

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 7th September 2022, commencing at 6.00pm
At the Benians Pavilion, Uplands Lane, Four Marks**

MEMBERS PRESENT: Cllr Janet Foster (Chairman), Cllr Frank Maloney and Cllr Reg Pullen
IN ATTENDANCE: Sarah Goudie, Executive Officer (EO)
2 members of the public
APOLOGIES: Cllr Mike Sanders, Cllr Anne Tomlinson, Cllr John Hammond

22.60 PC APOLOGIES FOR ABSENCE

In the absence of the Chairman of the Committee, Cllr Janet Foster, took the chair and opened the meeting.

Apologies for absence were received from Cllrs Mike Sanders, Anne Tomlinson and John Hammond which were noted and accepted.

22.61 PC OPEN SESSION – PUBLIC PARTICIPATION

Two members of the public were in attendance, both spoke with reference to planning application 54841/005, and raised the following concerns: appearance, height, scale and massing, drainage, loss of amenity, access, and additional traffic movements. All comments were noted for the Committee to refer to in their deliberations.

There being no further items to raise, the open sessions concluded at 6.10pm. Standing Orders were applied.

22.62 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

22.63 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 6th July 2022, following proposal by Cllr Pullen, seconded by Cllr Maloney, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

22.64 PC PLANNING MATTERS – PREVIOUS NEW APPLICATIONS FOR NOTING

Due to the cancellation of the Planning Committee meeting, scheduled to be held on 3rd August 2022, the following items were responded to under delegated powers in discussion with members of the planning committee and noted, as follows.

| NEW APPLICATIONS – AUGUST APPLICATIONS FOR NOTING | | | | |
|--|---------------------------|---|---|---------------------|
| Date received | Ref. No: | Location | Proposal | Comments by: |
| 20/07/2022 | 36190/003 | 10 Lymington Rise, Four Marks, GU34 5BA | 2 x lime, crown lift to 2.5m over the footpath and 5m over the road | 10/08/2022 |
| 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, would be supportive of the proposed works, however, defer to the planning officer's knowledge and decision in this regard. | | | | |

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| 28/07/2022 | 53803/001 | The Hollies, The Shrave, Four Marks | The replacement of septic tank with modern sewage treatment plant solution. New location allows for simpler access for future maintenance, annual de-sludge/waste removal. New treatment can be installed using plant equipment, that is not accessible to rear garden. New location will also allow for existing system to remain utilised until new works are completed. | 18/08/2022 |
| <p>The Parish Council have no objection in principle and understand the reasons for the re-location, however, ask that the following points are noted:</p> <ul style="list-style-type: none"> All EA guidance and regulations are adhered to as appropriate. Correct legal agreement (for use in perpetuity) and any required licences, or amendments to, are in place to use the neighbours existing borehole. That there is no detrimental effect on neighbouring dwellings. | | | | |
| 29/07/2022 | 37692/001 | 21 Kingswood Rise, Four Marks, GU34 5BE | First floor side dormer and internal alterations | 19/08/2022 |
| <p>The Parish Council have no objection to this application, providing there is no loss to neighbouring amenity.</p> | | | | |
| 03/08/2022 | 51119/003 | 16 Kingswood Rise, Four Marks, GU34 5BD | 1 x Oak. Crown reduction as per marked photo | 24/08/2022 |
| <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 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.</p> <p>With reference to this application, the Council whilst supportive of minimal but necessary maintenance, would like to ensure that the proposed works are appropriate, however, defer to the planning officer's knowledge and decision in this regard.</p> | | | | |

22.65 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

| NEW APPLICATIONS | | | | |
|---|---------------------------|--|--|--------------|
| Date received | Ref. No: | Location | Proposal | Comments by: |
| 09/08/2022 | 37657/006 | 15 Penrose Way, Four Marks GU34 5BG | Single storey extension to front elevation of garage and alteration to rear elevation openings | 06/09/2022 |
| No objection. | | | | |
| 16/08/2022 | 59848 | Wannock, 32 Winston Rise, Four Marks, GU34 6HP | Single storey side extension, new porch, and boundary wall | 13/09/2022 |
| <p>The Parish Council wish to comment as follows with reference to this application.</p> <p>Although do not object in principle to the first aspect of this application, the proposed extension is very close to the neighbouring boundary which could detrimentally affect the amenity of the adjacent dwelling and would restrict any future maintenance to fencing and properties. This, and the fact that the enlarged dwelling would subsequently fill the width of the plot, go against recommendations within the Four Marks Village Design Statement, a material planning document. It was also noted that the house numbering on the block plan appears to be incorrect.</p> | | | | |

With reference to the proposed boundary wall, the Council do object to this proposal Winston Rise, is primarily hedged boundary with front gardens, and although note that there are some properties with small dwarf walls, including the neighbouring property, most still have hedging and greenery to soften the effect. This style of boundary wall and railings is incongruous with the existing street scene and would ask the planning officer to request an amended proposal that is more in keeping with the immediate vicinity.

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| 22/08/2022 | 56176/002 | 21 Tawny Grove, Four Marks, GU34 5DU | 1x Hawthorn, reduce crown height by 2m, leaving a crown height of 9m. Reduce crown width by 2m, leaving a crown width of 5m | 12/09/2022 |
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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, as there is little information provided, defer to the planning officer's knowledge and decision in this regard.

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| 24/08/2022 | 54841/005 | Beverly, 165 Winchester Road, Four Marks, GU34 5HY | Detached dwelling | 21/09/2022 |
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The Parish Council strongly object to this application.

The Council would like to draw the planning officer's attention to previous comments submitted on planning applications 54841/002, 54841/003 and 54841/004, in that any applications to develop this plot would be opposed. This is back garden development, inappropriate and against local policy.

The Design and Access statement appears at odds with the proposed plans and elevations and would question that there is 'no relevant planning history'. The previous application (54841/004) was for a dwelling on this site.

There is reference to an integral garage, yet on the plans this is shown as a store/gym. There has been no comment sought from the Traffic Management Team, and question whether the parking provision is compliant for what is effectively a 5 bedroomed house? Has any consideration been given to visitor parking? Pheasant Close is a cul-de-sac with a turning area, with no space for on street parking, or indeed suitable access for construction vehicles. The site maps are misleading, and the scales differ.

Design.
The proposed application is for a three-storey dwelling, which is completely out of keeping with the immediate vicinity, in height, scale and massing. Reference is made to other similar dwellings with a 'crown roof' in the local area, however they are not adjacent to the proposed site, and there is no precedent justification for this application, and it should be considered on its own merit.

Comparisons are made to Pheasant Close, but there is no reference to the adjacent properties along the Winchester Road, which are all in spacious plots with gardens as can be seen by the detailed block plan.

Access.
The proposed access is via Pheasant Close, a private unadopted cul-de-sac, and over public amenity land left for that purpose by the developer of the Meadowbrook estate. Has the management company responsible for the upkeep and maintenance of Pheasant Close been approached?

Drainage.
There is already a reported issue with sewage in this location and the applicant is seeking to connect to existing foul drainage system. The current environmental issue in this regard would need to be resolved before approaches are made to connect to any existing provision.

Sustainability and energy.
The plans show solar panels on the single storey roof, yet question whether they would be effective in this position.

Taking all the above into consideration, the Council respectfully request that the planning officer refuses this application, being out of keeping, back garden development which would have a detrimental affect on the local amenity and against Policy 1 of the Medstead and Four Marks Neighbourhood Plan.

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| 30/08/2022 | 59870 | 65 Blackberry Lane, Four Marks GU34 5DF | Lawful development certificate proposed – single storey extension to rear to replace existing conservatory and enlarge dormer window of the first floor family bathroom | 27/09/2022 |
| No objection. | | | | |

22.66 PC TO NOTE DECISIONS NOTIFIED AND PENDING

| 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 |

| DECISIONS NOTIFIED | | | | |
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| Date received | Ref. No: | Location | Proposal | Decision |
| JULY | | | | |
| 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. | REFUSAL 13 th July 2022 |
| 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'. | REFUSAL 14 th July 2022 |
| 17/02/2022 | 58788 | Land to the West of Longbourn Way, MEDSTEAD | Development comprising 112 new homes with associated access and landscaping | EHDC Planning Committee 27/07/2022 REFUSAL |
| 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 | Permitted 11 th July 2022 |

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| | | | demolition of existing car port and rear single storey extensions | |
| 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. | Consent 13 th July 2022 |
| 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. | Consent 27 th July 2022 |
| AUGUST | | | | |
| 20/07/2022 | 36190/003 | 10 Lymington Rise, Four Marks, GU34 5BA | 2 x lime, crown lift to 2.5m over the footpath and 5m over the road | Consent 18/08/2022 |

| 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 |
| 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 |
| 31 st May 2022 | 57749/008 | 5 Cotswold Close, Four Marks, GU34 5JZ | Two storey side extension | Registered |
| 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) | Registered |
| 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 | Registered |

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| | | | extension, replacement roof, new dormers and rendering the elevations | |
| 28 th June 2022 | 59143/001 | Land to the rear of Watercress Way, Medstead, Alton | Construction of 9 dwellings | Registered |

22.67 PC ADDITIONAL PLANNING MATTERS

22.67.1 Late Items

There were no late applications or notifications to note.

The EO referred to a press release from EHDC advising of the new local plan timetable and referred to the letter sent to the Local Plan Team with reference to the capacity of the Four Marks junctions, for noting.

The EO also advised of a communication from the SDNPA and their decision to remove submitted pre-application enquiries from their planning portal. Although noting that they were the only local authority to do so, this information had been previously useful on picking up pending planning applications, and disappointment was expressed, but agreed there was little point in objecting.

The EO also referred to another borough council's publication of CIL payments which had been noted during a presentation she had attended that day, and it was agreed that this was extremely useful and perhaps something similar should be suggested to EHDC. It was also agreed that it was now time to chase again the lack of access of S106 monies, with at least £40,000 still being held for open spaces and environmental projects within the village.

22.67.2 TPO (EH1188)22 Notification for comment

The Council discussed the proposed TPO and agreed to support the proposal. It was also suggested that the Beech tree, on the adjacent piece of Council land, should also be put forward for protection. The EO would respond accordingly.

22.67.3 EHDC Climate Change Survey

Cllr Maloney had prepared a draft response to the above survey and circulated it for comment. The draft had been changed, and with no further comments to make, it was agreed that Cllr Maloney would submit the response to the Local Plan team.

22.68 PC NEXT SCHEDULED MEETING

The next meeting is scheduled for Wednesday 5th October 2022, 7.30 pm at the Benians Pavilion, unless otherwise advised.

22.69 PC The Chairman closed the meeting at 7.08pm.