

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 5th November 2014, commencing at 7.30pm At the Benian's Pavilion, Four Marks

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

OPEN SESSION:

Cllr Brake put the suggestion of changing the Council's name to Four Marks Community Council, rather than Parish Council, and it was agreed that this should be Agenda item for the future, with a view to making the change, if agreed, at the new Election year.

Cllr Foster asked the members if they had had any recent issues with the EHDC website issues, and downloading the PDF's, other members agreed that at times it was a problem and that they should be contacted and advised. Cllr Brake also advised that the Four Marks reference map that they use is out of date. Clerk agreed to contact the Planning Department and advise them accordingly.

The Open Session concluded at 19.40pm, Standing Orders were applied.

14.62 APOLOGIES FOR ABSENCE

Apologies for absence were received by from Cllrs Hammond, Thomas and Tomlinson

14.63 DECLARATIONS OF INTEREST

There were no declarations of interest.

15.64 COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 1st October 2014 were proposed as a true record by Cllr Sensier, seconded by Cllr Foster, and signed by the Chairman.
- There were no matters arising on the Minutes, however Cllr Brake pointed out that there was an error on the Agenda with the address of Planning Application No. 4, which should be Lymington Bottom, not Lymington Bottom Road, the Clerk also notified the members that Planning Application No. 6, the name was Kingswood, not *Kingsland*, Alton Lane, and both errors were corrected for the Minutes.

14.65 PLANNING MATTERS

Decisions notified:

1. Reference No: 53833/002 PARISH: Four Marks
Location: 6 Gloucester Close, Four Marks, Alton, GU34 5HX
Proposal: Two storey extension to rear, to include dormer window and roof lights (as amended by plan received, 19 August, 2014).
Decision: PERMISSION Decision Date: 2 October, 2014
2. Reference No: 25843/001 PARISH: Four Marks
Location: 33a Telegraph Lane, Four Marks, Alton, 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 maximum height of 3 metres

Decision: Gen Permitted Development Conditional Decision Date: 2 October, 2014

3. Reference No: 55197/001 PARISH: Medstead
Location: Land East of, 20 - 38 Lymington Bottom Road, Medstead, Alton
Proposal: 75 dwellings with associated access, landscaping, public open space and provision of allotments (as amended by plans received 04/08/2014)
Decision: REFUSAL Decision Date: 29 September, 2014
4. Reference No: 33235/002 PARISH: Four Marks
Location: Two Oaks, The Shrave, Four Marks, Alton, GU34 5BJ
Proposal: Detached double garage and ancillary works
Decision: WITHDRAWN Decision Date: 6 October, 2014
5. Reference No: 29550/022 PARISH: Four Marks
Location: Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH
Proposal: Variation of condition 5 of 29550/019 to allow substitution of plans
Decision: PERMISSION Decision Date: 9 October, 2014
6. Reference No: 55462/002 PARISH: Medstead
Location: Cedar House, The Crescent, Medstead, Alton, GU34 5EG
Proposal: Timber frame chalet style cabin
Decision: PERMISSION Decision Date: 7 October, 2014
7. Reference No: 25256/032 PARISH: Medstead
Location: Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton
Proposal: Erection of eighty dwellings (with demolition of Boyneswood Lodge) including 32 affordable homes, garages, car parking, associated access, infrastructure, open space and landscaping (as amended by amended /additional plans received on 06/03/2014, 07/04/2014, 08/04/2014 and 10/04/2014)
Decision: PERMISSION Decision Date: 9 October, 2014
8. Reference No: 38660/004 PARISH: Four Marks
Location: 7 Chawton End Close, Four Marks, Alton, GU34 5BF
Proposal: Revision of previously approved side extension on 38660/001 to create self-contained annexe for a dependant relative
Decision: PERMISSION Decision Date: 13 October, 2014
9. Reference No: 49664/001 PARISH: Four Marks
Location: 2 Thorn Close, Four Marks, Alton, GU34 5BU
Proposal: Two storey side extension to form annex and part first floor extension (as amended by plans received, 1 October, 2014).
Decision: PERMISSION Decision Date: 20 October, 2014
10. Reference No: 55573 PARISH: Four Marks
Location: 16 Lapwing Way, Four Marks, Alton, GU34 5FD
Proposal: Three storey side extension (third floor accommodation within roofspace).
Decision: PERMISSION Decision Date: 20 October, 2014
11. Reference No: 26655/013 PARISH: Four Marks
Location: 149 Winchester Road, Four Marks, Alton, GU34 5HY
Proposal: T21 Oak tree: Crown lift to 5m, including removal of the lowest branch extending north west over the garden of 1a Goldcrest Way; and prune back western side to leave 4m clearance from all buildings (not pruning back from level with the eastern elevations) in the properties at 3 and 1a Goldcrest Way. Also, crown thin by 20% with no branches over 75mm diameter at the base to be removed.
Decision: CONSENT Decision Date: 28 October, 2014

Planning Appeals

1. Reference No: 55197/001 PARISH: Medstead
Location: Land East of 20-38 Lymington Bottom Road, Medstead, Alton
Proposal: 75 dwellings with associated access, landscaping, public open space and provision of allotments
2. Reference No: 23695/014
Location: The Church of the Good Shepherd, Lymington Bottom, Four Marks
Proposal: Fell one Blue Atlantic Cedar in the churchyard

New applications:

1. Reference No: 53264/003 Comments by 6th November 2014
Location: Woodlands, The Shrave, Four Marks, GU34 5BJ
Proposal: Detached double garage

Four Marks Parish Council object to this application. The location of the garage, to the front of the property, is contrary to the Village Design Statement (VDS), which states where possible garages should be an integral part of the dwelling, or situated to the side or rear of the plot. There appears to have been no regard to the VDS over the location of the replacement garage when the decision was made to demolish the original garage, when there were other, more compliant, location options available.

2. Reference No: 54143/001 Comments by 7th November 2014
Location: Eden Cay, 48 Telegraph Lane, Four Marks, GU34 5AX
Proposal: Detached garage

Four Marks Parish Council object to this application. The location of the garage, to the front of the property, is contrary to the Village Design Statement (VDS), which states where possible garages should be an integral part of the dwelling, or situated to the side or rear of the plot, and the Parish Council made reference to this on the original application. The revised application has now raised concern that due to the size and the proposed second floor with gables and dormers, that the garage could at some point in the future become a separate residential property.

3. Reference No. 49251/004 Comments by 17th November 2014
Location: 8 Kingswood Rise, Four Marks, GU34 5BD
Proposal: Prune Hawthorn in front garden, overhanging 6 Kingswood Rise, to give adequate clearance for use of rear garden
Superseded. See item no. 9 for comment.
4. Reference No: 55766 Comments by 20 November 2014
Location: Maytrees, 71 Lymington Bottom, Four Marks, GU34 5AH
Proposal: 5 dwellings following demolition of bungalow and associate buildings

Four Marks Parish Council object to this application in its current format for the following reasons:

- The proposal is for a cul-de-sac development, which is out of character with the linear nature of the surrounding properties, and would consequently set a precedent for further applications;
- Over development of the site, the surrounding properties are all on large spacious plots;
- Concern over potential water run-off, the development is on an incline and this area of Four Marks floods regularly, additional properties would only exacerbate the problem;
- The site is not sustainable, being over a mile from the village centre and public transport routes;
- This is the main route to school, with already registered concerns over speeding over the 30mph limit, the application states that there is no need for a traffic survey, however the Parish Council has already identified this particular stretch of road for a Speed Limit Repeater sign, and have themselves instigated a traffic survey because of the worsening situation at this location.

The Parish Council would like to respectfully ask the Planning Officer to consider a reduction in numbers so that the proposed new properties are in keeping with the linear style, and would like to request a Planning Committee site inspection for this application, so that the Parish Council's concerns can be fully appreciated.

5. Reference No: 37932/004 Comments by 21 November 2014
Location: The Walk, 55 Lymington Bottom, Four Marks, GU3 5AH
Proposal: Horse Chestnut – reduce canopy by 2 metres leaving a crown spread of 8 meters and height of approximately 18 metres.
No objection, Four Marks Parish Council are happy to concur with the Arboriculturalist's decision.

6. Reference No: 35807/010 Comments by 24 November 2014
Location: Kingswood, Alton Lane, Four Marks GU34
Proposal: Detached dwelling after demolition of existing (retrospective)
Four Marks Parish Council have no objections to this retrospective application, subject to the dwelling being in full compliance with all building regulations and conditions as appropriate.

7. Reference No:30800/008 Comments by 26 November 2014
Location: Land to rear of 131 Winchester Road, Four Marks
Proposal: Trees adjacent to 1A Gloucester Close. P1-P4 crown lift to 6 metres, 2 trees to be removed – all are spruce trees
Trees adjacent to 1 Gloucester Close. P1-P6 crown reduce by 30% to leave overhanging branches to 1 Gloucester Cloe of 5 metres – all are white poplars

Four Marks Parish Council have no objections to this application providing that the proposed works do not have a detrimental effect on the existing wildlife as these trees are located within the SINC, and are happy to concur with the Arboriculturalists decision.

8. Reference No:53661/001 Comments by 27 November 2014
Location: 9 Gloucester Close, Four Marks, GU3 5HX
Proposal: Single storey rear extension and front dormer window and velux roof window. Alterations to existing front windows.
No objection.

9. Reference No:49251/004 Comments by 2 December 2014
Location: 8 Kingswood Rise, Four Marks, GU34 5BD
Proposal: Prune one hawthorn in the front garden of 8 Kingswood Rise, where its branches overhang the garden of 6 Kingswood Rise up to a height of 6 *metres (amended height of previous application – see item no. 3)* – to give adequate clearance for use of rear garden
No objection, Four Marks Parish Council are happy to concur with the Arboriculturalist's decision.

10. Reference No: 30800/007 Comments by 19th November 2014
Location: Land to the rear of 131 Winchester Road, Four Marks
Proposal: Revised application, erection of 24 dwellings, a new vehicular and pedestrian access off Lapwing Way, internal access roads, car parking including garages, public open space, drainage, landscaping and other associated works.

Four Marks Parish Council strongly object to this revised application, as follows:

- Vehicular and Pedestrian Access via Lapwing Way. This is an un-adopted road, with some very narrow passing points, already under strain *before* the additional 110 houses are completed on the neighbouring site. Increasing the daily usage of Lapwing Way would increase the already long peak time delays experienced accessing the A31 Winchester Road;
- With the removal from the original application of the proposed cycle way/pedestrian access from the Winchester Road 'to leave a more natural appearance', where would the construction traffic now access the site?;
- The proposed access would necessitate the partial removal of the recently increased natural protected hedgerow SINC buffer;

- The site is outside the Settlement Policy Boundary.
- This proposed development is on a designated Site of Importance of Nature Conservation, development of this site would cause unnecessary harm and have a detrimental effect on the existing wildlife, and with the increasing surrounding development the woodland and surrounding meadow and pasture provides a critical 'green lung' in what is fast becoming an urbanised village.

Even with the reduction in numbers, the above the proposed development, by virtue of the committed number of dwellings already approved under the EHDC Interim Housing Policy Statement (IHPS) for this settlement would result in a disproportionate number of homes above and beyond the identified housing figure for Four Marks/South Medstead as set out in the recently adopted Joint Core Strategy (JCS). Having regard to the deficiencies in existing local infrastructure and services, this would have an adverse impact on the sustainability of the settlement. As such, the proposal is contrary to the National Planning Policy Framework Policies CP1, CP2 and (non-housing target aspects of) CP10 of the JCS and EHDC's IHPS 2014.

Taking into account the objections as detailed, Four Marks Parish Council requests that the Planning Officer recommends REFUSAL for this revised application.

14.66 HC01410 TELEGRAPH LANE – CONSULTATION

Comments agreed for submission in response to the Consultation as follows:

- Westbound. No comment to make on the proposed changes, however it would be extremely beneficial for traffic exiting Telegraph Lane to the West for the existing bus stop layby to remain and marked as a filter lane, enabling vehicles to filter into Westbound traffic gradually, thus avoiding queues which currently occur, making it difficult for vehicles trying to exit Blackberry Lane onto Telegraph Lane.
- Eastbound. FMPC would like to suggest that the entrance to the Shrave, adjacent to the new proposed location of the bus stop, becomes entry only/one way as it would become very difficult for the traffic to attempt to turn right from this point of entry onto the Winchester Road when a bus is at the stop, impairing vision.
- As improvements are to be made at this junction, could the Parish Council request that the dip at the junction of the Telegraph Lane and Blackberry Lane is addressed prior to the lining of the proposed dedicated right and left turn lanes at the junction of Telegraph Lane and the A31 Winchester Road.

14.67 EHDC PLANNING UPDATE

Cllr Brake advised that at the EHDC Planning Committee meeting the previous week the developer who had put forward the application for the land to the rear of 131 Winchester Road, had requested, and been granted, a deferral. He also confirmed that the application for Noah's Ark had been refused unanimously.

Cllr Brake reminded all members of the Bargate appeal taking place on Tuesday 11th November, and asked as many members as possible support Medstead by attending.

14.68 NEXT MEETING

Full Council – Wednesday 26th November, 7.30pm, Village Hall

Planning Committee - Wednesday 3rd December 2014, 7.30pm, venue tba

14.69 The Chairman closed the meeting at 9.05pm.

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Chairman