

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 1st April 2015, commencing at 7.30pm At the Benian's Pavilion, Four Marks

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

OPEN SESSION:

Mr Norman, 72 Winchester Rd, raised his objection to Planning Application 34918. In his objection he highlighted that the proposed dwelling did not meet any criteria detailed in the Village Design Statement. By giving permission to build a new dwelling at the rear of this garden this could set a precedent for other properties to do the same. Mr Norman also raised concern over the proximity to the neighbouring properties and the potential water run-off from the extensive roof area. The proposed car port is less than a metre from the boundary, the site itself is currently land locked. It was also pointed out that in the Applicants statement that there was no objection from the neighbours after consultation, this is untrue, there was no consultation and the only the neighbour who isn't objecting is the one that stands to benefit from the applicant's proposal.

Mr Brough, 66 Winchester Road, the other immediate neighbour, re-iterated Mr Norman's objections adding that the size of the proposed dwelling is completely out of proportion to its environment, and does not, as stated, blend in with the Blenheim Close properties.

Cllr Thomas, in agreement with the previous two speakers, felt that this was over development of the plot. She also wanted to advise that one of the late applications listed, not on the Agenda, was a re-submission following an Appeal dismissal.

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

15.24 PC APOLOGIES FOR ABSENCE
Apology for absence received from Cllr Brake

15.25 PC DECLARATIONS OF INTEREST
There were no declarations of Interest.

15.26 PC COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 4th March 2015 were proposed as a true record by Cllr Sensier, seconded by Cllr Tomlinson, and signed by the Chairman.
- There were no matters arising.

15.27 PC PLANNING MATTERS
Decisions notified:

1. Reference No: 55451 PARISH: Four Marks
Location: Glenmore, 27 Lymington Bottom, Four Marks, Alton, GU34 5AA
Proposal: OUTLINE - 9 DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING - As amended by plans received (07/05/2014)
Decision: OUTLINE PERMISSION Decision Date: 3 March, 2015
2. Reference No: 54485 PARISH: Four Marks
Location: Sunnysdene, Stoney Lane, Medstead, Alton, GU34 5EL
Proposal: Lawful development certificate for a proposed development - single storey

sides and rear extension
Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED
Decision Date: 2 March, 2015

3. Reference No: 29085/002 PARISH: Four Marks
Location: Blue Anchor, 28 Telegraph Lane, Four Marks, Alton, GU34 5AX
Proposal: Velux window to single storey garage.
Decision: PERMISSION Decision Date: 12 March, 2015
4. Reference No: 21566/003 PARISH: Four Marks
Location: Churchills, Brislands Lane, Four Marks, Alton, GU34 5AD
Proposal: Proposed two storey extension to rear
Decision: PERMISSION Decision Date: 12 March, 2015
5. Reference No: 52167/001 PARISH: Four Marks
Location: 2 Penrose Way, Four Marks, Alton, GU34 5BG
Proposal: T1 Salix caprea in the front garden of the property. - re-pollard back to old pollard points, leaving a finished height of approximately 5 metres.
Decision: CONSENT Decision Date: 17 March, 2015
6. Reference No: 23761/012 PARISH: Four Marks
Location: Winterborne, 139 Winchester Road, Four Marks, Alton, GU34 5HY
Proposal: Fence and gates to front boundary
Decision: PERMISSION Decision Date: 13 March, 2015

New applications:

1. Reference: 29550/023 Comment deadline: 3rd April 2015
Location: Belford House, 93 Lymington Bottom, Four Marks, GU34 5AH
Proposal: Installation of hard standing to provide formal refuse storage area and 3 no. additional parking spaces along with new boundary treatment forming screen.
No objection.
2. Reference: 24559/026 Comment deadline: 12th April 2015
Location: Unit 2 Hazel Road, Four Marks, Alton GU34 5EY
Proposal: 2 storey side extension following removal of gas compound
No objection.
3. Reference: 27111/007 Comment deadline: 16th April 2015
Location: Taranaki, 101 Winchester Road, Four Marks, Alton GU34 5HS
Proposal: Raise roof height to create rooms in roof space, single storey extension to rear, front car port and rear detached garage
The Parish Council would like to raise objections to this application. The additional proposals would lead to a noticeable over development of the plot, there is an excessive amount of proposed new windows and the overall total size of the dwelling would be out of keeping with the existing street scene.
4. Reference: 34918/002 Comment deadline: 20th April 2015
Location: 70 Winchester Road, Four Marks, GU34 5HR
Proposal: Single storey detached dwelling to the rear of 70 Winchester Road, provision of new access from Blenheim Road and detached carport.

Four Marks Parish Council strongly object to this Application.

- The proposals have not taken account of the recommendations contained within the Village Design Statement.
- This is back garden development to its extreme, and against the guidelines laid out in the NPPF
- The size of proposed dwelling would be over development of the plot, and is not smaller than the original property, as stated.

