

FOUR MARKS PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
Held on Wednesday 6th March 2024, commencing at 7.30pm
At The Benians Pavilion.

MEMBERS PRESENT: Cllr Paul McAllister (Chairman), Cllrs Pullen (M), Pullen (R), Smith, Black and Medhurst
IN ATTENDANCE: Jo Tsigarides (Clerk)

24.18 PC APOLOGIES FOR ABSENCE

Apologies were received from Cllr Smith (holiday) and were duly accepted by the Committee.

24.19 PC Open Session, Public Participation

MOP1 – (The Chairman of Fight 4 Four Marks) confirmed that the group had a neutral position on planning application 29550/037 (detached care home/Belford House). It was considered that there was a serious lack of information provided.

MOP 2 then discussed the same application. As a neighbour, they advised that they had several concerns including the impact on drainage, wildlife, light pollution, energy efficiency, overuse of the road and access requirements. They also discussed the car parking provision and disruption that would be caused by staff and visitors coming and going at various times.

The Clerk advised that due to technical issues, the EHDC Draft Local Plan Consultation date had been extended to the 8th March 2024 and that the forthcoming EHDC Planning Committee meeting had been cancelled due to statutory changes.

24.20 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS

There were no declarations of interest.

24.21 PC PLANNING COMMITTEE MINUTES

On the proposal of Cllr M Pullen, which was seconded by Cllr Medhurst, and with all Councillors in agreement it was:

RESOLVED to approve the meetings from the Planning Committee meeting held on the 7th February 2024.

24.22 PC NEW APPLICATIONS

PLANNING MATTERS

APPLICATIONS FOR DISCUSSION

FOR DISCUSSION				
Date received	Ref No:	Location	Proposal	Decision
24/01/24	29550/036	Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH	Conservatory to side	Registered 08/02/24

The Council supports this application and notes that the proposed conservatory will not be visible from the road and that there are no overlooking issues.

14/02/24	60612/002	Land between The Laces and Hawthorn Farm, Willis Lane, Four Marks, Alton	Change of use of agricultural field to dog exercise field with associated boundary treatment, shelter and parking	Registered 01/02/24
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In line with the comment made in September 2023, the Council upholds a strong objection to this application.

The proposal for a commercial dog exercise is on land outside the SPB where Policy CP19 applies.

The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6).

The Council notes that it will be a completely car driven business due to its location and so contravenes CP31.

The Council questions the credibility of the noise assessment and suggests that there will be a loss of amenity to neighbouring properties due to the noise level. The Council is not satisfied with the timescale of 15 minutes which the noise is averaged over and has concluded that averaging a peak sound and comparing it to background, non-peak noise is not a fair comparison. Following research into the topic, it appears that the peak recorded value should have been used and not an average as it minimises the impact of the 'bark sound'.

A dog bark is 60 -110 dBA normal range is 80-90 dBA so using the example of a single dog at 85dbA at 1 metre. The distance to 'Laces' is 16m which gives 12dB of attenuation, allowing 20dB for double glazing so inside house is 53dBA and outside is 73dBA for a single dog. Four would give 79dBA allowing 50% mark space ratio. If a dog barks for a minute and it is averaged it over 16 mins, then measured value would be 61dBA outside close to or below the background measured at the time. The test results are therefore irrelevant as humans do not average sounds over 15 mins. The peak recorded value should have been used not the average. There may be some noise mitigation from the hedge planting, but this is likely to be minor.

Dog waste on the field is responsibility of customers to put in a bin which is collected weekly. There are concerns over dog waste spilling onto the ground, which is in the water source protection, Zone 2 area.

The Council does not note any improvements to the walkway or parking provision and also considers that operation over seven days per week for eleven hours per day is excessive and should be reduced should permission be granted.

To conclude, the Council considers that the application is not compliant with the following policies;

Policy One of Medstead and Four Marks Neighbourhood Plan.

JCS policies as follows:

CP1–Presumption in favour of sustainable development

CP2–Spatial Strategy Policy

CP6–Rural economy and enterprise

CP16–Protection and provision of social infrastructure

CP19–Development in the countryside

CP20–Landscape

CP21–Biodiversity

CP27–Pollution

CP29–Design

CP31-Transport

14/02/24	29550/037	Belford House 93 Lymington Bottom Four Marks Alton GU34 5AH	Detached care home with associated landscaping and car parking	Registered 07/02/24
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The Council, in its capacity as a Statutory Consultee, requests that a holding objection is placed on this application due to the lack of information provided. It is felt that the level of detail given that this is a full planning application is inadequate and that there is so much missing information, that a fully considered response is impossible.

If the Planning Officer is not minded to grant a holding objection on the grounds of insufficient information, the Council has no choice but to register a strong objection.

Although the Council notes the current and predicted future demand for specialist dementia facilities, the proposal is a very large development, doubling the size of the current building. There have been various improvements to the original building over time, but this proposal is for an entirely new building and could be considered to be over development of the site.

The car parking plan is unsuitable, and the information provided suggests that there are over fifty parking spaces. There would be a huge impact on neighbouring properties in terms of noise and air pollution and a more sympathetic solution is needed.

The Council has reviewed flood maps of the area but notes that no drainage report is provided. This area is notorious for flooding and the Council is not satisfied with the lack of information.

There is no transport plan provided. Lymington Bottom is a busy road and there is no plan for traffic management. The Council considers that the addition of the extra vehicles would have a significant impact on the road itself and nearby junctions which are already under pressure.

Although there is a tree report, there does not appear to be a wider ecological report of the site. The Council has had reports of varied wildlife within the area.

There is no S106 contribution report or reference within the Design and Access Statement.

14/02/24	22578/006	117 Winchester Road Four Marks Alton GU34 5HU	Single storey rear extension following removal of existing conservatory	Registered 07/02/24
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The Council has no objection to this proposal.

22/02/24	30754/005	Seven Firs, 86 Blackberry Lane, Four Marks, Alton, GU34 5DJ	Tree number 1 - Beech Tree - Crown thin by 20%	Registered 14/02/24
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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. With respect to this application, the Council defer to the planning officer's decision in this regard.				
12/02/24	60306	9 Chaffinch Road, Four Marks, Alton, GU34 5FG	Flat roof dormer extension to rear with 3No. roof lights to front elevation incorporating a loft conversion	Registered 12/02/24
The Council strongly objects to this application. The dormer extension would result in an overlooking issue and loss of amenity to neighbouring properties.				
28/02/24	54271/002	57 Penrose Way, Four Marks, Alton, GU34 5BG	T1 & T2 - Oak - Reduce lateral spread encroaching towards property only by 2 metres. The overall spread won't be affected, and the finishing limb lengths will be 4 metres. No Height will be touched. These works are proposed to reduce encroachment onto property.	Registered 19/02/24
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. With respect to this application, the Council defer to the planning officer's decision in this regard.				

24.23 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The Clerk had circulated the response from the Planning Officer regarding the enforcement of the conditions relation to planning application 59097/002 – 12 Fairfield Green, Four Marks.

Other decisions notified were highlighted on the circulated documents.

24.24 PC ADDITIONAL PLANNING MATTERS

24.24.1 Update from Committee Chairman.

The Chairman provided an update on the Draft Local Plan consultation response and the Gladman/Mount Royal Inquiry timeline. Cllr McAllister advised that since making the representation, further information had been learnt about source protection zones which needed to be investigated further.

24.25 Next scheduled meeting: 3rd April 2024

24.26 Meeting closed at 8.22pm