

FOUR MARKS PARISH COUNCIL

**Extraordinary Meeting of the Full Council
Held on Wednesday 2nd April 2014, commencing at 7.30pm
At the Village Hall, Four Marks**

MEMBERS PRESENT: Cllr Timms (Chair), Cllrs T Brake, J Foster, J Hammond, A Tomlinson and P Turner
ATTENDING: S Goudie, Clerk, District Cllr I Thomas and 20 members of the public
APOLOGIES: Cllrs W Howsego
ABSENT: Cllr Z Kuhn

14.38 OPEN SESSION

Mr Matthew Cottam made a presentation to the Council on behalf of the Barn Lane Action Group, highlighting major concerns over the outline planning application for 136 houses. Residents from this area of Four Marks are concerned that, because there are fewer residents than in other areas of Four Marks, their voices and concerns will not be heard.

Cllr Turner thanked him for his very informative and well prepared presentation.

Mr John James, responding to this and referring to other future proposed developments, expressed his concern that the planning applications were being granted permission with little regard to the lack of infrastructure and that the statistics don't add up. Can Four Marks and Alton take a further influx of housing without serious investment in the infrastructure? No-one appears to be listening to the concerns or taking them on board.

Cllr Timms concurred and agreed that we are in a very difficult position, and thanked Mr James for expressing his concerns.

Cllr Thomas, having had discussions with the planning officer with reference to the reduction in numbers, confirmed that the planning department had asked for the numbers to be reduced so development did not take place on the lower part of the field to avoid further development on other sites in the area and avoiding a precedent being set. She also commented that there were several sites ahead in the queue and this would take the figure over the allocated 175 houses. There was no update on the adoption of the Local Plan.

Mr Malcolm Seal, gave a counter balanced opinion on why this site was potentially better than some of the others proposed, primarily access and would avoid building up the centre of the village any further.

Cllr Timms summarised that this development would extend the built up area, and leave the door open to extend further, and that this application would be discussed in detail during the meeting, he added that he hoped that the Local Plan would be adopted in the next few days.

Mr Jason Mortara, a resident of Blackberry Lane, expressed his concern over the proposed development in Lymington Bottom behind the Village Hall, primarily the density, the proposed properties to the front of the development being out of keeping with the surrounding properties, the access and the fact that there is no provision for visitor parking. There has been no consultation with neighbouring properties, and the information is inaccurate as the site location plan does not show the properties within the immediate vicinity, giving a very different impression of the area. Mr Mortara provided the Clerk with an accurate map showing the correct housing mix in the area.

Mr Trevor Nash, 98 Blackberry Lane, reiterated Mr Mortara's comments and concerns, adding they are not against development as such, but this proposal needs to be re-thought and re-designed and the effect on the neighbouring properties must be taken into consideration.

The Open Session concluded at 8.10pm, Standing Orders were applied.

14.39 APOLOGIES FOR ABSENCE

Cllr W Howsego

14.40 DECLARATION OF INTERESTS

Cllr Tomlinson declared an interest in both Planning Items 5 & 8, Cllr Foster in Planning Item 2 and Cllr Timms in Planning Item 8.

14.41 COUNCIL MINUTES

- The minutes of the Planning Committee Meeting held on **Wednesday 5th March 2014**, previously circulated, were proposed as a true record by Cllr Brake seconded by Cllr Tomlinson and signed by the Chairman. .
- There were no matters arising.

14.42 PLANNING MATTERS

Decisions notified:

1. Reference No: 27747/008 PARISH: Four Marks
Location: Pine Ridge, 15 Lymington Bottom Road, Four Marks, Alton, GU34 5DL
Proposal: Two detached dwellings
Decision: Permission Decision Date: 27 February, 2014
2. Reference No: 30725/002 PARISH: Four Marks
Location: 18 Bernard Avenue, Four Marks, Alton, GU34 5DQ
Proposal: Dormer window to front
Decision: Permission Decision Date: 26 February, 2014
3. Reference No: 55120 PARISH: Four Marks
Location: Fairlight, 1 Blackberry Close, Four Marks, Alton, GU34 5BW
Proposal: Attached garage to front following demolition of existing garage
Decision: Permission Decision Date: 4 March, 2014
4. Reference No: 54835/002 PARISH: Four Marks
Location: Lyndhurst, 7 Thorn Lane, Four Marks, Alton, GU34 5BT
Proposal: Retention of outbuilding
Decision: Permission Decision Date: 6 March, 2014
5. Reference No: 29373/021 PARISH: Four Marks
Location: The Glen, 50 Lymington Bottom, Four Marks, Alton, GU34 5AH
Proposal: Single storey extension to side and rear and detached garage (as amended by plans received 03/02/14)
Decision: Permission Decision Date: 28 February, 2014
6. Reference No: 24959/001 PARISH: Four Marks
Location: 15 Yarnhams Close, Four Marks, Alton, GU34 5DH
Proposal: Single storey extension to rear and dormer window to front (as amplified by email received, 28 February, 2014).
Decision: Permission Decision Date: 6 March, 2014
7. Reference No: 22112/021 PARISH: Four Marks
Location: The Bungalow, 148 Winchester Road, Four Marks, Alton, GU34 5HZ
Proposal: Replacement of the approved office building with a 4 bed dwelling and detached garage

- Decision: Permission Decision Date: 12 March, 2014
8. Reference No: 22112/022 PARISH: Four Marks
 Location: The Bungalow, 148 Winchester Road, Four Marks, Alton, GU34 5HZ
 Proposal: Removal of condition 15 of permission 22112/016 requiring construction of an office building
 Decision: Permission Decision Date: 12 March, 2014
9. Reference No: 27174/007 PARISH: Four Marks
 Location: Sycamores, Willis Lane, Four Marks, Alton, GU34 5AP
 Proposal: Detached oak framed garage following demolition of existing garage
 Decision: Permission Decision Date: 18 March, 2014
10. Reference No: 22144/003 PARISH: Four Marks
 Location: Robbers Bridge, 15 Bernard Avenue, Four Marks, Alton, GU34 5DQ
 Proposal: Prior notification for single storey development
 Decision: Gen Permitted Development Conditional Decision Date: 25 March 2014
11. Reference No: 37505/004 PARISH: Four Marks
 Location: 18 Kingswood Rise, Four Marks, Alton, GU34 5BD
 Proposal: Oak tree 1 and 2 reduction in overhang
 Decision: Consent Decision Date: 24 March, 2014
12. Reference No: 55397 PARISH: Four Marks
 Location: Romany, 89 Winchester Road, Four Marks, Alton, GU34 5HS
 Proposal: Canopy reduction to Oak (t6)
 Decision: Consent Decision Date: 24 March, 2014
13. Reference No: 55202 PARISH: Four Marks
 Location: 33 Windmill Fields, Four Marks, Alton, GU34 5HL
 Proposal: Conversion -roof space to habitable accommodation & insertion of 3 roof windows
 Decision: Lawfulness certif - proposed - permitted Decision Date: 26 March, 2014
14. Reference No: 20171/022 PARISH: Four Marks
 Location: The Windmill Inn, 30 Winchester Road, Four Marks, Alton, GU34 5HG
 Proposal: Display of externally illuminated double sided totem sign illuminated by trough light
 Decision: Consent Decision Date: 25 March, 2014
15. Reference No: 55202/001 PARISH: Four Marks
 Location: 33 Windmill Fields, Four Marks, Alton GU34 5HL
 Proposal: 2 storey extension to side and conversion to two flats with parking
 Decision: Consent Decision Date: 1st April 2014

New applications:

1. Reference No: 55358 Comment Deadline: 21st April 2014
 Location: Land at Winchester Road (adjoining 173/Barn Lane), Winchester Road, Four Marks
 Proposal: 136 Residential Dwellings with associate works, access, parking, landscaping and open space

Four Marks Parish Council strongly object to this outline planning application for the following reasons:

Location:

- This site is outside the Settlement Policy Boundary
- It is over a mile away from the Village Centre shops and medical centres, therefore not sustainable
- The development will have a detrimental effect on the visual impact of Four Marks

- Loss of currently active farming land.

Access:

- The proposed new access onto the A31 is at the end/beginning of a dual carriageway, where the speed limit changes, with no provision for crossing of pedestrians, no safe access to the bus stop on the other side of the road.
- Whilst a right turn lane is proposed, this will not alleviate all the serious safety issues that this new access will create.
- *The accident statistics were out of date, taken from a recorded entry in 2012, and they were not obtained from the recognised recording authority (ie.HCC)*

Density & Design:

- There are too many houses, and all crammed at one end of the site.
- They are not addressing the needs of the existing Four Marks residents ie. retirement homes, bungalows and smaller properties, for those wishing to downsize or start out.
- 40% of these houses will be social housing, but there are no employment opportunities in this area
- It appears that the location of the drainage pond is higher than the development itself
- There is a proposal for a football pitch, in addition to the one Four Marks already has, which will have no access other than through the development, and no proposed changing facilities, and will require maintenance, by whom? The houses could be more easily spread out using this open space, using suitable landscaping and keeping the effect of the countryside.
- Height, there should be no houses higher than two storeys, the development is at one of the highest points of Four Marks
- *The Secure by Design recommendations have not been addressed.*

Lack of Infrastructure:

- Access to Four Marks Primary School would be via an unlit dirty lane with no footpath, or by vehicular access via the A31, ie. additional car movements not in keeping with the schools travel plan.
- The area of the proposed development is not on mains drainage, properties in Barn Lane, Winchester Road, and Bishops View all have septic tanks. Thames Water have confirmed that no development can take place until a plan is in place to handle the extra sewage.
- There is no gas supply in Barn Lane, so the gas main will need to be extended to supply this development
- *No provision for back-up generators at the pumping facilities to deal with the numerous local power cuts.*

In Summary, this development does not satisfy the criteria of the Interim Housing Policy Statement, and the soon to be ratified Joint Core Strategy:

- This development would fundamentally change the character of the village
- Numbers. Of the 175 houses recommended for the Four Marks/South Medstead area, 88 have been agreed, and there are another 110 already submitted, this development of 136 would be well in excess of the recommend amount, therefore outweighs the need
- This new development would require significant new infrastructure, at great cost
- This development does not meet the needs of the local population

Four Marks Parish Council pleads that a site visit by the Planning Committee must be undertaken to ascertain the unsuitability of the site, and recommend that this site is looked at cumulatively with Phase I (Meadowbrook), the Brislands Lane site and the other four proposed SHLAA sites in this vicinity, development of all these sites would effectively create a new 'mini town'.

No objection.

6. Reference No: 55422 Comment Deadline: 21st April 2014
Location: 1a Oak Green Parade, Winchester Road, Four Marks GU34 5HQ
Proposal: Change of use of flat to extend the Hair and Beauty salon from downstairs

No objection. However, concern was expressed at the loss of an affordable home, but it was agreed that with at least three new similar properties on the market in the vicinity, it would be more beneficial to support the business expansion. The vote was carried, with one abstention.

7. Reference No. 55453 Comment deadline: 22nd April 2014
Location: Invergarven, 14 Thorn Lane, Four Marks, GU34 5BT
Proposal: Single storey side extension and conversion of workshop to living space
No objection.

8. Reference No: 54942/005 Comment deadline : 24 April 2014
Location: Hillside, Willis Lane, Four Marks, GU34 5AP
Proposal: Agricultural Building
Objection, there is no apparent agricultural need for building of this dimension. However, if permission is granted then there must be conditions that this building is always used for agricultural purposes and cannot, at a later date, be changed to living accommodation.

9. Reference No: 28475/010 Comment deadline: 28th April 2014
Location: Whitonia, Willis Lane, Four Marks, GU34 5AP
Proposal: Single storey porch extension to side
No objection.

10. Reference No: 30800/005 Comment deadline: 15th April 2014
Location: Land rear of 123-131 Winchester Road
Proposal: Request for EIA Screening Opinion – up to 50 dwellings (access from Lapwing Way)

The proposed site is surrounding the SINC which is referred to in both previous Local Plans, and although the size of the development does not warrant an EIA, it is vital that one is carried out specifically for this site to assess the environmental impact any development will have on this Site of Importance for Nature, and would ask that the Planning Officer makes an exception in this instance.

14.43 NEXT MEETING

ANNUAL PARISH MEETING – Wednesday 9th April 2014, 7.30pm, Village Hall
FULL COUNCIL MEETING – Wednesday 16th April 2014, 7.30pm, Village Hall
Planning Committee Meeting – Wednesday 7th May 2014 7.30pm, Village Hall

14.44 The Chairman closed the meeting at 9.10pm.

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Chairman