

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 2nd July 2014, commencing at 7.30pm At the Benian's Pavilion, Four Marks

Members Present: Cllrs T Brake (Chairman), J Foster, J Hammond, and A Tomlinson
Attending: S Goudie (Clerk), Cllr S Sensier, Cllr A Hickman
Apologies: Cllr I Thomas

OPEN SESSION:

As there were no members of the public present, no Open Session was held.

14.32 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Thomas.

14.33 ELECTION OF CHAIRMAN

Cllr Foster proposed Cllr Brake to continue as Chair for this Committee. Cllr Brake accepted the proposal and acknowledged he was happy to continue, Cllr Hammond seconded the proposal. The meeting continued with Cllr Brake in the Chair.

As only one member of the Committee was in attendance at the meeting held on Wednesday 4th June, it was agreed that the Minutes of that meeting would be taken to Full Council for approval.

14.34 DECLARATIONS OF INTEREST

Cllr Foster declared an Interest in Agenda Item 5.2.
Cllr Brake declared an Interest in Agenda Item 5.3.

14.35 PLANNING MATTERS

Decisions notified:

- Reference No: 55454 PARISH: Four Marks
Location: 96A Blackberry Lane, Four Marks, Alton, GU34 5DJ
Proposal: T1 (ASH) - FELL
 T2 (oak) - 1.5-2 metre crown reduction to points as shown on the photo with the application and crown thin by 15%.
Decision: REFUSAL Decision Date: 30 May, 2014
- Reference No: 36349/002 PARISH: Four Marks
Location: 6 Chawton End Close, Four Marks, Alton, GU34 5BF
Proposal: Fell and replace two oak trees (t1 and t2 on application)
Decision: REFUSAL Decision Date: 5 June, 2014
- Reference No: 55138/001 PARISH: Four Marks
Location: The Stone Yard, Alton Lane, Four Marks, Alton, GU34 5AJ
Proposal: New vehicle and pedestrian access
Decision: Permission Decision Date: 3 June, 2014

4. Reference No: 49399/001 PARISH: Four Marks
Location: 137 Winchester Road, Four Marks, Alton, GU34 5HY
Proposal: Three bed detached dwelling with a detached double garage
Decision: Permission Decision Date: 6 June, 2014

5. Reference No: 55475 PARISH: Four Marks
Location: 5 Winchester Road, Four Marks, Alton, GU34 5HD
Proposal: Lawful Development Certificate for a Proposed Development - utility area to rear
Decision: Lawfulness certif - proposed - permitted
Decision Date: 10 June, 2014

6. Reference No: 55422 PARISH: Four Marks
Location: 1A Oak Green Parade, Winchester Road, Four Marks, Alton, GU34 5HQ
Proposal: Change of use of flat to extend the hair & beauty salon from downstairs
Decision: Permission Decision Date: 12 June, 2014

7. Reference No: 35227/008 PARISH: Ropley
Location: Ropley Railway Station, Station Hill, Ropley, Alresford, SO24 0BL
Proposal: One bungalow for holiday let
Decision: Permission Decision Date: 12 June, 2014

8. Reference No: 34324/006 PARISH: Four Marks
Location: 31 Yarnhams Close, Four Marks, Alton, GU34 5DH
Proposal: Rear and side single storey extensions
Decision: Permission Decision Date: 20 June, 2014

9. Reference No: 55413 PARISH: Four Marks
Location: Herons Mill, Swelling Hill, Ropley, Alresford, SO24 0DA
Proposal: Ground floor side extension with integral garage (as amended by plans received 23/06/2014)
Decision: Permission Decision Date: 23 June, 2014

10. Reference No: 34574/004 PARISH: Four Marks
Location: 1 Lymington Close, Four Marks, Alton, GU34 5DN
Proposal: Demolition of existing detached garage, and erection of a new annex and porch
Decision: Permission Decision Date: 24 June, 2014

11. Reference No: 55120/001 PARISH: Four Marks
Location: Fairlight, 1 Blackberry Close, Four Marks, Alton, GU34 5BW
Proposal: Detached garage
Decision: Permission Decision Date: 20 June, 2014

Planning Appeals

1. Reference No: 30005/019
Location: High Acres, Willis Lane, Four Marks, Alton, GU34 5AP
Proposal: New dwelling with associated parking
Reason for Refusal: Outside Settlement Policy Boundary, Contrary to GS1 & GS3 of Local Plan, 2nd Review and principles and objectives set out in the NPPF

2. Reference No: 55397/001
Location: Romany, 89 Winchester Road, Four Marks, GU34 5HS

Proposal: Detached dwelling
Reason for Refusal: Unacceptable loss of trees protected by a Preservation Order contrary to Policy C6 of the Local Plan Second Review.

New applications:

1. Reference no: 53833/001 Deadline for comment: 7 July 2014
Location: 6 Gloucester Close, Four Marks, GU34 5HX
Proposal: T1 Monkey Puzzle, remove low branches back to the trunk sufficient to give 6m clearance of ground
Four Marks Parish Council do not object to this Application, however do question the proposed height of the crown lift and would like the Arboricultural Officer to confirm that this amount will not have any detrimental effect on the tree and the reason for the 6m clearance is justifiable
2. Reference no: 23695/014 Deadline for comment: 7 July 2014
Location: The Church of the Good Shepherd, Lymington Bottom, Four Marks, GU34 5AA
Proposal: Fell, one Blue Atlantic Cedar
Four Marks Parish Council have no objection to this application however would like to request a replacement for its loss as a condition.
3. Reference no: 54976/001 Deadline for comment: 23 July 2014
Location: Noahs Ark, 32 Telegraph Lane, Four Marks, GU34 5AX
Proposal: Outline application for 17 two storey dwellings comprising 6 affordable homes, 11 market price homes, with garages, parking provision, roads and access after demolition of the existing two dwellings.
It was agreed due to the contentious nature of this application that it would be taken to Full Council prior to submitting formal comments. However the following observations were made:
 - It was acknowledged that the amount of dwellings had been reduced by nearly half.
 - The Oak Tree at the proposed entrance now had a Preservation Order placed on it, which will cause serious issues with the access.
 - There appears to be a discrepancy over the amount of houses to be demolished, the application states 2, but there appears to be 3.
4. Reference no: 39009/003 Deadline for comment: 10 July 2014
Location: Land to the north of the Telephone Exchange, Lymington Bottom Road, **MEDSTEAD**
Proposal: Outline – residential development of 22 dwellings and associated works
Four Marks Parish Council, although this is not within our Parish any development in this area would have a clear effect on the local Four Marks infrastructure, would like to submit our objection to this application as follows:
 - The development is outside of the Settlement Policy Boundary;
 - There would be an unacceptable loss of agricultural land, which is currently being actively farmed;
 - There are no footpaths, and no regular public transport service available from this proposed development, it is only accessible to either primary school or the centre of Medstead or Four Marks by car, therefore not sustainable
 - There is a lack of Open Space provision
 - With the recent granting of permission for approximately 170 houses in this planning area against a proposed and agreed number of 175 to be supplied by 2028, granting this application would exceed this amount.

5. Reference No:49664/001 Comment deadline: 24 July 2014
 Location: 2 Thorn Close, Four Marks, GU34 5BU
 Proposal: Two storey side extension with part first floor extension
 Four Marks Parish Council object to this application in its current format for the following reasons:
- The proposed extension appears to take the dwelling right up to the boundary line;
 - Overdevelopment of the plot;
 - The proposed increase in size of the dwelling would be out of keeping with other properties in the near vicinity.
6. Reference No: 36349/003 Comment deadline: 29 July 2014
 Location: 6 Chawton End Close, Four Marks, GU34 5BF
 Proposal: Oak T1, remove two lowest branches growing in a southerly direction towards the house and crown thin remaining canopy by 20%. Oak T2, remove 3 lowest branches of garage roof, remove lowest branch over fence, crown thin remaining canopy.
 No Objection.

14.36 DEVELOPMENT – WOODLARK PLACE – ROAD NAMES

It was agreed that the most appropriate name would be Sundew Place, as the bird theme for road names was being used elsewhere, and may lead to confusion.

14.37 UPDATE ON CURRENT PLANNING APPLICATIONS

- Cllr Brake advised the Committee of the issues that had been raised subsequent to the permission being granted at the Friars Oak development, and reported the events that took place at the Planning Committee when this application was discussed.
- The Clerk confirmed to the Committee that an out of date Inset Map showing the SPB had been used as reference for planning applications, and although the differences were minimal, it had not shown the correct boundary line with reference to the site on the application for the proposed development behind 41-43a Blackberry Lane. The updated map that accompanied the EHDC Local Plan, Second Review 2006, was now in the Clerk’s possession and the outdated map dispensed with. *It was agreed that as the Application had been objected to, and the Planning Officer was aware of the situation, there was no need to currently re-submit the Parish Council Comments.*

Cllr Hammond commented following all the issues that had been raised that there was clearly a lack of knowledge and understanding of the NPPF and other planning documents such as IHPS and LIPS used to either grant permission or refuse applications and questioned, what was the precise definition of sustainability? He suggested that some form of training is needed, to enable Councillors to comment confidently on all aspects specifically on the larger proposed developments. The Clerk advised the Committee that Stephen Lugg from HALC would be attending the next meeting and that he may be able to offer a tailored training package to suit the Council’s needs.

14.38 NEXT MEETING

Full Council Meeting: 16th July 2014, Village Hall, 7.30pm
 Planning Committee: 6th August 2014, venue tbc, 7.30pm

14.39 The Chairman closed the meeting at 8.55pm.

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 Chairman