

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 5th July 2023, commencing at 7.30pm
At the Benians Pavilion**

MEMBERS PRESENT: Cllr Paul McAllister (Chairman)
Cllrs Knight, Smith, Gebbett, Medhurst
IN ATTENDANCE: Jo Tsigarides (Acting Clerk)
Two members of the public
Cllr Speed
APOLOGIES:

23.46 PC APOLOGIES FOR ABSENCE

There were no apologies.

23.47 PC PUBLIC PARTICIPATION – OPEN SESSION

A member of the public acting on behalf of Fight 4 Four Marks noted that there had been over 430 public objections to application 56082/004 and advised that it is unclear as to whether this application will be referred to the EHDC Planning Committee. They urged the FMPC Planning Committee to build relationships with the District Councillors. It was decided to attempt further contact with District Councillors and possibly hold a social event to 'Meet your Councillors' where residents would have an opportunity to informally have an opportunity to speak to Parish and District Councillors. This potential event will be on the Full Council Agenda for 19th July 2023 for further discussion.

The second member of the public asked the Committee about their overall approach to planning and how they were going to work to prevent unsuitable development and whether they would be lobbying to try and expedite a Local Plan.

The Acting Clerk noted that there had been three planning applications received after the Agenda for this meeting had been issued (29891, 23291, 30005) and will be considered at the next meeting of the Full Council on 19th July 2023.

There has been a request received from Hazleigh Developments to make a representation at a meeting regarding a planning application that they wish to make on the Beverley Farm site at Five Ash Lane. On speaking to the Medstead Parish Clerk, they have been permitted to have three minutes at an Open Session as a normal member of the public. The Committee agreed to advise them that they could come to any Open Session of a Council or Committee meeting.

23.48 PC DECLARATIONS OF INTEREST

23.49 PC COMMITTEE MINUTES

An amendment has been made to the Minute numbering.

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 7th June 2023, following proposal by Cllr Knight, seconded by Cllr Medhurst, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

23.50 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:

13/06/2023	25536/004	Dell House Farm, Hawthorn Road, Four Marks, Alton, GU34 3ER	Application to determine if prior approval is required for a change of use from an agricultural building to one dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion.	
Four Marks Parish Council considers that the applicant should seek prior approval for this change of use and buildings operation. There are concerns that development of this site could give rise to contamination issues as it is noted that Environmental Health records show that the development lies upon or adjacent to potentially contaminated land.				
26/06/2023	60121	18a Blackberry Lane, Four Marks, Alton, GU34 5BP	One and a half storey side extension with roof storage above and single storey rear extension following demolition of existing garage and carport.	
Four Marks Parish Council has no objection to this proposal and defers to the expertise of the Planning Officer in this regard.				

23.51 PC TO NOTE DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED

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Date received	Ref. No:	Location	Proposal	Decision
02/11/2022	29550/033	Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH	Two-storey extension to existing care home	Permission 24/05/2023
06/04/2023	23291/030	Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks GU34 5EW	T1. Common Ash. Fell. Replacement tree Common Oak	Consent 05/05/2023
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	Consent 24/05/2023
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	CONSENT Decision Date: 10 May, 2023

			<p>with T3; eastern side of trunk has a strip canker from 0-2m height with decay present and fruiting bodies of <i>Kretschmaria deusta</i>; root plate stilted on eastern side; bleeding cankers present on eastern side of trunk.</p> <p>T18 – Norway Maple. Fell. Very poor structure and vitality; dieback comprising 70% of crown.</p> <p>T19 – Norway Maple. Fell. Poor vitality and structure. 70% dieback through crown.</p> <p>T17 – Norway Maple. Fell.</p> <p>Bifurcated at base; poor structure & vitality; leaning southwest by approx. 20d. drawn up growing habit.</p> <p>T16. Ash. Fell. Poor vitality with Ash dieback; ivy established on trunk and growing into crown.</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.	Consent 31/05/2023
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)	CONSENT Decision Date: 11 May, 2023
03/05/2023	55358/001	Land at Winchester Road (Adjoining 173), Winchester Road, Four Marks, Alton	Request for Screening Opinion - Residential development for up to 120 new homes, retail convenience store, Vehicular and pedestrian access, open space and drainage infrastructure	DECISION: ENVIRONMENTAL IMPACT ASESSEMENT NOT REQUIRED. 15/05/2023

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	DECISION – PERMISSION GRANTED 05/06/2023
08/05/2023	58000/004	Land between Coombe Dell and Teazles, Alton Lane, Four Marks, Alton	Detached 4 bay stable block	Refusal 22/06/2023
17/05/2023	21049/005	Old Down Cottage, Swelling Hill, Ropley, Alresford, SO24 0DA	Change of use from Agricultural to Class E(g)(i) office use.	PERMISSION GRANTED – 01/06/2023
24/05/2023	60085	Lyndon, 13 Fairfield Green, Four Marks, Alton, GU34 5BL	Single storey rear extension and porch to front. Recladding external walls with external wall insulation and render finish	Consent 15/06/2023

DECISIONS PENDING

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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
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)	
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)	Registered
20/03/2023	SDNP/23/00906	Ashdell Farm, Headmoor Lane, Four Marks	New vehicle access and roof raise with extensions	Registered
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

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
04/05/2023	21566/007	Churchills, Brislands Lane, Four Marks, Alton, GU34 5AD	Detached oak framed garage with extended eaves.	31/05/2023
03/05/2023	22086/015	The Hollies, The Shrave, Four Marks, Alton, GU34 5BJ	Lawful development certificate proposed – alterations to fenestration's, and new pitched roof to rear elevation	01/06/2023
16/05/2023	21567/003	Autumn Cottage, Kitwood Lane, Ropley, Alresford, Alton, SO24 0DB	Increase in roof height to form first floor living accommodation, gable extensions to front & rear, dormer windows to rear.(resubmission of 21567/002)	06/06/2023
17/05/2023	60084	3 Brambles Close, Four Marks, Alton, GU34 5DR	Single storey rear extension following demolition of existing conservatory	07/06/2023-AGREED EXTENSION
17/05/2023	60079	4 Miller Drive, Four Marks, Alton, GU34 5GE	Single storey side extension	7/06/2023 – AGREED EXTENSION
31/05/2023	56315/004	Avalon House, Winchester Road, Four Marks, Alton, GU34 5JB	Prior approval of a proposed enlargement of a dwellinghouse by construction of an additional storey over the principal part of the dwelling	21/06/2023

01/06/2023	26306/011	Glenthorne, 20 Lymington Bottom, Four Marks, Alton, GU34 5AA	Ash in rear garden. (T1 in TPO (EH 657)2005). - Fell.	29/06/2023
23/05/2023	56082/004	Mount Royal, 46 Lymington Bottom, Four Marks, Alton, GU34 5AH	Outline planning application for demolition of 46 Lymington Bottom, Four Marks and the erection of up to 60 dwellings with vehicular access point, public open space, landscaping and sustainable drainage systems (SuDS). All matters reserved except for means of access.	13/06/2023
23/05/2023	56027/031	3 Briar Lodge, Willis Lane, Four Marks, Alton, GU34 5AP	Change of use of land for use as a three pitch Gypsy/Traveller site, comprising the siting of an additional 1 static caravans, 1 touring caravan and 1 additional dayroom	13/06/2023
25/05/2023	56171/003	Scout Hall, Uplands Lane, Four Marks, Alton	Erection of a new multi-use community building and associated site wide landscaping including new children's play area and carpark	15/06/2023

23.52 PC TO REVIEW PROTOCOL ON PLANNING APPLICATION MEETINGS

The Committee were asked to review the existing policy and asked as to whether this extends to interest groups. It was noted that as a general rule, Councillors would only like to permit representation in the Open Session of any meeting which is the same right afforded to any member of the public. It was noted that recently, an extension has been requested for the Open Session and it was agreed that this should be at the Chairmans discretion.

Cllr Black volunteered to review the policy and provide a draft version for Full Council consideration on the 19th July 2023.

23.53 PC ADDITIONAL PLANNING MATTERS

23.53.2 TO NOTE RESPONSES TO EHDC LOCAL PLAN

Local plan consultation took place from 21st November 2022 until 16th January 2023, responses now available to view online.

23.53.3 TO NOTE CORRESPONDENCE FROM DEVELOPER RE LAND WEST OF ALTON LANE

A flyer was received by email by the Parish Office from Falcon developments regarding plans to build three detached one and half storey dwellings on land West of Alton Lane. The flyer was an invitation to express opinion on the development.

Cllr Knight was directly contacted by residents regarding this consultation and is going to circulate their concerns to the Council, with their permission.

23.53.4 REQUEST FROM FIGHT 4 FOUR MARKS TO MAKE REPRESENTATION AT AN APPROPRIATE MEETING

At the Full Council meeting on the 14th June 2023, a verbal request was made from this group to make a representation at an appropriate meeting. It was decided that in line with the policy on developer meetings, they would be advised that they may speak in the Open Session of any meeting for three minutes.

23.54 PC NEXT SCHEDULED MEETING – WEDNESDAY 2ND AUGUST 2023

23.55 PC MEETING CLOSED AT 8.25PM