

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 3rd September 2014, commencing at 7.30pm At the Village Hall, Four Marks

Members Present:	Cllrs P Turner (Chair), T Brake, J Foster, J Hammond, I Thomas and A Tomlinson
Attending:	S Goudie (Clerk), Cllr S Sensier, Cllr B Timms, 12 members of the public
Apologies:	None

OPEN SESSION:

Mrs Thompson, resident from Vectis Close, asked for clarification of the Parish Council's position regarding Storey's Sanctuary, raising concerns over surrounding residents fencing off areas of the Informal Public Open Space, cutting down trees within the area and fly tipping, following a Minute reporting that a resident had registered a portion of this area with Land Registry. Concerns were also raised over potential development of that land. Cllr Timms advised the members and public of the history of this piece of land and it was confirmed that the area was outside the SPB so could not be developed. It was agreed that Cllr Timms and the Clerk would visit the area, and contact enforcement as appropriate, and the issue would be brought to Full Council for discussion on spending Council funds to fight the case.

Another resident asked for clarification over what was a 'Windfall Site' and why these numbers were not included in the 175 approved number by the Inspector. The District Councillor confirmed that Windfall sites were development on land within the Settlement Policy Boundary (SPB). She added that hopefully that when the SPB was redrawn following adoption of the new Local Plan that it would be drawn in closer to houses to prevent further 'back garden development'.

Cllr Timms raised his extreme concern over the request by David Wilson Homes to meet with the Planners, the District Councillor and the Parish Council to discuss the new 'Scout Hall' and felt strongly that this was not ethical or appropriate. All members of the Parish Council in attendance agreed, and it was decided unanimously, not to attend the meeting. The DC will attend, together with the Clerk, and report back at the Full Council, what was proposed. The Clerk to advise EHDC accordingly.

Cllr Brake advised that EHDC will not have the Planning Portal open from Friday 12th September from 5.00pm to Sunday 14th September, for maintenance.

Cllr Brake also added his concerns with reference to the proposed meeting with the developer, and added that they had already had a meeting with the Scouts, and were well aware of the position. He concluded by saying we have already met our sustainable target number of 175 and EHDC should not, for any reason, make any exceptions.

The Open Session concluded at 7.55pm, Standing Orders were applied.

14.48 APOLOGIES FOR ABSENCE

There were no apologies for absence.

14.49 DECLARATIONS OF INTEREST

Cllr Foster declared an interest in Item 3, being known to the Applicant.

15.50 COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 2nd July 2014 were proposed as a true record by Cllr Brake and seconded by Cllr Foster.
- The minutes of the Planning Committee Meeting held on Wednesday 6th August 2014 were proposed as a true record by Cllr Tomlinson and seconded by Cllr Foster.
- There were no matters arising.

14.51 PLANNING MATTERS

Decisions notified:

1. Reference No: 23695/014 PARISH: Four Marks
Location: The Church of the Good Shepherd, Lymington Bottom, Four Marks, Alton, GU34 5AA
Proposal: Fell one blue Atlantic Cedar situated in the churchyard of The Church of the Good Shepherd at Lymington Bottom, Four Mark. The tree is subject to TPO (EH330)94.
Decision: REFUSAL Decision Date: 1 August, 2014
2. Reference No: 55302 PARISH: Four Marks
Location: Land Rear of, 41-43A Blackberry Lane, Four Marks, Alton
Proposal: Residential development comprising 23 dwellings with associated access, parking and landscaping following demolition of existing buildings
Decision: REFUSAL Decision Date: 14 August, 2014
3. Reference No: 54779 PARISH: Four Marks
Location: Juniper Villa, 93 Blackberry Lane, Four Marks, Alton, GU34 5DG
Proposal: Garden shed
Decision: Permission Decision Date: 18 August, 2014
4. Reference No: 30572/013 PARISH: Four Marks
Location: Hawthorn Farm, Willis Lane, Four Marks, Alton, GU34 5AP
Proposal: Detached double garage
Decision: Permission Decision Date: 22 August, 2014
5. Reference No: 36349/003 PARISH: Four Marks
Location: 6 Chawton End Close, Four Marks, Alton, GU34 5BF
Proposal: Prune 2 Oaks to the north of the property being G2 in Tree Preservation Order (EH616)2004 and referred to as T1 and T2 in the application.
Decision: Consent Decision Date: 22 August, 2014

New applications:

1. Reference No: 30800/007 Comment deadline: 17th Sept. 2014
Location: Land to the Rear of 131 Winchester Road, Four Marks, Alton
Proposal: Outline application: Residential development of up to 45 dwellings, new vehicular and pedestrian access of Lapwing Way and new pedestrian/cycle path link to Winchester Road. Internal access roads and car parking including garages, public open space with retained woodland, drainage, landscaping and other associated works

Four Marks Parish Council strongly OBJECT to this Outline Application for the following reasons:

No Objection.

5. Reference No: 38660/004 Comment deadline: 10th Sept 2014
Location: 7 Chawton End Close, Four Marks, GU34 5BF
Proposal: Revision of previously approved side extension on 38660/001 to create self-contained annexe for dependent relative.

Four Marks Parish Council OBJECT to this application. The proposed annexe is very close to the boundary fence of the neighbouring property, the size appears to be out of proportion with the existing property and plot size, and the potential that the property could become a semi-detached dwelling in the future, which would be out of keeping with surrounding properties.

6. Reference No: 55462/002 Comment deadline: 11th Sept 2014
Location: Cedar House, The Crescent, Medstead, GU34 5EG
Proposal: Timber frame chalet style cabin
No comment. Medstead Parish Council to comment as appropriate.

7. Reference No: 49989/003 Comment deadline: 30 September 2014
Location: Wild Acres, Station Approach, Four Marks, GU34 5HN
Proposal: Renewal of extant planning permission 49989/001, two dwellings, single garage with new access, following demolition of outbuildings

Four Marks Parish Council OBJECT to the renewal of this planning application due to the fact this is back garden development and the density of the proposed two dwellings. They would overlook the neighbouring properties and would be out of keeping with the adjacent single storey dwellings.

8. Reference No: 25843/001 For Information Only
Location: 33a Telegraph Lane, Four Marks, GU34 5AX
Proposal: Prior Notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a max height of 3 metres
No comment.

14.52 EHDC PLANNING UPDATE

- Cllr Thomas advised the members that the proposed changes to the Planning Committee had not yet taken place.
- The Friar's Oak application had been 'paused' awaiting the outcome of the Government investigation, but was being treated as approved and the numbers still count against the 175.
- It is likely that both Cala Homes and Noah's Ark (and potentially Barn Lane), will be on the next Planning Committee agenda. Cllr Brake is unable to attend, and Cllr Foster agreed to present the FMPC case against all the developments. She asked for Cllr Brake's assistance in compiling the objection reports.

14.53 NEXT MEETING

Full Council Meeting: 17th September 2014, Village Hall, 7.30pm
Planning Committee Meeting: 1st October 2014, venue tbc, 7.30pm

14.54 The Chairman closed the meeting at 8.50 pm.

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Chairman