

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 5th April 2023, commencing at 6.00pm
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

23.19 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

23.20 PC PUBLIC PARTICIPATION – OPEN SESSION

Cllr Sanders raised concern over misuse of Footpath 4 off Telegraph Lane, in that it is being used by motorcycles, and the no horse riding sign had come adrift. The EO agreed to pass this on to the Deputy Clerk to report.

There being no further items to raise, the open session concluded at 6.05pm. Standing Orders were applied.

23.21 PC DECLARATIONS OF INTEREST

There were no declarations of interests.

23.22 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 1st March 2023, following proposal by Cllr Pullen, seconded by Cllr Foster, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

23.23 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
20/03/2023	SDNP/23/00906	Ashdell Farm, Headmoor Lane, Four Marks	New vehicle access and roof raise with extensions	17/4/2023
<p>With reference to this application, the Council comment as follows:</p> <p>New Vehicle Access The Council have concerns over the location of the proposed new access and its proximity to the junction, and support Hampshire Highways holding objection, pending further information in this regard.</p> <p>Roof raise with extensions. The Council have no objection in principle, although note the proposed extension's proximity to the boundary hedgerow and would request a condition that the hedgerow is retained being an important part of the existing street scene and local amenity. A second condition is requested to ensure that the annexe remains ancillary to the host dwelling.</p>				

23/03/2023	39323/009	Melrose, Alton Lane, GU34 5AJ	Lawful development certificate proposed – detached garage	13/04/2023
<p>The Council are concerned over the lack of information submitted with this application. The plans do not make it clear where the new garage is proposed and have assumed that it is the hatched block in the open space to the rear of the existing dwelling. However, the proposed garage seems to bear no correlation to the existing dwelling, with no access shown to the proposed garage.</p> <p>The application site is outside the settlement policy boundary, and although the Council understands that different planning policy applies and permitted development rules have changed, would seek clarification on the following:</p> <ul style="list-style-type: none"> • Why does a building of this size not require full planning permission? • Is this a retrospective application? • Can a permitted lawful development certificate, outside the settlement policy boundary, be conditioned, for example, to prevent change of use to residential? <p>Taking the above concerns into consideration, the Council object to this application as submitted.</p>				
23/03/2023	55451/007	Glenmore, 27 Lymington Bottom, Four Marks GU34 5AA	Sycamore Tree – cut off branches overhanging boundary to give 2 metres clearance (for cutting points see photographs)	13/04/2023
<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 would raise concern as there does not seem to be any health or safety justification for the proposed works, and that the works may have a long term effect on the health of the tree, however defer to the planning officer's decision in this regard.</p>				

23.24 PC TO NOTE DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
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	Consent 15/03/2023
LATE NOTIFICATIONS				
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	Consent 24/03/2023

			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.	
14/02/2023	60008	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	Consent 24/03/2023

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)	Appeal withdrawn. 31/3/2023

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
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)	Registered New block and floor plans submitted 9/9/22
02/11/2022	29550/033	Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH	Two-storey extension to existing care home	Registered
05/01/2023	54841/006	165 Winchester Road, Four Marks, GU34 5HY	Detached dwellinghouse	Registered
22/02/2023	56775/002	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
22/02/2023	59128/003	34 Penrose Way, Four Marks, GU34 5BG	T1. Sycamore. Fell.	15/03/2023
20/02/2023	58788/002	Land to the west of Longbourn Way, MEDSTEAD	Development comprising 112 new homes with associated access	13/03/2023

			and landscaping (additional information received 16 March 2022)	
02/03/2023	33148/001	The Laurels, Hawthorn Road, Four Marks	Outline application for the demolition of existing dwelling and garage and construction of two new dwellings (access and layout to be considered)	23/03/2023

23.25 PC ADDITIONAL PLANNING MATTERS

23.25.1 Late Items

There were no late planning items, but two late decisions notified as detailed above.

It was also noted that the planning portal is showing that the Appeal detailed above has been withdrawn, at the time of the meeting it was not known officially why, but the assumption was that the applicant had been advised to take this action.

23.25.2 EHDC Local Plan Update

The EO advised the committee of the formal adoption of the Housing Outside Settlement Boundaries Supplementary Planning Document (SPD) on 23rd March 2023.

23.25.3 Additional planning related items

The EO advised of several planning related correspondence items.

The SDNPA have extended the deadline to October for Town and Parish Councils to assess their public open spaces and respond to the evidence base request.

The SDNP workshop presentations are now available upon request.

EHDC have released a press release announcing a refresh of the planning system, with an aim of providing more efficiently run resources, and a better customer-focussed service. A Planning Service Improvement Plan has been developed to help liaise effectively between the authority and customers.

The EO referred to Cllr Mark Kemp Gee's comments on the proposed AD on the Veolia site on the Froyle/Binsted boundary. Although this Council had not been made aware of the application, his comments were noted and filed.

Cllr Hammond raised his concerns with reference to the future of the planning committee and relevant expertise, and asked whether there is anything in place that ensures that councillors who sit on the planning committee must undertake relevant training. The EO echoing Cllr Hammonds' concerns advised that Standing Order 26 is in place to ensure Councillors do undertake training within 6 months of taking office. The Terms of Reference for the planning committee advise that members should undertake relevant training before or upon joining the committee, but confirmed that, sadly, neither are enforceable.

23.26 PC NEXT SCHEDULED MEETING

The next meeting is scheduled for Wednesday 3rd May 2023, 6.00pm at the **Village Hall**, unless otherwise advised.

23.27 PC The Chairman closed the meeting at 6.50pm.