

## **FOUR MARKS PARISH COUNCIL**

**Meeting of the Full Council  
Held on Wednesday 7<sup>th</sup> May 2014, commencing at 7.30pm  
At the Village Hall, Four Marks**

**MEMBERS PRESENT:** Cllr T Brake, J Hammond, W Howsego, I Thomas, A Tomlinson and P Turner  
**ATTENDING:** S Goudie, Clerk, 10 members of the public  
**APOLOGIES:** Cllrs B Timms and J Foster

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### **14.62 OPEN SESSION**

A question was raised over the new layout at the junction with Blackberry Lane and Lymington Bottom as it appears to be causing issues and has not been well received. Cllr Turner confirmed the concerns would be raised at the next Brislands Lane Liaison meeting, scheduled for Monday 19<sup>th</sup> May.

There were several questions and concerns raised on the application for the development on the land to the rear of 41 to 43A Blackberry Lane, by owners of adjacent properties. Cllr Brake advised that we would be discussing this application later and that their concerns and views would be incorporated into the discussions.

Another resident asked the question, following construction of developments, has the predicted increase in traffic flow ever been measured? Cllr Turner confirmed that HCC do traffic measurements periodically and compile traffic reports, although was not sure whether the developers used these reports. He confirmed it would be possible to approach HCC for these records. Cllr Thomas agreed that this was a valid question and agreed to look into this, in her role as District Councillor.

Cllr Brake reminded members of the general public and Councillors of Pat Seward's memorial service the next day at 2.15pm at the Church of the Good Shepherd.

**The Open Session concluded at 7.40pm, Standing Orders were applied.**

### **14.63 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs B Timms and J Foster.

### **14.64 DECLARATION OF ACCEPTANCE OF OFFICE**

Cllr I Thomas signed the Declaration of Acceptance of Office and was welcomed back to the Parish Council.

### **14.65 DECLARATION OF INTERESTS**

Cllr Brake declared an interest in planning items 4 and 12, it was agreed that he would Chair these items but not take part in the discussions or vote.

### **14.66 COUNCIL MINUTES**

- The minutes of the Full Council Meeting held on **Wednesday 16<sup>th</sup> April 2014**, previously circulated, were proposed as a true record by Cllr Turner and seconded by Cllr Howsego and signed by the Chairman. .

Cllr Tomlinson felt that there should be a noted acknowledgement of Cllr Kuhn's resignation in the minutes in addition to the note on correspondence. The Clerk agreed to add this note to the minutes.

- There were no matters arising discussed.

#### **14.67 CO-OPTION OF NEW COUNCILLOR**

Following his early response to the request for new Councillors, Mr Steve Sensier was invited to present a brief resume to the members. He then left the meeting for the members to discuss his suitability.

It was agreed, unanimously, that Mr Sensier would be a welcome addition to the Parish Council, and would be invited to join at the next meeting, following his signature of the Declaration of Acceptance of Office. Clerk to prepare the relevant paperwork prior to that meeting.

Mr Sensier returned to the meeting and was informed of the Council's decision, and was welcomed 'aboard'.

#### **14:68 PARLIAMENTARY INQUIRY INTO THE EFFECTIVENESS OF THE NPPF**

The following comments were made and will be submitted to the parliamentary inquiry into the effectiveness of the NPPF:

##### **1. Lack of Local Plan**

The guidelines have left the Local Planning Authority (LPA) with a very short and unrealistic timetable to produce a new Local Plan. With no current Local Plan in place the gap has led to a deluge of planning applications in the area and Four Marks has been basically 'under siege' from developers. Planning has become developer led leaving the LPA unable to defend or properly investigate these applications.

##### **2. Developer Led**

The NPPF appears, from our perspective, to have been 'develop led', and our concerns are confirmed in as much in the Developers consider the NPPF a positive change and openly admit they would be opposed to further changes.

##### **3. Five Year Land Supply**

The targets for a five year land supply were unrealistic, whilst it is acknowledged that houses are needed, this has left the LPA vulnerable to appeal, offering an 'open season' attitude for developers.

##### **4. Presumption in favour of Sustainable development**

There does not appear to be a meaningful and concrete definition of sustainability, leaving it open to unclear interpretation.

The figure of 40% affordable housing in developments over 14, has led to numerous small developments of 14 houses or less, thus avoiding the provision. Consequently the affordable housing has been provided, in large clusters, in the larger developments, being left with no other option.

##### **5. Environmental Impact Assessment**

It was understood that this was included for the larger industrial towns, and was not intended to be used for planning purposes. However our LPA are, and it is wrong that it should only apply to developments above 1000. The environmental impact should be evaluated on each and every development, but in a more proportionate way. For example, the percentage of the development against the percentage of the number of

houses already in the Village. The huge amount of development that this village has taken and is likely to take in the future is having a huge impact on the surrounding environment.

## 6. Density.

On a positive note, this is the one area of the NPPF that this Parish is in agreement with, no specific density requirements, the developers have to use the land efficiently.

## 14.69 PLANNING MATTERS

1. Reference No: 22160/005                      Comment deadline:      8 May 2014  
Location:    Land rear of 1-3 Gloucester Close, Four Marks, GU34 5HX  
Proposal:    Outline – 10 dwellings with associated access and landscaping

### OBJECTION.

Four Marks Parish Council object to this application in its current format, as follows:

- The design of the development is not in keeping with surrounding properties (bungalows) and completely out of character with the rest of Gloucester Close
- The layout is unimaginative in square blocks
- It is too dense, the plot is overdeveloped
- The proposed two and a half storey houses are contrary to the Village Design Statement
- The gardens are too small
- There is no provision for open space
- The wrong mix of housing is proposed, and not the of the type that is required
- The development is too close to the SINC
- The turning access for refuse vehicles appears very tight
- There does not appear to be sufficient parking allocation for Plot C1

2. Reference No: 55302                      Comment deadline:      29 May 2014  
Location:    Land rear of 41-43A Blackberry Lane, Four Marks  
Proposal:    Residential development comprising 23 dwellings with associated access, parking and landscaping following demolition of existing buildings.

### OBJECTION.

Four Marks Parish Council object to this application in its current format, as follows:

- A large proportion of the proposed development is outside the SPB
- The layout is too dense, particularly around edge of the development, and the gardens are too small
- There is little or no parking allocation for visitors
- The proposed street scene is out of character with the surrounding properties
- The development would be clearly visible from surrounding areas of open space, and as far as Alton Lane, with no screening proposed
- The proposed removal of the hedge along the roadside would be extremely detrimental to the street scene
- Increased traffic movements adding to the already over congested access from Blackberry Lane onto Telegraph Lane,
- Little consideration has been paid to the wildlife in this area, and the proposed relocation of the badger set, and the construction of the development, would undoubtedly drive them away altogether.
- The detrimental effect that this development would have on the social structure of the surrounding properties

Four Marks Parish Council acknowledges that this site is likely to be developed, however would request that it be in keeping with the surroundings, and would suggest that a small development of bungalows, or similar, kept within the SPB would be far more appropriate. Thus causing as little disruption to the social structure and wildlife as possible and meet the requirements as detailed in the recently endorsed Community Plan. So this application and our concerns can be addressed as constructively as possible, we would like to request a Planning Committee site visit for this application.

3. Reference No: 37012/001                      Comment deadline:    08 May 2014  
Location:    Greenways Farm, Brislands Lane, Four Marks, GU34 5AD  
Proposal:    New dwelling to replace existing and new detached garage  
NO OBJECTION.
4. Reference No: 55138/001                      Comment deadline:    09 May 2014  
Location:    The Stone Yard, Alton Lane, Four Marks, GU34 5AJ  
Proposal:    New vehicle and pedestrian access  
NO OBJECTION. This appears to be a retrospective application as the vehicle access has already been constructed, however there is no objection from Four Marks Parish Council.
5. Reference No: 21298/008                      Comment deadline:    15 May 2014  
Location:    3 Blackberry Lane, Four Marks, GU34 5BN  
Proposal:    Conversion of double garage to habitable accommodation and porch to front  
NO OBJECTION. Please note though that the Parish Council would not look favourably on a subsequent application for new garage in front of the property to replace its loss.
6. Reference No: 40061/005                      Comment deadline:    12 May 2014  
Location:    Jelna, Station Approach, Four Marks, GU34 5HN  
Proposal:    Single storey rear extension, adjustment to existing main roof ridge height and weatherboard cladding in place of existing render to house  
NO OBJECTION.
7. Reference No: 49167/017                      Comment deadline    13 May 2014  
Location:    Site of High Grove, Uplands Lane and land rear of 135-167 Winchester Road, Four Marks,  
Proposal:    Deed of variation of Section 106 Agreement dated 22<sup>nd</sup> December 2008 to planning permission 49167/003 and 49167/010 (50 & 52 Pheasant Close, Four Marks)  
NO OBJECTION.
8. Reference No: 55397/001                      Comment deadline:    22 May 2014  
Location:    Romany, 89 Winchester Road, Four Marks, GU34 5HS  
Proposal:    Detached dwelling  
NO OBJECTION, but would please request that the trees to the rear of the plot are not disturbed in any way.
9. Reference No: 55120/001                      Comment deadline:    28 May 2014  
Location:    Fairlight, 1 Blackberry Close, Four Marks, GU3 5BW  
Proposal:    Detached garage  
OBJECTION. There is no site access shown on the application and the garage is to the front of the property, which is contrary to the Village Design Statement.
10. Reference No: 25256/032                      Comment deadline:    07 May 2014  
Location:    Land at Friars Oak Farm, Boyneswood Road, MEDSTEAD  
Proposal:    Erection of 80 dwellings (as amended by additional plans received on 6/3/14, 7/4/14, 8/4/14 and 10/4/14)  
OBJECTION.  
Four Marks Parish Council still object strongly to this application. These amendments, particularly with regards to access, still do not address the serious concerns over pedestrian safety over the bridge and the additional congestion that this development will create at the already saturated junction of Boyneswood Road and the A31. This application should not be approved until the Mid Hants Railways' concerns over the safety of the bridge are addressed, and Highways are requested to do a full and thorough safety audit. The analysis of pedestrian traffic that currently use this bridge is wrong, as no account has been taken of the school children who alight from the school bus at this junction, in the mornings and evenings, and have to cross this bridge. The effect that the additional traffic from this development must be taken cumulatively with the other potential applications in this area, currently this development cannot be considered as sustainable.

11. Reference No: 35227/008                      Comment deadline:    15 May 2014  
Location:    Ropley Railway Station, Station Hill, ROPLEY, Alresford  
Proposal:    One bungalow for holiday let  
NO OBJECTION. FMPC would request a condition, however, that this property is only for short term lets.
12. Reference No: 29550/21                      Comment deadline:    8 May 2014  
Location:    Pine Court, Belford House, 93 Lymington Bottom, Four Marks  
Proposal:    Crown lift to 10 metres and dead wood one oriental spruce and 8 Douglas firs  
NO OBJECTION.
13. Reference No: 36349/002                      Comment deadline:    08 May 2014  
Location:    6 Chawton End Close, Four Marks, GU34 5BF  
Proposal:    Fell and replace two Oak trees  
OBJECTION.  
Four Marks Parish Council do not wish to see the loss of these trees, particularly as they are not being replaced like for like, and would like the Arboricultural Officer to take our concerns into consideration.
14. Reference No: 55454                              Comment deadline:    09 May 2014  
Location:    96A Blackberry Lane, Four Marks, GU34 5DJ  
Proposal:    Fell one Ash, 1.5 metre crown reduction and crown thin one Oak  
NO OBJECTION
15. Reference No: 49399/001                      Comment deadline:29<sup>th</sup> May 2014  
Location:    137 Winchester Road, Four Marks, GU34 5HY  
Proposal:    Erection of a three bed detached dwelling with a detached double garage  
NO OBJECTION
16. Reference No:    55475                              Comment deadline: 30<sup>th</sup> May 2014  
Location:    5 Winchester Road, Four Marks, GU34 5HD  
Proposal:    Utility area to rear  
NO OBJECTION

**14.70 NEXT MEETING:**

**Annual General Meeting** (Full Council) – Wednesday 21<sup>st</sup> May 2014, 7.30pm, Village Hall

**14.71 The Chairman closed the meeting at 9.25pm**

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**Chairman**