

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 6th May 2015, commencing at 7.30pm At the Village Hall, Four Marks

Members Present: Cllrs T Brake (Chair), J Foster, J Hammond, A Hickman, S Sensier and A Tomlinson
Attending: S Goudie, no members of the public in attendance
Apologies: None

OPEN SESSION:

The Chairman opened the meeting and thanked all the members for their support over the past year and wished them all well.

The Open Session concluded at 7.35pm, Standing Orders were applied.

15.30 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

15.31 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

15.32 PC COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 1st April 2015 were proposed as a true record by Cllr Foster, seconded by Cllr Tomlinson, and signed by the Chairman.
- There were no matters arising.

15.33 PC PLANNING MATTERS

Decisions notified:

1. Reference No: 55133/001 PARISH: Four Marks
Location: Oakdene, 2 Handyside Place, Four Marks, Alton, GU34 5FX
Proposal: Single storey detached building to be used as a cattery
Decision: PERMISSION Decision Date: 22 April, 2015
2. Reference: No 9550/023 PARISH: Four Marks
Location: Belford House, 93 Lymington Bottom, Four Marks, GU34 5AH
Proposal: Installation of hard standing to provide formal refuse storage area and 3no. additional parking space along with new boundary treatment forming screen.
Decision: WITHDRAWN Decision Date: 28th April 2015

New applications:

1. Reference No: 56004 Comment deadline: 18th May 2015
Location: 3 Gradwell Cottages, Gradwell Lane, Four Marks, GU34 5AQ

Proposal: Certificate of lawful development for proposed development – single storey rear extension following part demolition of existing extension
No objection.

2. Reference No: 25235/007 Comment deadline: 20th May 2015
Location: 100 Winchester Road, Four Marks, Alton GU34 5HU
Proposal: 5 dwellings following demolition of existing dwelling
Four Marks Parish Council object to this application for the following reasons:
 - The proposed plot is back garden development;
 - The proposal for 5 dwellings is over development of the plot, with little or no space between properties, which is contrary to the Village Design Statement, and only just 1 metre from the boundaries either side, with very little garden space per property;
 - There are no proposals to make any changes to the access onto the A31, despite the increase in dwellings and potential vehicle movements, and the proximity to the proposed new pedestrian crossing;
 - The proposed drive to the properties to the rear is only 3.7 metres wide, not wide enough for two vehicles to pass safely, and certainly no easy access or turning for delivery vehicles;
 - There is no pedestrian footpath on this side of the A31.Taking the above into consideration, Four Marks Parish Council respectfully requests that you refuse this application.

3. Reference No: 56082 Comment deadline: 21st May 2015
Location: Mount Royal, 46 Lymington Bottom, Four Marks, GU34 5AH
Proposal: New pitched roof to replace existing flat roof
No objection.

4. Reference No: 32861/002 Comment deadline: 22nd May 2015
Location: 4 Blackberry Close, Four Marks, Alton GU34 5BW
Proposal: Extension of rear of garage and a new pitched roof
No objection, however the Parish Council would respectfully ask for a condition to be implemented that no waste materials whatsoever are deposited in the wildlife badger corridor immediately to the rear of the property.

5. Reference No: 39009/004 Comment deadline: 7th May 2015
Location: Land to the north of the Telephone Exchange, Lymington Bottom Road, Medstead,
Proposal: Residential development comprising 10 dwellings, open space, landscaping and associated works
Four Marks Parish Council, although this application is not within our Parish, any development in this area would have a clear effect on the local Four Marks infrastructure, and 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 within the vicinity of the proposed development, and no regular public transport service, therefore it is only safely accessible to either primary school or the centre of Medstead or Four Marks by car, therefore not sustainable;

- With the recent granting of permission for approximately 240 houses already in this planning area, with another 70 currently awaiting decision at Appeal (so potentially over 300 with permission within the first year of the new local plan) against a proposed and agreed number of around 175 to be supplied by 2028, granting permission for another 10 would add further detrimental effect to the, already creaking, infrastructure of the two villages.

Taking the above into consideration, FMPC respectfully requests that you refuse this application.

6. Reference No: 52037 Comment deadline: 28th May 2015
 Location: Old Forge, 54a Blackberry Lane, Four Marks, GU34 5DF
 Proposal: Single storey front and side extensions, and replacement dormer to front

No objection.

7. Reference No: 55766/001 Comment deadline: 2nd June 2015
 Location: Maytrees, 71 Lymington Bottom, Four Marks, GU34 5AH
 Proposal: Detached dwelling with detached garage

Four Marks Parish Council object to this application, for the following reasons:

- Water run-off. The varying heights of this plot, with two adjacent properties higher, there would be considerable concern over the water run-off down in to this plot;
- With 5 new properties with permission already granted, an additional dwelling only adds to the already over development of the plot;
- The proposed location of the dwelling was part of open space provision for the previous approval, and there has already been excessive tree removal prior to submission of this application, and the Parish Council would be very concerned if there were to be further tree felling to construct this additional property;
- This proposed location of this additional property is currently a quarry area, which it was understood was the proposed location for infill of the building spoils, there must be concern that, in time, the infill would sink, causing subsidence to the new property.
- The proposed dwelling is surrounded on two sides by banks, which would undoubtedly inhibit natural light.

Taking the above into consideration, FMPC respectfully asks that this application is refused.

15.34 PC PROPOSED SUBMISSION LOCAL PLAN: HOUSING AND EMPLOYMENT ALLOCATIONS

The proposed submission on housing allocations and Medstead Parish Council's response to the allocations plan was distributed prior to the meeting. It was agreed to respond to the Consultation by letter, supporting the comments made by Medstead Parish Council.

15.35 PC NEXT MEETING:

Annual General Meeting - Wednesday 20th May 2015, Village Hall, 7.30pm
Planning Committee - Wednesday 3rd June 2015, 7.30pm, venue tbc

15.36 PC The Chairman closed the meeting at 8.30pm, and once again thanked all the members for their support over his time as Planning Committee Chairman.

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Chairman