

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 1st February 2023, commencing at 7.30pm
At the Benians Pavilion, Uplands Lane, Four Marks**

MEMBERS PRESENT: Cllr Mike Sanders (Chairman)
Cllrs Janet Foster, John Hammond, Frank Maloney, Reg Pullen and
Anne Tomlinson

IN ATTENDANCE: Sarah Goudie, Executive Officer (EO)
No members of the public

APOLOGIES: None

23.01 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

23.02 PC PUBLIC PARTICIPATION – OPEN SESSION

There were no members of the public in attendance, therefore no items to note for further action with reference to this Committee.

Cllr Maloney raised an issue on a project that had been discussed at the previous committee with reference to surfacing of the proposed footpath being permeable, which would be passed on to the relevant committee for clarification.

There being no further items to raise, the open session concluded at 7.32pm.

Standing Orders were applied.

23.03 PC DECLARATIONS OF INTEREST

There were no declarations of interests.

23.04 PC COMMITTEE MINUTES

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

23.05 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
19/12/2022	26655/026	149 Winchester Road, Four Marks, GU34 5HY	Retrospective application for the retention of a detached outbuilding, with first floor accommodation contained within its roof space to the front of the dwelling (revised description of works)	9/1/2023
The Parish Council object to this retrospective application for the following reasons.				

- The original application for the detached outbuilding was for a car port with workshop. The Council at the time queried the height of the proposed car port, which was not without foundation, as it is now clear from the photographs the outbuilding is highly visible from the A31 Winchester Road and neighbouring properties. The Council requested that the Planning Officer included a condition to prevent any residential changes, this was acknowledged and implemented.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no openings shall be inserted into the roof slope of the building hereby permitted and it shall be used only for purposes incidental and ancillary to the enjoyment of the dwelling house and for no other purpose and from which it shall not be let, sold separately, or severed thereafter.

As this application is retrospective the applicant appears to have already breached the planning condition, showing disregard for the planning system, by inserting openings in the roof slope, with the intention of providing first floor residential accommodation.

- There are no drainage proposals provided, yet the outbuilding is to provide a kitchen and bathroom area.
- The block and location plan are not up to date. The plot and existing dwelling have been continually developed over the years, and the addition of this outbuilding, adapted from a car port, only adds to the overdevelopment of the site.
- There will undoubtedly be loss of amenity to the neighbouring properties.

Taking the above into consideration, the Council respectfully ask the Planning Officer to refuse this application.

05/01/2023	54841/006	165 Winchester Road, Four Marks, GU34 5HY	Detached dwellinghouse	26/01/23
------------	---------------------------	---	------------------------	----------

The Parish Council strongly object to this application.

The Council would like to draw the planning officer's attention to the previous comments submitted on planning applications 54841/002, 54841/003, 54841/004, and 54841/005 in that any applications to develop this plot would be opposed. This is inappropriate back garden development and against local policy.

Design.

Although the D&A Statement compares the proposed new dwelling to those in Pheasant Close, there is no comparison to the adjacent properties along the Winchester Road, which are in large plots with spacious gardens, as can be seen by the detailed block plan. The proposed dwelling is situated in the garden of 165 Winchester Road and is not in keeping with the host dwelling, which is single storey.

The false window openings now included to address privacy for neighbouring dwellings are noted, however concern was expressed that, due to the lack of natural light in bedroom one, it is likely there could be a request to change this in the future.

Access.

The proposed new access is via Pheasant Close, a private unadopted cul-de-sac, and over public amenity land, and although easement for services has allegedly been granted, is change of use required from amenity land to private access? Are there any restrictions with reference to this amenity land as detailed in the original planning application for Pheasant Close?

Although the arboricultural officer has yet to comment, there is an Oak Tree on the amenity land near the proposed new access, which is awarded protection. Would the tree be compromised by the construction of a driveway?

Site access would be via Goldcrest Way, a narrow and windy road, with pinch points, which is not suitable for construction vehicles, with no available off street parking.

Drainage.

There is already a reported issue with sewage in this location, previously referred to, 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 applicant has removed the solar panels from this latest proposal, have alternative energy options been identified in their place? Is this application still compliant with the new supplementary planning document in this regard?

Taking all the above concerns 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 effect on the local amenity and against Policy 1 of the Medstead and Four Marks Neighbourhood Plan.

However, should the planning officer now be minded to grant permission, the Council would respectfully ask for consideration of the following conditions to address the concerns raised, as follows:

1. Construction traffic access should be via the host dwelling, 165 Winchester Road, as access through the estate is not suitable.
2. The false windows conditioned to remain as proposed, and not changed to windows in the future, to protect the neighbouring residents' privacy.
3. Permitted development rights removed to ensure that there is no inappropriate extension or expansion to the dwelling in the future.

19/01/2023	31662/001	1 Churchill Close, Four Marks, GU34 5JQ	Single storey conservatory to rear	09/01/2023
------------	---------------------------	---	------------------------------------	------------

No objection

LATE APPLICATION

30/01/2023	29550/034	Belford House, 93 Lymington Bottom, Four Marks, GU34 5AH	T2-Beech-Crown lift to 8m. Reduce crown spread by 3m, leaving a crown spread of approx 8-9m and leaving a clearance of 5m to the building. Reduce two upper limbs by 3m, leaving lengths of 9m. T3-Beech-Crown lift to 5m, leaving a clearance of 3m to the building.	20/02/2023
------------	-----------	--	--	------------

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 defer to the planning officer's knowledge and decision in this regard.

01/02/2023	59997	56 Pheasant Close, Four Marks, GU34 5FH	T1-Oak-Reduce crown SE by approx 1.5m, leaving crown of approx 6.5m. Remove significant hazard limb at about 10m high with large lateral fracture. T2-Douglas Fir-Reduce limb closest to the house by approx 0.5m, leaving a length of 5m, giving 1m clearance from the building	22/02/2023
------------	-------	---	---	------------

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, due to the high amenity value of the trees would like to ensure that the work proposed is appropriate but defer to the planning officer's knowledge and decision in this regard.

23.06 PC TO NOTE DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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	Consent 2/12/2022
31/10/2022	51273/004	1 St Faith Close, Four Marks, GU34 5AY	T1. Ash. Fell	Consent 23/12/22
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	Consent 23/12/22
23/11/2022	58882/002	7 Freshwater Terrace, Four Marks, GU34 5JH	Solar panels to house	Permission 23/12/22
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.	Permission 23/12/22
09/11/2022	21178/011	104 Winchester Road, Four Marks GU34 5HU	Beech Tree T4, crown lift to 3 metres	Consent 4/1/23
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.	Consent 6/1/23
21/11/2022	56775/001	12 Blackberry Lane, Four Marks, GU34 5BN	T1 Beech, Fell. Replacement tree Joseph Rock (Sorbus rehderiana)	REFUSAL 12/1/23
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.	Consent 20/01/2023

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	Permission 20/01/2023 Appeal withdrawn
------------	---------------------------	--	---	--

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
10/06/2022	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
02/11/2022	29550/033	Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH	Two-storey extension to existing care home	Registered

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	Withdrawn
06/12/2022	59143	Land to the rear of 2-4 Willowfield, Watercross Way, Medstead	Construction of 4 dwellings with parking and landscaping	Withdrawn

23.07 PC ADDITIONAL PLANNING MATTERS

23.07.1 Late Items

There were two late planning applications, which were discussed and Minuted above. There were no late notifications.

23.07.2 EHDC Local Plan Update

The EO advised that the submission to the consultation had been sent, with a copy available on the website and reference to it in the Four Marks News. It was hoped that with at least 7 very detailed but separate local submissions, which had all been copied to the Council, all raising the same concerns that these would be noted

and addressed. Cllr Sanders advised members of the timetable of Regulation 18 and advised that the response to the consultation and whether any of the issues raised would be monitored carefully. Cllr Sanders did raise concern over the lack of response from EHDC on the Design Code, which although mandatory, EHDC had not yet made any further progress with or offered any training on.

The EO read members the content of an email received from a resident asking for thanks to be passed on to everyone involved in compiling and submitting such a comprehensive response.

The EO also advised that Policy H16 was no longer applicable.

23.07.3 EHDC Member Planning Bulletin

The EO had circulated the newly issued MPB, which although intended for DC's the planning team had decided to circulate down to Town and Parish Level, which had been well received and the content noted.

It was agreed that the attachments sent with the bulletin had been very informative and Cllr Sanders referred to two proposed notable changes in the NPPF, on clearing of land prior to development and not approving development just because there was no HLS in place, which it was hoped would be approved shortly.

23.08 PC NEXT SCHEDULED MEETING

The next meeting is scheduled for Wednesday 1st March 2023, 7.30 pm at the Benians Pavilion, unless otherwise advised.

23.09 PC The Chairman closed the meeting at 8.20pm.