

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 3rd May 2023, commencing at 8.35pm
At Four Marks Village Hall**

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)
Jo Tsigarides, Deputy Clerk
Two members of the public

APOLOGIES: None

23.28 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

23.29 PC PUBLIC PARTICIPATION – OPEN SESSION

There being no items to raise, the open session concluded at 8.36pm. Standing Orders were applied.

23.30 PC DECLARATIONS OF INTEREST

There were no declarations of interests.

23.31 PC COMMITTEE MINUTES

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

23.32 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

| NEW APPLICATIONS | | | | |
|-------------------------|---------------------------|----------------------------------|---|---------------------|
| Date received | Ref. No: | Location | Proposal | Comments by: |
| 12/04/2023 | 55712/002 | The Barn, Alton Lane, Four Marks | T2 – Sycamore. Fell. Occluding branch wounds at 6m on southern side of stem; minor dead wood accounting for 20% of crown, shared canopy with T3; eastern side of trunk has a strip canker from 0-2m height with decay present and fruiting bodies of Kretschmaria deusta; root plate stilted on eastern side; bleeding cankers present on eastern side of trunk. T18 – Norway Maple. Fell. Very poor structure and vitality; dieback | 03/05/2023 |

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| | | | <p>comprising 70% of crown. T19 – Norway Maple. Fell. Poor vitality and structure. 70% dieback through crown. T17 – Norway Maple. Fell. Bifurcated at base; poor structure & vitality; leaning southwest by approx. 20d.drawn up growing habit. T16. Ash. Fell. Poor vitality with Ash dieback; ivy established on trunk and growing into crown.</p> | |
| <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>Whilst the Council does not object to this application, due to the density of trees, it requests that a physical inspection is completed by the officer.</p> <p>With respect to this application, the Council defer to the planning officer's decision in this regard.</p> | | | | |
| 12/04/2023 | 51324/002 | Little Acorns, Boyneswood Road, Medstead | T1. Ash. Fell, due to poor structure condition of the basal area, canker present throughout canopy and dieback evident | 03/05/2023 |
| <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> | | | | |
| 13/04/2023 | 49553/002 | 2a Kingswood Rise, Four Marks | T1. Western Red Cedar. Remove. Tree species not suitable to reach maturity in location. | 04/05/2023 |
| <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 this tree of which no health concerns are reported. The Council considers that it's removal would result in a loss of amenity value to the immediate area.</p> <p>However, with respect to this application, the Council defer to the planning officer's decision in this regard.</p> | | | | |
| 20/04/2023 | 33606/004 | Kingswood, 4 Blackberry Lane, Four Marks | Increase in roof height to provide accommodation at first floor level, single storey extensions to side, front and rear | 11/05/2023 |
| <p>The Council objects to this application on the following grounds;</p> <p>This is the fourth application for this site and the concerns that resulted in the refusal of application 33606/003 have not been remedied. The deficient level of onsite parking has not been mitigated by the new proposal,</p> | | | | |

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| making it contrary to CP31 of the East Hampshire District Local Plan: Joint Core Strategy (2014) and the EHDC Vehicle Parking Standards (2018). | | | | |
| There were also concerns due to the corner location of the property regarding the visibility splay at the access point to the property. | | | | |
| 20/04/2023 | 39574/001 | The Old Vicarage, 61 Blackberry Lane, Four Marks | Single storey connecting rear extension and new double garage with gym/storage above following demolition of existing garage | 11/05/2023 |
| The Council takes a neutral position on this application however would request a condition that that the proposed extension remains ancillary to the existing building, and the planning officer is assured that there is no loss of amenity to the neighbouring dwellings. | | | | |
| The Council refers to the planning officers' decision in this regard. | | | | |
| 27/04/2023 | 56316/003 | Avalon House, Winchester Road, Four Marks | Lawful development certificate for a proposed development – single storey side and rear extension under Class A of the GPDO | 18/05/2023 |
| The Council has no objection to this application for a Lawful Development Certificate, but would like to raise concerns over the access for construction vehicles due to its restricted entrance off the A31. | | | | |
| 27/04/2023 | 58185 | Unit 3 Old Magpie Works, Station Approach, Medstead | Lawful development certificate for an existing use – continuing use – since before 2012 – of premises and outdoor space as a tap room ancillary to the principal brewing function of the site. Indicative Block Plan of relevant premises and outdoor space included in appended Planning Statement at 4.06.01.1 | 18/05/2023 |
| The Council wholly supports this application for a Lawful Development Certificate, which would improve facilities in Four Marks. | | | | |
| LATE APPLICATION | | | | |
| 28/04/2023 | 23626/004 | 70 Blackberry Lane, Four Marks, Alton, GU34 5DG | T1 - Oak - Crown reduce in height by 2 meters, Selectively reduce over extending limbs in canopy by 1.5 meters at all compass points, Gain a 1 meter clearance from utility cables. Crown raise to 6 meters by tip reduction over highway Finishing height will be 13 meters and spread 8 meters | |
| 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. | | | | |

The Council does note that this is a specimen tree and would prefer to support works to improve its health.
With respect to this application, the Council defer to the planning officer's decision in this regard.

23.33 PC TO NOTE DECISIONS NOTIFIED AND PENDING

| DECISIONS NOTIFIED | | | | |
|--------------------|---------------------------|--|---|-----------------------|
| Date received | Ref. No: | Location | Proposal | Decision |
| 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. | Refusal 19/4/2023 |
| 59128/003 | 59128/003 | 34 Penrose Way, Four Marks, GU34 5BG | T1. Sycamore. Fell. | Refusal 19/04/2023 |
| LATE NOTIFICATIONS | | | | |
| 23/03/2023 | 39323/009 | Melrose, Alton Lane, GU34 5AJ | Lawful development certificate proposed – detached garage | Refusal 21/04/2023 |

| 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 |
| 20/02/2023 | 58788/002 | Land to the west of Longbourn Way, MEDSTEAD | Development comprising 112 new homes with associated access and landscaping (additional information received 16 March 2022) | Registered |
| 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 | Registered |

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| | | | (access and layout to be considered) | |
| 20/03/2023 | SDNP/23/00906 | Ashdell Farm, Headmoor Lane, Four Marks | New vehicle access and roof raise with extensions | Registered |
| 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) | Registered |
| 05/04/2023 | 60028 | Rosewood, 94 Winchester Road, Four Marks | Conversion of roof space to habitable accommodation, recessed balcony | Awaiting decision |
| 06/04/2023 | 23291/030 | Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks GU34 5EW | T1. Common Ash. Fell. Replacement tree Common Oak | Awaiting decision |

23.34 PC ADDITIONAL PLANNING MATTERS

23.34.1 Late Items

The EO advised the Council applications **21566/007** and **55358/001** which were received too late for consideration. These will be reviewed on the 17th May 2023 at the First Annual Meeting of the Full Council. The Council would like to note in respect of the latter application that they consider that there could be a likelihood of future multiple smaller developments in lieu of larger sites.

23.34.2 Additional planning related items

There were no additional items to raise.

23.34.3 PC NEXT SCHEDULED MEETING

The next meeting is provisionally scheduled for Wednesday 7th June 2023, 8.00pm, Benians Pavilion which will be confirmed on the 17th May 2023.

23.35 PC The Chairman closed the meeting at 9.24pm.