

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 1<sup>st</sup> March 2023, commencing at 6.00pm  
At the Benians Pavilion, Uplands Lane, Four Marks**

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

**23.10 PC APOLOGIES FOR ABSENCE**

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

In Cllr Sanders absence, Cllr Foster chaired the meeting.

**23.11 PC PUBLIC PARTICIPATION – OPEN SESSION**

There was one member of the public in attendance, who wished to comment on planning application 58788/002 and the Appeal 58788, expressing their dismay at the planning tactics shown being similar to recent similar application and appeal process, and wished to ensure the Committee were aware of the similarities.

Cllr Maloney wished to raise a question on an open space item and whether any planning permission was required.

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

**Standing Orders were applied.**

**23.12 PC DECLARATIONS OF INTEREST**

There were no declarations of interests.

**23.13 PC COMMITTEE MINUTES**

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 1<sup>st</sup> February 2023, following proposal by Cllr Tomlinson, seconded by Cllr Maloney, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

**23.14 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION**

<b>NEW APPLICATIONS</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Comments by:</b>
14/02/2023	<a href="#">60008</a>	Area at Belmont Drive, Winchester Road, Four Marks	3xOak Crown lift to 6m. Reduce crown spread SW by 3m, leaving a crown spread of SW of 17. Reduce crown spread S by 3m, leaving a crown spread S of 10m	07/03/2023
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				

<p>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 respect to this application, the Council defer to the planning officer's decision in this regard.</p>				
22/02/2023	<a href="#">56775/002</a>	12 Blackberry Lane, Four Marks, GU34 5BN	T1. Beech. Reduce crown height by 2m, leaving a crown height of 15m, reduce crown spread by 2m, leaving a crown spread of 8m.	15/03/2023
<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 respect to this application, the Council defer to the planning officer's decision in this regard.</p>				
59128/003	<a href="#">59128/003</a>	34 Penrose Way, Four Marks, GU34 5BG	T1. Sycamore. Fell.	15/03/2023
<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>The Council object to this application, raising concern, as follows:  There appears to be no valid reason to remove the tree which is reported to be in reasonable health. The fence, patio and outbuilding all appear to have been installed against, nearby and up to the tree itself, and would question if the erection of the outbuilding has comprised the RPA of the tree.  The Council do not believe that a flowering cherry is a suitable replacement for the Sycamore or warrants the loss of the silver birch to give space for the replacement.</p> <p>However, defer to the planning officer's decision on this application.</p>				
20/02/2023	<a href="#">58788/002</a>	Land to the west of Longbourn Way, MEDSTEAD	Development comprising 112 new homes with associated access and landscaping (additional information received 16 March 2022)	13/03/2023
<p>The Parish Council strongly object to this application.</p> <p>The proposed site is outside the Settlement Policy Boundary which remains in force until redrawn by an updated and adopted local plan and is there to protect the countryside. Although the Local Planning Authority (EHDC) currently fall just short of a 5yr HLS, the planning area of South Medstead and Four Marks has already over delivered by 130% in the current plan period, with an additional 54 houses recently granted permission in this area.</p> <p><b>Access</b>  There is only one access to the proposed site, through the Austen Fields development via Longbourn Way. The access to the existing and proposed site from Lymington Bottom Road is already restricted by its layout, sharing an access with the Doctors Surgery. With only one access to what could potentially be over 200 houses, and associated vehicles, there is concern as to how that one access would cope with the additional daily vehicle movements and how emergency vehicles would access any part of the site, if that one access was blocked.</p> <p>Will the parking provision be adequate to negate the need for on street parking, and subsequent access obstruction, where there has allegedly already been issues of refuse lorries not being able to access the existing site due to parked cars?</p>				

Access to the A31 is via a single lane bridge on Lymington Bottom Road and the junction with the A31 is already over capacity.

The original transport survey mentioned in the transport assessment was carried out between 10<sup>th</sup> – 16<sup>th</sup> July 2019, the week prior to the end of the Hampshire County Council school term, when school traffic will be lighter, and likely that children who can, will walk to school in the better weather. Although note an updated survey was carried out on 24<sup>th</sup> May 2022. Irrespective of the latest findings, the need for the use of vehicles from this site is likely to generate at least a 60% use of cars, and there will be extra loading on the junction which Hampshire Highways have stated is already at 92 per cent capacity. Any extra loading should be treated as significant. It must also be noted that the Lymington Bottom Road junction with the A31 can only accept one vehicle in the central reservation to turn right to Winchester, therefore any right turning vehicles will cause considerable queuing on Lymington Bottom Road itself. This is already an issue at peak times.

#### Sustainability

The proposed site is not sustainable and raises economic, social, and environmental concerns, as follows:

- There are no social or play areas identified.
- Due to the location and topography of the site, and surrounding area, residents are unlikely to walk or cycle to either the local services in Four Marks, or either of the local primary schools, necessitating car travel and against the current climate change strategy.
- Occupants of the social housing will be isolated.
- The site is not within the suggested 20 minute neighbourhood.
- The proposal is a high density, urban style development, unsympathetic to the rural setting, where it would be expected to be low density and fade to single storey on the side adjacent to the countryside.

The applicant refers to other potential developments coming forward which should be disregarded as they are aspirations rather than definite, and this application should be decided on its own merit.

In summary this outline application is not compliant with EHDC Local Plan Policies CP2, CP10 and CP19 and Policy 1 of the Medstead and Four Marks Neighbourhood Plan and in conflict with EHDC's development plan, and therefore respectfully request that the Planning Office refuse this application.

### 23.15 PC TO NOTE DECISIONS NOTIFIED AND PENDING

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
14/02/2023	58788 APP/M1710/W/23/3315539	Land to the west of Longbourn Way, Medstead, Alton	Development comprising 112 new homes with associated access and landscaping (additional information received 16 March 2022)	Inquiry. 6 June 2023 Comments by: 20 <sup>th</sup> March 2023

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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)	Refusal 02/02/2023
19/01/2023	31662/001	1 Churchill Close, Four Marks, GU34 5JQ	Single storey conservatory to rear	Permission 16/02/2023
LATE DECISION NOTIFIED				
04/08/2021	<a href="#">55712/001</a>	The Barn, Alton Lane, Four Marks	Conversion of building to dwelling with associated	Permission 17/02/2023

			parking and landscaping (renewal of 55712)	
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<b>DECISIONS PENDING</b>				
<b>Date received</b>	<b>Ref. No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>
29/03/2022	<a href="#">30572/014</a>	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	<a href="#">21049/005</a>	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 <b>New block and floor plans submitted 9/9/22</b>
02/11/2022	<a href="#">29550/033</a>	Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH	Two-storey extension to existing care home	Registered
05/01/2023	<a href="#">54841/006</a>	165 Winchester Road, Four Marks, GU34 5HY	Detached dwellinghouse	Registered
30/01/2023	<a href="#">29550/034</a>	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.	Registered
01/02/2023	<a href="#">59997</a>	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.	Registered

**23.16 PC ADDITIONAL PLANNING MATTERS**  
**23.16.1 Late Items**

There were no late planning items, but one late decision notified as detailed above.

### **23.16.2 EHDC Local Plan Update**

The EO advised of an email received with an update on the SDNPA Local Plan Review with attachments for reference, which the EO would circulate to those who expressed an interest.

The EO also advised of an ongoing consultation by HCC on Planning Obligations and Infrastructure Requirements running from 17<sup>th</sup> February to 31<sup>st</sup> March, which would be circulated to the planning committee for response as appropriate.

There was no further update on the EHDC Local Plan review at this stage.

### **Cllr Sanders entered the meeting at 6.40pm.**

### **23.16.3 Appeal 58788 Discussion on Representation**

Cllr Maloney was thanked for work that had gone into the preparation of the response to both the new application (58788/002) and the Appeal on behalf of the Medstead and Four Marks Neighbourhood Plan Steering Group. It was agreed that both Councils should submit a summary of the detailed report and ensure that both Councils are given the opportunity to speak at the Appeal.

### **23.16.4 Planning Developer Agent communication response.**

The EO had circulated a copy of a letter from a developer's agent requesting a dialogue on how they could deliver community benefits within a planning application, currently being revised for submission. Referring to the protocol in place it was suggested that the agent, if they wish to engage directly with the community, should hold a public engagement event. However, the response agreed was that the Local Authority would be aware of the parish's infrastructure and improvement aspirations which would be covered under the S106 agreement, as and when appropriate, and the EO would respond in that regard.

It was suggested that the EO contact the Local Authority to ensure that they do have an up to date list of the current project aspirations.

### **23.17 PC NEXT SCHEDULED MEETING**

The next meeting is scheduled for Wednesday 5<sup>th</sup> April 2023, 6.00pm at the Benians Pavilion, unless otherwise advised.

**23.18 PC** The Chairman closed the meeting at 7.00pm pm.