

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 7th December 2022, commencing at 6.00pm
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)
3 members of the public
District Councillor Tennyson

APOLOGIES: Cllr Hammond

22.88 PC APOLOGIES FOR ABSENCE

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

22.89 PC OPEN SESSION – PUBLIC PARTICIPATION

One member of the public in attendance advised the Council of a leaflet drop on the EHDC Local Plan consultation to all houses within the Village by a local pressure group, being of the opinion that it had not been adequately advertised.

Cllr Foster raised concern over the new Tesco shop front signage which, despite the planning application decision notice asking for Alton to be removed from the signage, had not. Cllr Foster advised that she was liaising directly with Tesco, but it was agreed that a compliance notice should also be raised. EO to check the detail and raise accordingly.

There being no further items to raise, the open sessions concluded at 6.05pm.

Standing Orders were applied.

22.90 PC DECLARATIONS OF INTEREST

There were no declarations of interests.

22.91 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 2nd November 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.

22.92 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
22/11/2022	53153/003	31 Chaffinch Road, Four Marks, GU34 5FG	Oak – crown lift final limb to 6m to match the rest of the crown and remove the epicormic growth from the lowest limb	13/12/2022
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, as there is minimal detail provided, the Council defer to the planning officer's knowledge and decision in this regard.				
21/11/2022	56775/001	12 Blackberry Lane, Four Marks, GU34 5BN	T1 Beech, Fell. Replacement tree Joseph Rock (Sorbus rehderiana)	13/12/2022
<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 object to the proposal. As there is not a clearly defined structural concern, or disease identified, there does not appear to be a valid reason to remove the tree. Having been awarded protection it is assumed that the tree does have amenity value. However, should the planning officer be minded to grant consent, the Council ask that a more appropriate replacement species be considered and one that has a greater longevity than Rowan/Mountain Ash tree.</p>				
23/11/2022	58882/002	7 Freshwater Terrace, Four Marks, GU34 5JH	Solar panels to house	14/11/2022
No objection.				
24/11/2022	59948	15 Fairfield Green, Four Marks, GU34 5BL	Side extension following demolition of existing lean to. New porch to front elevation. Extension to rear.	15/11/2022
No objection.				
LATE APPLICATION				
01/12/2022	56171/002	Scout Hall, Uplands Lane, Four Marks	Reduce lowest branches over Scout Hut to reduce weight bearing on weakened point of attachment.	22/12/2022
As this application has been submitted by the Parish Council, it was agreed it would not be appropriate to comment.				

22.93 PC TO NOTE DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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	Consent 2/11/2022
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	Permitted 2/11/2022
29/09/2022	38618/004	Hillside, Hawthorn Lane, Four Marks, GU34 3ER	Retention of tree house platform	Permission 09/11/2022
22/9/2022	59851/001	62 Pheasant Close, Four Marks, GU34 5FH	Conversion of garage to habitable accommodation	Permission 15/11/2022

29/07/2022	37692/001	21 Kingswood Rise, Four Marks, GU34 5BE	First floor side dormer and internal alterations	Permission 11/11/2022
LATE NOTIFICATIONS				
27/10/2022	23376/007	5 Telegraph Lane, Four Marks	Replacement Garden Room	Permission 28/11/2022
28 th June 2022	59143/001	Land to the rear of Watercress Way, MEDSTEAD, Alton	Construction of 9 dwellings PRE DECISION AMENDMENT	Permission EHDC Planning Committee 30/11/2022

Cllr Sanders raised his disappointment with reference to the permission decision on planning application 59143/001 (as detailed above) by the EHDC planning committee on a majority vote. There was a detailed discussion on the decision and concerns that the Settlement Policy Boundary had effectively been ignored, and therefore local policies, which now leaves the area potentially vulnerable to other developments outside the SPB.

There was also concern raised about the over capacity of the Boyneswood Road and A31 Winchester Road junction. Cllr Foster and the EO had recently attended a meeting with representatives of Highways where an explanation was offered as to why they had lifted the objection on the original application, which is now awaiting Appeal hearing. The 45 dwellings on the land to the rear of Brackenbury Gardens (25256/048) which would, according to Highways calculations, only result in an additional 22 vehicle trips per hour, would not be enough to stand up at Appeal as reason for refusal. It was confirmed that Hampshire Highways are conducting a new survey, the results of which are not likely to be available for at least 3-6 months.

There were further discussions on the meeting and the other issues raised, which would be reported at the Council meeting in more detail.

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
17/10/2022	25256/048	Land to the rear of Brackenbury Gardens, Medstead	Construction of 45 dwellings	Representations by 17/11/22

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
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

			New block and floor plans submitted 9/9/22	
27/10/2022	22160/012	1 Gloucester Close, Four Marks, GU34 5HX	T1. Common Oak, crown reduce by 2-3 metres to leave a finished height of 5-6 metres leaving a finished total height from ground level of 16-18 metres	Registered
31/10/2022	51273/004	1 St Faith Close, Four Marks, GU34 5AY	T1. Ash. Fell	Registered
26/10/2022	25256/049	Land to the rear of Brackenbury Gardens and Boyneswood Close, MEDSTEAD	Construction of 45 dwellings associated landscaping and open space with access from Holland Drive	Registered
26/10/2022	58744/001	132 Winchester Road, Four Marks	Sycamore 2 - Crown reduction existing height of 12 metres, reduce by 2 metres leaving finished height of 10 metres. Existing spread of 5 metres, reduce by 1.5 metres, leaving finished spread of 3.5 metres. Sycamore 1 - Crown reduction - Existing height 12 metres , reduce by 2.5 metres, leaving finished height of 8.5 metres. Existing spread 6 metres, reduce by 2.5 metres, leaving a finished spread of 3.5 metres.	Registered
02/11/2022	29550/033	Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH	Two-storey extension to existing care home	Registered
09/11/2022	21178/011	104 Winchester Road, Four Marks GU34 5HU	Beech Tree T4, crown lift to 3 metres	Registered

22.94 PC ADDITIONAL PLANNING MATTERS

22.941 Late Items

There was one late application, not discussed due to the applicant being the Parish Council, as noted above. There were two late decisions notified, also detailed above.

The EO also advised of a planning appeal that had been received for the 4 dwellings to the rear of 2-4 Willowfield (59143), which would be written representations to be submitted by 4th January 2023. It was noted, referring to the previously mentioned 9 dwellings granted permission on the same site, that if the Appeal was upheld, then this decision would override the permission granted for the 9 dwellings. It was agreed no further submission was necessary as a strong objection had already been submitted.

22.94.2 EHDC Local Plan Update

Some of the Councillors in attendance had visited the EHDC Local Plan consultation earlier in the day and reported back on some of the issues raised.

One area that has raised serious concern is the settlement hierarchy and the methodology behind the point system, which appears to be flawed, and certainly not balanced in Four Marks' favour. The logic was questioned, and it was agreed that the Council should submit a detailed report raising these concerns, amongst others, and it was agreed that, as there was limited time at this meeting, a separate working group for the planning committee members should take place to discuss the issues and response. The meeting would be organised by Cllr Sanders and set up as soon as possible so a draft can be approved before submission at the next appropriate meeting.

Cllr Maloney raised concern with reference to the lack of publicity and opportunity for residents to attend and view the Local Plan documentation, as the nearest location, Alton, had already had their consultation day. It was suggested that EHDC be approached for a copy of the documentation and made available for perusal at a public venue within the village up until the end of the consultation. Cllr Maloney agreed to progress this initiative.

22.95 PC NEXT SCHEDULED MEETING

The next meeting is scheduled for Wednesday 4th January 2023, 7.30 pm at the Benians Pavilion, unless otherwise advised.

22.96 PC The Chairman closed the meeting at 6.55pm.