationship to adjoining buildings, spaces around buildings and landscape features.</p> <p>Therefore, the Parish Council respectfully ask the planning officer to refuse this application.</p>				
9 th July 2020	51759/002	Stonehaven, The Shrave, Four Marks, GU34 5BH CHAWTON PARISH	5 dwellings and detached garage following demolition of existing dwelling and garage (including land to the rear of Araluen)	6 th August 2020
<p>Agenda item 2 Comment:</p> <p>Although this proposed development is in the Parish of Chawton, it borders the parish of Four Marks and Four Marks Parish Council support Chawton Parish Council's strong objection to this application, as follows:</p> <p>Although inside the Settlement Policy Boundary and therefore there is presumption to develop, this application is wholly inappropriate in this location.</p> <p>The proposal is for a high density and cramped development completely out of keeping with the surrounding amenity.</p> <p>The proposed three storey dwellings to the rear of the site are of urban style in a rural development and out of character with neighbouring properties. The height of the dwellings does not sit sympathetically and are visually intrusive from all aspects detrimentally affecting local amenity.</p>				

Concerns are also raised over the proximity of the new dwellings to the railway embankment, where several trees have been removed for just that reason and would ask that these safety concerns are fully investigated.

With reference to access and Highways issues. The number of dwellings in the Shrave has more than doubled and there are already well documented concerns with the access onto and off the A31 from the Shrave. With numerous accidents in this location, this development would add at least 10 additional vehicles using an already saturated junction. The Parish Council have continually raised their ongoing unease with this issue on previous applications for developments, further development will only exacerbate this situation.

Although not a planning consideration, the issue with refuse bins in other new developments in this location where, due to refuse vehicles not being able to access the new dwellings, the bins are left on pavements blocking access to pedestrians who have to use the road to pass. This new development would only add to an ongoing serious issue.

Therefore, taking all the above into consideration, the Parish Council respectfully ask the Planning Officer to refuse this application being a high density, urban style overdevelopment, out of character with its surroundings, loss of local amenity and with, potentially, serious safety implications.

13 th July 2020	58758	6 Charters Close, Four Marks GU34 5FY	Oak. Reduced easterly canopy by 4m to suitable grow points, leaving length 8m, 2 forked easterly branches to be reduced by 4m leaving length of 8m	10 th August 2020
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Agenda item 3
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. There was no arborist report submitted with the application to justify the amount of reduction proposed, and therefore would have to submit an objection to the application, but defer to the Planning Officers knowledge and decision in this instance.

16 th July 2020	54298/001	116A Winchester Road, Four Marks, GU34 5HZ	Conversion of roof space to habitable accommodation, rear dormer and new window to attic storage	13 th August 2020
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Agenda item 4
Comment:

The Parish Council object to this application. Having taken into consideration the planning history of this semi-detached dwelling, the Council believe that this additional proposal would result in overdevelopment of the property and plot, and with the proposal for a window to the attic storage, what was originally a 2 bedroomed property with study, could potentially in time become a 5 bedroomed property. There was also concern as to whether the car parking provision would be adequate, although the new plans show parking for 3 cars, the original plans only showed enough space for 2 spaces per property plus turning. However, should the planning officer be minded to approve this application, the Council would request that the permission is conditioned to ensure the attic storage remains as just that.

23 rd July 2020	29528/003	Athelstan House, Boyneswood Road, Medstead, GU34 5DY MEDSTEAD PARISH	Two storey side extension and new detached double garage to front following demolition of existing single storey garage	20 th August 2020
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Agenda item 5
Comment:

Although concern was raised initially with reference to the apparent proximity to the neighbouring boundary, the photographs did appear to give a slightly different perspective, and it was agreed to liaise with Medstead Parish Council prior to submitting a response.

20.61 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
21 April 2020	39658/001	20 Fairfield Green, Four Marks, GU34 5BL	Front entrance porch, cladding to front gable and render to front brick walls	Permission 16 th July 2020
6 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%	WITHDRAWN
7 May 2020	35353/006	8 Penrose Way, Four Marks, GU34 5BG	Sycamore – Fell	REFUSAL 16 th July 2020
22 April 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	Permission 21 st July 2020
LATE NOTIFICATIONS				
15 April 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)	Permission 29 th July 2020
05 June 2020	26655/021	149 Winchester Road, Four Marks GU34 5HY	T21 Oak, Fell T20 Ash, Fell	REFUSAL 28 th July 2020
14 June 2020	58744	132 Winchester Road, Four Marks, GU34 5HZ	Remove 3x Hawthorn	Consent 28 th Jul 2020
11 June 2020	33960/007	2 Lawrenny, Alton Lane, Four Marks GU34 5AL	Detached outbuilding following demolition of garage	Permission 30 th July 2020
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	Permitted 30 th July 2020

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
10/07/2020	APP/M1710/W/20/3249372	The Oaks, Gravel Lane, Four Marks, GU34 5JD	Removal of Condition 4 of 29311/004 to	Written representations

			allow annex to be let/rented out	by 13 th August 2020
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
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	Awaiting Decision Lawful development certificate now permitted
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
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	Registered
17 June 2020	58213/001	Green Tiles, Brislands Lane, Four Marks GU34 5AD	Single storey extension to existing detached garage	Registered
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	Registered
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 basement to create two new en-suites, door to rear to	Registered

			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	
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	
2 nd July 2020	39917/003	120 Winchester Road, Four Marks, GU34 5HZ	Two bay car port	

20.62 PC ADDITIONAL PLANNING MATTERS

Cllr Thomas referred briefly to the Local Plan with further news imminent, then referred back to the query raised in the Open Session with reference to the Governments proposed changes to the planning system, adding that the local MP had already been contacted with concerns over how detrimental the proposals could be. Although there are several stages before the new system could be introduced, there were grave concerns on what would happen to the planning system should these proposals be passed in the House of Commons.

20.63 PC NEXT MEETING

Wednesday 2nd September 2020. This meeting would be held remotely by Zoom videoconferencing and there would be no changes until Government restrictions in this regard, as agreed at the previous Full Council meeting.

20.64 PC The Chairman closed the meeting at 21.30pm.