

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 2nd August 2023, commencing at 7.30pm
At the Benians Pavilion**

MEMBERS PRESENT:	Cllr Paul McAllister (Chairman)
	Cllrs Knight, Smith, Black, Medhurst
IN ATTENDANCE:	Jo Tsigarides (Clerk)
	8 members of the public
APOLOGIES:	None

23.56 PC APOLOGIES FOR ABSENCE

There were no apologies.

23.57 PC PUBLIC PARTICIPATION – OPEN SESSION

Resident One made a representation regarding application 60062 in Alton Lane. They described this as a gateway development which will enable further phases, noting that there is an access provision to the field behind and then presented several objections to the plan.

Resident two discussed application 5841/006 and observed that this is the sixth application to develop at this site. They, along with resident three noted several objections including concerns over access and drainage.

Resident four enquired as to whether the Council could help to apply for strategic TPO's to act as an aid in planning objections. The Clerk noted that the Council has used a similar method in land that it owns but would have to investigate the possibility of doing this on non-Council owned land.

Resident five then informed the Committee that a follow-on phase from application 60062 would involve destruction of a large area of ancient woodland.

Resident six made observations relating to applications 5481/006 and 60062 which were all noted by the Committee.

There being no further items to add, the Open Session closed at 7.50pm and Standing Orders were applied.

23.58 PC DECLARATIONS OF INTEREST

Cllr Smith declared a personal interest in item 5.5, ref 2156/008 as the application relates to their property. It was agreed that the Committee would not lodge a comment relating to this application.

23.59 PC COMMITTEE MINUTES

Cllr Black noted that she was omitted from the Minutes of the meeting that was held on the 5th July 2023. Subject to this amendment,

It was RESOLVED to approve the Minutes of the Planning Committee Meeting held on Wednesday 5th July 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.

23.60 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

NEW APPLICATIONS

Date received	Ref. No:	Location	Proposal	Comments by:
25/07/2023	54841/006	Beverley, 165 Winchester Road, Four Marks, Alton, GU34 5HY	Detached dwellinghouse with new access from Pheasant Close (arboricultural information and amended drawings received 6 July 23)	Extension agreed with Planning Officer to 3 rd August 2023.
<p>The Council strongly objects to this application and would like to draw the Planning Officer's attention to previous comments submitted on planning applications 54845/002, 54841/004 and 54841/005 in that any applications to develop this plot would be opposed. The Council would like to reaffirm the following points:</p> <p>It is considered that this is a 'back garden' development and contrary to local policy, namely Policy One of the Medstead and Four Marks Neighbourhood Plan and Policy CP29 of the EHDC Local Plan: Second review and to Government guidance in Paras 71 and 126 of the NPPF, which seek to ensure that development is sympathetic to the local character and that inappropriate development does not occur on garden land. The Design and Access Statement compares the proposed dwelling to those in Pheasant Close, but no comparison is provided to those along Winchester Road which are large plots with spacious gardens.</p> <p>There are concerns over access for construction traffic on through this estate which is unadopted. The traffic would need to gain access via Goldcrest Way, which is a narrow, windy road that already suffers from pavement parking and pinch points. This is unsuitable for construction vehicles.</p> <p>With regard to the Oak tree on the local amenity land, which is reported on, the Council does have concerns over impact on this and namely the roots which are subject to a protection order.</p>				
13/07/2023	60135	4 The Maytrees, Lymington Bottom, Four Marks, Alton, GU34 5AH	T1 Beech - Crown raise to 2.5 metres above ground level. Selective tip reduction to branches on west side from 9 metres to 7 metres to provide 1.5 metres clearance from utility cables, selective tip reduction on branch on east side from 12 metres to 10 metres to provide clearance from patio area. Selective tip Reduction on branches to the north from 12 metres to 10.5 metres to remove over hang to access road, thin canopy by 15% to reduce tree density and remove dead wood.(For cutting points see photographs).	03/08/2023
<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</p>				

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 refers to the Arboricultural Officer's decision in this regard.

13/07/2023	53081/002	Orchard Lea, 164 Winchester Road, Four Marks, Alton, GU34 5HZ	Removal of 1No. Cherry tree and 3 Metre topping of 3No. trees to rear (Winchester Road Four Marks) Tree Preservation Order (E.H.243) (1991)	14/08/2023
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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 refers to the Arboricultural Officer's decision in this regard.

13/07/2023	60062	Land between Conway & Millfield, Alton Lane, Four Marks, Alton	Three detached dwellings, with associated landscaping and access.	03/08/2023
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The Council strongly objects to this application on the following grounds:

- The proposal is outside of the Settlement Policy Boundary and contrary to CP19 (JCS Local Plan) and Policy One of the Medstead and Four Marks Local Plan. The proposal is not related to agricultural use and there are concerns that this is identified as 'Phase one' and will involve further infilling of land behind.
- There would be a negative impact on the character of the Lane which is a rural in style. The proposal is unsympathetic in terms of style, size, and layout. It is urban and not in keeping, contrary to CP15, CP20 and CP29 of the JCS, Local Plan.
- The suitability of the proposed properties is questioned, Four Marks needs smaller, affordable homes rather than larger, unaffordable dwellings.
- There are environmental concerns as there does not appear to have been any comprehensive environmental survey work. There are concerns for a nearby badger sett and over bat roosting. There is no demonstration that the biodiversity of the local area has been taken into consideration and in absence of any mitigation or enhancement measures, the proposal is contrary to CP 21 of the JCS and para 174 of the NPPF.
- The Council notes that the development would be greater than 800m from the local services and bus stops which would mean that it could not comply with the 20 Minute neighbourhood initiative. Occupiers would need to use cars, increasing traffic and pollution.
- There are concerns over the drainage provision of a borehole.
- The location is on a blind bend, on a road that has a speed limit of 60mph and no footways presenting potential hazards for construction traffic and occupiers.

26/07/2023	21566/008	Churchills, Brislands Lane, Four Marks, Alton, GU34 5AD	Detached oak framed garage.	26/07/2023
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No comment provided.

23.61 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The Clerk advised that the Planning Matters document is now up to date and noted that permission was granted for application 56027/031.

23.62 PC ADDITIONAL PLANNING MATTERS

23.63 PC NEXT SCHEDULED MEETING – WEDNESDAY 6th September 2023

23.64 PC MEETING CLOSED AT 8.21pm