

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 6th July 2022, commencing at 7.40pm
At the Benians Pavilion, Uplands Lane, Four Marks**

MEMBERS PRESENT: Cllrs Janet Foster (Chairman), John Hammond, Frank Maloney and Reg Pullen
IN ATTENDANCE: Sarah Goudie, Executive Officer (EO)
Jo Tsigarides (Assistant to the EO)
No members of the public
APOLOGIES: Cllrs Mike Sanders and Anne Tomlinson

Cllr Foster, as Chairman of the Council, took the chair of the meeting in Cllr Sanders' absence, and welcomed Cllr Frank Maloney, who signed his Declaration of Acceptance of Office and joined the meeting.

22.52 PC APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs Mike Sanders and Anne Tomlinson which were acknowledged and accepted.

22.53 PC OPEN SESSION – PUBLIC PARTICIPATION

There were no items to raise under the Open Session therefore the meeting commenced at 7.45pm.
Standing Orders were applied.

22.54 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

22.55 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 1st June 2022, following proposal by Cllr Pullen, seconded by Cllr Hammond, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

22.56 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
31 st May 2022	57749/008	5 Cotswold Close, Four Marks, GU34 5JZ	Two storey side extension	8 th July 2022 (extension)
The Parish Council strongly object to this application.				
The proposed two storey side extension would be overdevelopment of the existing plot, overbearing in both scale and massing and out of keeping with the neighbouring and linked property.				
The Council refer to the reserved matters application for this site (22160/006) in August 2015, refused due to <i>the appearance, bulk, height, mass, scale and design details of the dwellings, together with the provision of a high proportion of larger house types, would result in a development that fails to maintain or enhance the character and appearance of the area, or provide an adequate residential environment for future occupants due to lack of outlook and landscaping within the development. The proposal is therefore contrary to policy CP29 of the Joint Core Strategy, the Four Marks Village Design Statement and the NPPF.</i>				

The dwelling sizes were reduced and the re-submitted Reserved Matters application (22160/007), was subsequently approved March 2016.

More importantly, however, and in full support of the Arboricultural Officer's objection, this two-storey extension would have a detrimental effect on both the already severely compromised RPA and ongoing health of the protected Oak Tree. There have already been several applications to prune the Oak back from the existing dwelling, yet the applicant is proposing to extend towards the Oak, which will almost certainly result in additional applications to prune the Oak back even further.

Taking into consideration the newly constructed outbuilding, the plot size has already been reduced and that the construction of the outbuilding and the replacement of grass with astroturf, has already threatened the health of the tree, the Council respectfully requests that the planning officer refuses this application.

8 th June 2022	51273/003	1 St Faiths Close, Four Marks, GU34 5AY	T1 Copper Beech. Remove major deadwood. Crown reduction – existing height 20 metres existing spread 18.2 metres, finished height 16 metres finished spread 14.2 metres. Crown lift smaller branches up to 4-5 metres from ground level. Remove 1 large lowest limb on the southern side back to the main stem to reduce weight.	6 th July 2022
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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 work to, and removal of, trees (or hedgerows) that would not be detrimental to the health and stability of any remaining trees, and necessary for reasons of essential maintenance, or health and safety of persons and property.

With reference to this application, the Council whilst supportive of minimal but necessary maintenance, believe that the proposed works are excessive, however, defer to the planning officer's knowledge and decision in this regard.

8 th June 2022	55806/003	Land North of Chaffinch Road, Four Marks	T1 Oak, crown reduction existing height 20 metres existing spread 17 metres, finished height 16 metres finished spread 14 metres. T2 and T3 Ash. Reduce to monolith at 6 metres in height as habitat.	6 th July 2022
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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 work to, and removal of, trees (or hedgerows) that would not be detrimental to the health and stability of any remaining trees, and necessary for reasons of essential maintenance, or health and safety of persons and property.

With reference to this application, the Council have noted the historic value and amenity of the group of trees, that those identified for maintenance in this application are included within. Whilst noting that the Ash trees are not be removed but left as monoliths, and will be suffering from Ash dieback, there is no report identifying the extent to which they are infected. The work to the Oak tree does seem excessive but note its proximity to dwellings but the Council are of the opinion that a site visit to assess the application and the effect the maintenance would have on the surrounding trees is

essential. However, as previously, defer to the planning officer's knowledge and decision in this regard.				
10 th June 2022	21049/005	Old Down Cottage, Swelling Hill, Ropley, Alresford, SO24 0DA	Change of use from agricultural to B2 (General Industrial). Convert outbuilding to joinery workshop to support interior design business based at Old Down Cottage (retrospective)	8 th July 2022
<p>The Parish Council would like to make the following observations for consideration with reference to this application for change of use.</p> <p>The Council note that concerns have been raised about noise levels. Would it be possible to condition approval, if granted, to ensure that machinery is not operational when the doors of the workshop are open and restricted to the proposed hours with no weekend working?</p> <p>The Council also commented that, due to the nature of the business, whether there needs to be any consultation on the health and safety aspects of the premises to safeguard employees, in addition to the structural survey?</p> <p>It was noted that the ecology report has been conducted by the Applicant. Does there need to be an additional report by an Ecologist to confirm that the applicant has successfully mitigated the bat rehoming?</p> <p>Finally, the Council asked whether, should the officer grant approval, the Change of Use of the outbuilding could only be pertinent to the current Applicant, reverting to Agricultural should the land change ownership?</p>				
10 th June 2022	27743/004	Lymington Hill, 98 Winchester Road, Four Marks, GU34 5HU	Lawful Development Certificate for a Proposed Development – Single Storey rear and side extensions, following demolition of existing car port and rear single storey extensions	8 th July 2022
<p>The Parish Council have no objection in principle to this application and understand that the application is only for a Lawful Development Certificate for a single storey rear and side extension. However, the Council would like to raise the question that the elevations show windows in the dormer roof indicating first floor accommodation, yet the plans do not show a stairwell or access point, and just want to ensure that this does not affect the proposals as submitted.</p>				
27 th June 2022	55944	Sunnycroft, 1 Telegraph Lane, Four Marks, GU34 5AX	Conversion of bungalow to a chalet style bungalow to include a front extension, replacement roof, new dormers and rendering the elevations	25 th July 2022
<p>The Parish Council have no objection to this application.</p> <p>However would like to bring to the planning officer's attention that due to the omission of a separate location plan on the portal, the location of the dwelling is only identified by the small block plan in the corner of the existing and proposed plan sheets and is incorrectly labelled. Telegraph Lane as indicated is in fact 'The Shrave' (A31 Winchester Road) and this may cause some confusion.</p>				
28 th June 2022	59143/001	Land to the rear of Watercress Way, Medstead, Alton	Construction of 9 dwellings	15 th July 2022

The Parish Council strongly object to this application.

An application for 4 dwellings on this site was recently refused. The decision notice stated that 'the application site is outside the Settlement Policy Boundary, the principle for market housing is not acceptable and does not outweigh the requirements of the Development Plan, therefore contrary to policies CP10 and CP19 of the EHDC Local Plan : Joint Core Strategy and Policy 1 of the Medstead and Four Marks Neighbourhood Plan'.

The Settlement Policy Boundary is a planning instrument designed to protect the countryside from inappropriate development and remains in force until replaced by a new local plan, this application site is outside the Settlement Policy Boundary and therefore deemed 'countryside' for the purposes of the Development Plan.

With reference to this current application, the Council, to support their objection, comment as follows:

Environmental

- This area of green space, although is between houses, is a vital green lung for wildlife, fauna, and flora, and serves an important function.
- The applicant indicates that the development would not result in the removal of any 'high quality' trees, only low quality, except one subject to a TPO. The tree has been awarded protection for just that reason, to protect it, and therefore its removal would be contrary to C6 EHDC Local Plan second review.
- The proposed access crosses a wildlife buffer zone agreed as mitigation because of the Holland Drive development.

Access and parking

- The cumulative effect of the additional traffic that this 9 dwelling development would only intensify an already congested single lane bridge and the junction of Boyneswood Road with the A31 already at full capacity. All recent junction easing, and pedestrian safety proposals have been deemed undeliverable by HCC.
- The proposed site access off Holland Drive will necessitate the removal of a visitor parking bay for existing residents, with no apparent mitigation.
- Is the parking provision deemed appropriate? Whilst complying with requirements, tandem parking by its very nature will result in regular use of the allocated visitor parking bays by the occupiers of those dwellings and taking into consideration the loss of the visitor parking on Holland Drive, on street parking and all the issues associated with this is inevitable.
- When considering this application, it was noted that there is a different site level from the entrance to the new development and Holland Drive, has this been taken into consideration, particularly with reference to surface water run off?

Design and Access Statement

- There is no regular bus service running along Boyneswood Road.
- The application states that the Neighbourhood Plan is 5 years old and carries little weight, however this is not the case. It is in date, with no requirement to update after 5 years, and therefore carries full weight, having been fully scrutinised by the Government Inspector, accepted as in accordance with the Local Plan and adopted following referendum.
- Whilst the 18dph may be in keeping with Holland Drive on one side of the development, however, it is not in keeping with the houses on the other side of the proposed development.

In summary, this is speculative, inappropriate, and unsustainable development, representing an intrusion into the countryside which is protected by the Settlement Policy Boundary, and therefore not compliant with Local Plan Policies CP10 and CP19, and Policy 1 of the Medstead and Four Marks Neighbourhood Plan. The Council respectfully ask the Planning Officer to refuse this application.

22.57 PC TO NOTE DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
20 th April 2022	57180/003	89a Winchester Road ,Four Marks, GU34 5HS	T1-Ash-Reduce crown height by 12m, leaving a crown height of 13m. Reduce crown spread by 7m, leaving a crown spread of 7m. T2-Sycamore-Reduce crown height by 3m, leaving a crown height of 17m. Reduce crown spread by 6m, leaving a crown spread of 9m. T3-Oak-Reduce crown height by 1.5m, leaving a crown height of 13.5m. Reduce crown spread by 3m, leaving a crown spread of 8m. T4-Reduce crown height by 1.5m, leaving a crown height of 13.5m. Reduce crown spread by 3m, leaving a crown spread of 9m	<i>Consent</i> 7 th June 2022
26 th April 2022	25536/003	Dell House Farm, Hawthorn Lane, Four Marks	Prior Approval for a proposed change off use of agricultural building to dwellinghouse (Class C3)	Required and approved 9 th June 2022
4 th May 2022		Little Kitfield, Kitwood Road, Four Marks	Prior Approval for a proposed change of use from commercial, business and service (Class E) to dwellinghouses (Class C3)	Required and refused 23 rd June 2022
17 th May 2022	39296/009	4 St Faith Close, Four Marks	1x silver birch, fell	Consent 20 th June 2022
LATE NOTIFICATIONS				
27 th April 2022	30005/033	High Acres, Willis Lane, Four Marks	Change of use of an existing stable building and associated paddock area to a sui generis use as part of a doggy day care operation	Permission 24 th June 2022
4 th May 2022	37045/005	Tesco Express, 53-55 Winchester Road, Four Marks	Display of 3no. fascia signs, 1no. projecting sign and 4no. vinyls.	Permission 28 th June 2022

APPEALS				
Date received	Ref. No:	Location	Proposal	Status

07/09/2021	58714	Land North of Kia Ora, Lymington Bottom, Four Marks	Detached House and Integral Garage with car parking and new access	Awaiting appeal decision
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DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
04/08/2021	55712/001	The Barn, Alton Lane, Four Marks	Conversion of building to dwelling with associated parking and landscaping (renewal of 55712)	Awaiting decision
09/02/2022	39009/008	Land to the North of the Telephone Exchange, Lymington Bottom Road, MEDSTEAD	Up to 1525sqm of Class E uses, including provision for a flexible working facility, including means of vehicular access. All other matters (layout, scale, appearance and landscaping) to be reserved for future consideration.	Registered
17/02/2022	58788	Land to the West of Longbourn Way, MEDSTEAD	Development comprising 112 new homes with associated access and landscaping	Registered
23/02/2022	23291/029	Lymington Farm Industrial Estate, Lymington Bottom Road, MEDSTEAD	A hybrid planning application which seeks detailed planning permission for: 'the provision of 638sqm of leisure space (Building2) (Class E d), access and parking provision' and outline permission for: 'the provision of 916sqm of flexible Class E space and 344sqm of flexible Class E/Public House (sui generis), with details relating to layout submitted in detail and appearance reserved for future consideration'.	Registered
29/03/2022	30572/014	Hawthorn Farm, Willis Lane, Four Marks, GU34 5AP	Change of use of office to residential annex and incorporation of annex into the residential curtilage of Hawthorn Farm	Registered
24/05/2022	39296/010	4 St Faith Close, Four Marks	T12, Sycamore-Reduce crown height by 2m,	Registered

			leaving crown height of 16m. Reduce crown width by 2m, leaving a crown width of 10m. Crown lift to 5m	
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22.57 PC ADDITIONAL PLANNING MATTERS

22.57.1 Late Items

There were no late planning items, however two late planning decision notifications were advised after the circulation of the paperwork and have been added to the list as late items above.

With reference to planning application 37045/005, Cllr Hammond asked the sign had been altered to remove the reference to Alton. Subsequent to the meeting, the EO confirmed that it had.

22.57.2 Local Planning Authority Update

There was no further updated information on the Local Plan at this stage.

22.57.3 SDNPA

The EO drew the members attention to the SDNPA local plan review and call for sites and advised members that pertinent emails would be circulated as appropriate. Cllr Sanders had previously indicated that the Council did not need to respond at this stage.

22.57.4 LICENSING VARIATIONS

22.57.4.1 Castle of Comfort, Medstead

As this variation was a Medstead notification, it was not deemed appropriate to comment.

22.57.4.2 Four Marks CofE Primary School

There was no objection to this variation.

22.57.5 ADDITIONAL ITEMS TO NOTE

22.57.5.1 Permitted Development query confirmation

The EO was thanked for circulation the summary of the permitted development enquiry.

22.57.5.2 Appeal hearing, Penns Place, 12th July 2022

The EO reminded members of the Appeal hearing taking place the following week.

22.58 PC NEXT SCHEDULED MEETING

The next meeting is currently confirmed as Wednesday 3rd August 2022, 7.30 pm at the Benians Pavilion, unless advised otherwise.

22.59 PC The Chairman closed the meeting at 8.50pm.