

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 3rd December, commencing at 7.30pm At the Benian's Pavilion, Four Marks

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

OPEN SESSION:

Cllr Timms asked the Committee, following the receipt of the recent EHDC press release, if they knew whether EHDC owned the Windmill when change of use was applied for from a public house to a shop, and queried the content of the press release, which was unclear as to when the purchase was made and that it may be the case that ownership could have occurred prior to the pub closing.

The Committee were all extremely concerned that Four Marks Parish Council were completely unaware of the fact that EHDC had taken ownership of the Windmill, particularly as feelings were very high over its closure. Concern was also expressed that the District Councillor was aware of the purchase some 12 months prior, but had been 'sworn to secrecy'.

It was agreed by all in attendance that clarification of all aspects of this purchase, and the implications therein, must be sought, and the Chairman agreed that this would be discussed further under the EHDC heading on the Agenda.

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

14.70 APOLOGIES FOR ABSENCE

Cllr Hickman and Cllr Thomas

14.71 DECLARATIONS OF INTEREST

There were no declaration of interests.

15.72 COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 5th November 2014 were proposed as a true record by Cllr Foster, seconded by Cllr Sensier, and signed by the Chairman.
- There were no matters arising on the Minutes.

14.73 PLANNING MATTERS

Decisions notified:

1. Reference No: 55358
Location: Land at Winchester Road (Adjoining 173), Winchester Road, Four Marks
Proposal: 136 residential dwellings with associated works, access, parking, landscaping and open space (as amended by plans received 20/06/2014).
Decision: REFUSAL Decision Date: 6 November, 2014
2. Reference No: 54976/001
Location: Noahs Ark, 32 Telegraph Lane, Four Marks, Alton, GU34 5AX and 5 Blackberry Lane, Four Marks, Alton
Proposal: Outline application for 17 two storey dwellings comprising 6 affordable homes and 11 market price homes with garages, parking provision, roads

- and access after demolition of the existing two dwellings
 Decision: REFUSAL Decision Date: 6 November, 2014
3. Reference No: 55767
 Location: 5 Brambles Close, Four Marks, Alton, GU34 5DR
 Proposal: Certificate of lawful development for proposed works - rear conservatory
 Decision: Lawfulness certif -proposed-permitted Decision Date: 5 Nov 2014
 4. Reference No: 21087/005
 Location: 44 Telegraph Lane, Four Marks, Alton, GU34 5AX
 Proposal: Single storey side and rear extension
 Decision: PERMISSION Decision Date: 7 November, 2014
 5. Reference No: 30153/003
 Location: Little Orchard, Alton Lane, Four Marks, Alton, GU34 5AJ
 Proposal: Single storey extension to rear after removal of existing lean-to
 Decision: PERMISSION Decision Date: 14 November, 2014
 6. Reference No: 26233/017
 Location: Little Kitfield, Kitwood Road, Four Marks, Alton, GU34 5AS
 Proposal: 11 dwellings (including 6 affordable) with associated landscaping and access following demolition of existing office and storage buildings
 Decision: WITHDRAWN Decision Date: 17 November, 2014
 7. Reference No: 22160/005
 Location: land rear of 1 - 3 Gloucester Close, Four Marks, Alton, GU34 5HX
 Proposal: OUTLINE - 10 dwellings with associated access and landscaping
 Decision: OUTLINE PERMISSION Decision Date: 14 November, 2014
 8. Reference No: 36394/003
 Location: Hawthorn Lodge, 14 Kingswood Rise, Four Marks, Alton, GU34 5BD
 Proposal: Fell one Oak tree
 Decision: REFUSAL Decision Date: 14 November, 2014
 9. Reference No: 53264/003
 Location: Woodlands, The Shrave, Four Marks, GU34 5BJ
 Proposal: Detached double garage
 Decision: PERMISSION Decision Date: 25 November 2014
 10. Reference No: 54143/001
 Location: Eden Cay, 48 Telegraph Lane, Four Marks, GU34 5AX
 Proposal: Detached garage
 Decision: PERMISSION Decision Date: 25 November 2014

It was noted that, despite the preference contained within the Village Design Statement that garages should not, where possible, be situated in front of the house, the Local Authority still grant permission, and it was suggested that if the property was a new build and the garage could have been incorporated within the property initially, then the subsequent addition of a garage in front of the property, should not be deemed acceptable. Should the Planning Committee now, rather than blanket object, look at each application on their own merit? It was also suggested that this preference should, maybe, be brought up within Neighbourhood Plan discussions as to whether villagers still feel that this is an acceptable preference.

New applications:

1. Reference No: 34324/008 Comment deadline 9th December 2014
 Location: 31 Yarnhams Close, Four Marks, GU34 5DH
 Proposal: Retention of pitched roof to side extension
No Objection.

2. Reference No: 30605/004 Comment deadline: 15th December 2014
 Location: Old Hawthorn Farm, Hawthorn Lane, Four Marks, Gu34 5AU
 Proposal: Side extension
No Objection.
3. Reference No: 55829 Comment deadline: 19th December 2014
 Location: Land rear of 71 Lapwing Way, Four Marks
 Proposal: Ash Tree (T?) remove lowest lateral limb to the north, and remove dead and hanging branches
The Clerk has asked for confirmation as to which Ash Tree this application refers to, as it may be the one on the Recreation Ground that belongs to the Parish Council.
4. Reference No. 55830 Comment deadline: 22 December 2014
 Location: Land East of Lapwing Way, Four Marks
 Proposal: Birch (T7), crown raise over roadside to 3 metres and deal with snapped leader
5. Reference No. 55809 Comment deadline: 24 December 2014
 Location: Land West of Lapwing Way, Four Marks
 Proposal: 3 Field Maple (G3) in front of 85 Lapwing Way,
6. Reference No: 55907 Comment deadline: 24 December 2014
 Location: Land between 9-15 Goldcrest Way, Four Marks
 Proposal: Ash Tree (T22 of TPO)
- LATE APPLICATIONS:
7. Reference No: 55806 Comment deadline: 29 December 2014
 Location: Land North of, Chaffinch Road, Four Marks
 Proposal: Remedial works to all trees within G2 of TPO EH460
8. Reference No: 55807 Comment deadline: 29 December 2014
 Location: Land West of, 56 Pheasant Close, Four Marks
 Proposal: Remedial works to T24,25,26 of TPO EH460
9. Reference No: 55808 Comment deadline: 29 December 2014
 Location: Land West at, Goldcrest Way, Four Marks
 Proposal: Remedial works to T19,30 & 31 of TPO EH460
10. Reference No: 55810 Comment deadline: 29 December 2014
 Location: Land South of, Chaffinch Road, Four Marks
 Proposal: Remedial works to T29 of TPO EH460
11. Reference No: 55924 Comment deadline: 2nd December 2014
 Location: Land on the West side of Handyside Place, Four Marks
 Proposal: Crown lift Sweet Chestnut to 5 metres

Although the Planning Committee have no objections to the all the applications for remedial works to the trees awarded protection on the Meadowbrook estate, concern was expressed as to the rather excessive proposed reduction works, and would ask that Mr Garside looks at each application and ensures that the extent of the work suggested is actually warranted. As usual practice with these applications the Committee defer to Mr Garside's expertise and trust his decisions to be appropriate. However, the amount of work required does appear rather drastic, and would question whether this is because it will avoid having to do works at regular intervals or, have the developers built the houses too close to the trees in enabling them to build more, secure in the knowledge that in due course the residents will apply to remove branches or the trees themselves.

14.74 EHDC PLANNING UPDATE

Cllr Thomas was not in attendance so there were no new issues to report, although it was noted that the application 30800/007, Land to the rear of 131 Winchester Road may be on the Committee Agenda on Thursday 18th December, and representation will be required.

Following the release of the Press Release confirming EHDC's ownership of the Co-Op, and discussions in the Open Session at the beginning of this meeting, it was agreed to find out as much information on the acquisition as possible and ask the Chairman of the Full Council to agree and extra-ordinary Agenda item at the Planning Committee, and change the meeting to Full Council, on Wednesday 7th January 2015, to discuss any issues that may have arisen following clarification.

As the Alton Herald are asking for a quote from the Four Marks Parish Council it was agreed to submit the following:

Four Marks Parish Council are shocked and surprised to learn of the purchase of the former Windmill Inn public house, currently a Co-Op convenience store, by East Hampshire District Council and being completely unaware of this fact feel extremely let down. We are currently considering our options in response to this news.

14.75 EHDC CIL CONSULTATION

It was agreed that there were no comments to make on the above consultation.

14.76 NEXT MEETING

Planning Committee - Wednesday 7th January 2015, 7.30pm, Village Hall, subject to the Chairman's agreement, this meeting will be changed to a Full Council Meeting.

Full Council – Wednesday 21st January 2015, 7.30pm, Village Hall

14.77 The Chairman closed the meeting at 8.35pm

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Chairman