

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 5th October 2022, commencing at 7.35pm
At the Benians Pavilion, Uplands Lane, Four Marks**

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

22.70 PC APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr John Hammond, which was acknowledged and accepted.

22.71 PC OPEN SESSION – PUBLIC PARTICIPATION

Cllr Maloney wished to raise two items for further discussion.

- Consideration, within the budget process, for funding for updating the Neighbourhood Plan in line with the new design codes, and
- A discrepancy with the BREEAM accreditation, recently approved, for the planning application for the new building, referring to guidance in a newly adopted Supplementary Planning Document, that buildings must achieve an 'Excellent' rating.

Both items would be discussed under additional planning matters.

There being no further items to raise, the open sessions concluded at 7.40pm.

Standing Orders were applied.

22.72 PC DECLARATIONS OF INTEREST

Cllr Maloney advised that he was known to two of the planning applicants, but it was agreed there was no prejudicial or pecuniary interest that needed declaring.

22.73 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 7th September 2022, following proposal by Cllr Foster, seconded by Cllr Pullen, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

22.74 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
21/9/2022	51035/001	Jocks Lodge, Alton Lane, Four Marks GU34 5AJ	Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating eaves height of 2.5 metres and a maximum height of 3.9 metres	For information only
No objection.				

22/9/2022	59851/001	62 Pheasant Close, Four Marks, GU34 5FH	Conversion of garage to habitable accommodation	20 th October 2022
No objection. However, the Council would request that, as the conversion appears to be for a self contained annex, it remains ancillary to the host dwelling.				
27/09/2022	36440/001	1 Badger Close, Four Marks, GU34 5HB	Lawful development certificate proposed – single storey rear extension following demolition of existing conservatory	25 th October 2022
No objection.				
29/09/2022	38618/004	Hillside, Hawthorn Lane, Four Marks, GU34 3ER	Retention of tree house platform	27 th October 2022
No objection. However, the Council did question, from a health and safety perspective, that the photographs indicate that the Ash Tree appears to be in advanced decline from Ash dieback, and maybe a different tree should be considered.				

22.75 PC TO NOTE DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
27/06 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	Permission 6/09/2022
03/08/2022	51119/003	16 Kingswood Rise, Four Marks, GU34 5BD	1 x Oak. Crown reduction as per marked photo	Consent 20/9/2022
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	Permission 15/9/2022

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

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	Registered

			residential curtilage of Hawthorn Farm	
31 st May 2022	57749/008	5 Cotswold Close, Four Marks, GU34 5JZ	Two storey side extension Request to extend determination period until 23/9/2022 agreed by applicant. New correspondence uploaded 16/9/22 rebutting tree officer's report, planning officer appears to be considering refusal.	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) New block and floor plans submitted 9/9/22	Registered
28 th June 2022	59143/001	Land to the rear of Watercress Way, Medstead, Alton	Construction of 9 dwellings	Registered
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.	Registered
29/07/2022	37692/001	21 Kingswood Rise, Four Marks, GU34 5BE	First floor side dormer and internal alterations	Registered
16/08/2022	59848	Wannock, 32 Winston Rise, Four Marks, GU34 6HP	Single storey side extension, new porch, and boundary wall	Registered
22/08/2022	56176/002	21 Tawny Grove, Four Marks, GU34 5DU	1x Hawthorn, reduce crown height by 2m,	Registered

			leaving a crown height of 9m. Reduce crown width by 2m, leaving a crown width of 5m	
24/08/2022	54841/005	Beverly, 165 Winchester Road, Four Marks, GU34 5HY	Detached dwelling	Registered
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	Registered

22.76 PC ADDITIONAL PLANNING MATTERS

22.76.1 Late Items

There was one late application for discussion, as detailed above. There were no late decisions notified.

22.76.2 Additional Planning Related Updates

The EO confirmed that, following the comment the previous month on the publication of CIL payments by another local authority, this information is available on the EHDC website, although only up to March 2021. The EO did, however, advise that the Council had been notified separately that Four Marks currently has £16,088.69 available, upon application, for local projects. There is still no information available on the outstanding S106 monies.

The EO advised of an on-line Net Zero Carbon workshop being hosted by EHDC and Cllr Maloney indicated he would be interested in attending.

There was a further discussion on the Neighbourhood Plan, and budgeting for updating the Plan with the new design codes and design statement, which would be passed onto the Finance & General Purposes Committee for consideration during the budget process.

Following Cllr Maloney raising the disparity over the BREEAM accreditation requirement, it was agreed to contact the architects, as a matter of urgency, to seek clarification.

22.77 PC NEXT SCHEDULED MEETING

The next meeting is scheduled for Wednesday 2nd November 2022, 7.30 pm at the Benians Pavilion, unless otherwise advised.

22.78 PC The Chairman closed the meeting at 8.15pm.