

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 3rd June 2015, commencing at 7.30pm At the Village Hall, Four Marks

Members Present: Cllr M Budd, Cllr J Hammond, Cllr K Knight, Cllr D Mills, and Cllr Tomlinson (acting Chairman)
Attending: S Goudie, 7 members of the public
Apologies: Cllr Foster

OPEN SESSION:

As the former Chairman of the Planning Committee has left the Council, Cllr Tomlinson as Vice Chairman of the Parish Council, took the Chair of the Committee until a new Chairman is appointed.

Mr Cheasley asked why it had been deemed necessary for the discussion with reference Land at Storey's Sanctuary to be conducted under a closed session. Cllr Tomlinson responded that there were legal implications and the issue is still under investigation by the Information Commissioners Officer.

The residents from Vectis Close, who were in attendance confirmed, that they were unofficially maintaining the aforementioned area, so it is accessible and can be used as public open space, although this was being made difficult by fly tipping by one of the adjacent residents. The issue over ownership was raised but the Clerk confirmed that Hampshire County Council had confirmed that they did not, and never had, own the land referred to as 'South of Gloucester Close'. The Parish Council were advised that a more permanent fence had now been erected, but the Clerk confirmed that this had not breached planning and the wildlife were still, currently, able to get through.

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

15.37 PC APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Foster.

15.38 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

15.39 PC COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 6th May 2015 were proposed as an accurate record by Cllr Hammond, seconded by Cllr Tomlinson, and signed by the Chairman.
- There were no matters arising.

15.40 PC PLANNING MATTERS

Decisions notified:

1. Reference No: 24559/026 PARISH: Four Marks
Location: Unit, 2 Hazel Road, Four Marks, Alton, GU34 5EY

- Proposal: Two storey side extension following removal of gas compound
Decision: PERMISSION Decision Date: 1 May, 2015
2. Reference No: 21566/004 PARISH: Four Marks
Location: Churchills, Brislands Lane, Four Marks, GU34 5AD
Proposal: Single storey side extension
Decision: LAWFULNESS CERTIF - PROPOSED – PERMITTED
Decision date: 13 May, 2015
3. Reference No: 27111/007 PARISH: Four Marks
Location: Taranaki, 101 Winchester Road, Four Marks, Alton, GU34 5HS
Proposal: Raise roof height to create rooms in roof space, single storey rear extension, front car port and rear detached garage
Decision: PERMISSION Decision Date: 12 May, 2015
4. Reference No: 34918/002 PARISH: Four Marks
Location: 70 Winchester Road, Four Marks, Alton, GU34 5HR
Proposal: Single storey detached dwelling to the rear of 70 Winchester Road. Provision of new access from Blenheim Road and detached carport
Decision: WITHDRAWN Decision Date: 13 May, 2015
5. Reference No: 56054 PARISH: Four Marks
Location: 138 Winchester Road, Four Marks, Alton, GU34 5HZ
Proposal: Single storey rear extension
Decision: PERMISSION Decision Date: 15 May, 2015
6. Reference No: 55919 PARISH: Four Marks
Location: 106 Winchester Road, Four Marks, Alton, GU34 5HU
Proposal: Single storey extension to rear
Decision: PERMISSION Decision Date: 15 May, 2015
7. Reference No: 54841/002 PARISH: Four Marks
Location: Beverley, 165 Winchester Road, Four Marks, Alton, GU34 5HY
Proposal: Raise and restructure roof to create accommodation at first floor level, two storey side extension, and a single storey rear extension (as amended by plans received 11/2/15, 2/4/15 and 27/4/15).
Decision: WITHDRAWN Decision Date: 20 May, 2015
8. Reference: 56082 PARISH: Four Marks
Location: Mount Royal, 46 Lymington Bottom, Four Marks, Alton, GU34 5AH
Proposal: New pitched roof to replace existing flat roof
Decision: PERMISSION Decision Date: 27 May, 2015
9. Reference No: 56045 PARISH: Four Marks
Location: 30 Tawny Grove, Four Marks, Alton, GU34 5DU
Proposal: 1.Oak - fell. 2.Hornbeam - fell.
3.Blackthorn - reduce to 1.5 metres in height - to turn into a controlled hedge.
4.Blackthorn - reduce to 1.5 metres in height - to turn into a controlled hedge.
5.Blackthorn - crown reduce to a height of 4 metres and spread of 3metres
All trees immediately east of 59 to 73 Penrose Way.
Decision: CONSENT Decision Date: 27 May, 2015

10. Reference No:56004 PARISH: Four Marks
 Location: 3 Gradwell Cottages, Gradwell Lane, Four Marks, Alton, GU34 5AQ
 Proposal: Certificate of lawful development for proposed development - single storey rear extension following part demolition of existing extension
 Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED
 Decision Date: 22 May, 2015
11. Reference No:32861/002 PARISH: Four Marks
 Location: 4 Blackberry Close, Four Marks, Alton, GU34 5BW
 Proposal: Extension to rear of garage and a new pitched roof
 Decision: PERMISSION Decision Date: 28 May, 2015

New applications:

1. Reference: 36544/001 Comment deadline: 5 June 2015
 Location: 42 Kingswood Rise, Four Marks, GU34 5BD
 Proposal: Replacement conservatory to rear (retrospective)
 No objection.
2. Reference: 56107 Comment deadline: 09 June 2015
 Location: 29 Kingswood Rise, Four Marks, GU34 5BE
 Proposal: Single storey extension to front and rear
 No objection.
3. Reference: 29550/024 Comment deadline: 09 June 2015
 Location: Belford House, 93 Lymington Bottom, Four Marks, GU34 5AH
 Proposal: New single storey reception and two individual offices
 No objection in principle, however the Parish Council would like to point out that the proposal was not easily identifiable in the documentation, due to the numerous amendments to the applications previously submitted.
4. Reference: 55915 Comment deadline: 11 June 2015
 Location: 14 Blackberry Close, Four Marks, GU34 5BW
 Proposal: Porch, side extension and front dormer following demolition of garage and utility area
 Four Marks Parish Council has no objection in principle to this application, however would like to make the following comments for noting. It was felt that the proposal would be not be in keeping with the other properties in the vicinity and there was concern raised over the proximity to the boundary of the adjacent property.
5. Reference: 50075/003 Comment deadline: 15 June 2015
 Location: Tedesco, Boyneswood Road, MEDSTEAD, GU34 5DY
 Proposal: Crown lift, one Oak and two Beech, awarded protection, leaving a finished crown height of 12m and spreads of 4m, 2.5m and 4m respectively.
 No objection and are happy to defer to the Arboriculturalist's decision.
6. Reference: 22160/006 Comment deadline: 17 June 2015
 Location: Land at 1 & 3 Gloucester Close, Four Marks, GU34 5HX
 Proposal: Approval of reserved matters – 10 dwellings with associated access and landscaping
 Four Marks Parish Council would like to object to the following aspects of the Reserved

Matters:

- The height and style of plots 1,2, 4 and 5; they are 3 storey, which is out of keeping with all the surrounding properties, specifically the bungalows in Gloucester Close, and the new houses to the rear of the site, and it is felt that they are not appropriate for this development;
- The size; there are no smaller houses, 2 bed, and only two 3 bed, which has not addressed the need of the village.
- Wildlife access. The site is bordered by the SINC and there are two areas of natural open space either side and is a natural route for wildlife. The hedgerows on the South and West side are detailed on the site plan, but the existing hedgerow on the East side is not detailed, and gives the impression that it is to be removed. It is essential that this hedgerow is kept.
- Pedestrian access to Lymington Bottom from the site. There is a potential footpath route from both this development down to Lymington Bottom, and the new site to the South. No provision has been made on this proposal to link this up. This would enable pedestrians to walk safely to the village facilities and school without having to walk back up to the main road and round, thus encouraging less car movements. The Parish Council would ask the Planning Officer to consider this amendment.

The Parish Council have no further comments to make on the landscaping and would assume that if there were any Highways issues with the proposed access, and turning, they will raise these separately.

The Parish Council respectfully asks the Planning Officer to take the above comments into consideration when making his decision.

7. Reference: 37417/003 Comment deadline: 17 June 2015
Location: 20 Tawny Grove, Four Marks, GU34 5DU
Proposal: Fell one oak tree, awarded protection.
Four Marks Parish Council are concerned over the loss of this tree, and would prefer maintenance work to be carried out to alleviate the issues arising, rather than felling the tree, but are happy to accept the Arboriculturalist's decision.
8. Reference: 56123 Comment deadline: 24 June 2015
Location: 8 Miller Drive, Four Marks GU34 5GE
Proposal: Conservatory to rear
No objection.
9. Reference: 55919/001 Comment deadline: 24 June 2015
Location: 106 Winchester Road, Four Marks, GU34 5HU
Proposal: T5 Beech, T6 Beech, T7 Sweet Chestnut - tree branches to be cut back to avoid damage to electrical cable and telephone cable. Amended application received on 1st June, adds; to create clearance of 1 metre, crown thinning by 25% and removal of dead wood
No objection, and are happy to defer to the Arboriculturist's decision
10. Reference: 29969/001
Location: 144 Winchester Road, Four Marks, GU34 5HZ
Proposal: Single storey extension to rear
No objection.

11. Reference: 29421/001
Location: Jesmond Dene, 42 Lymington Bottom, Four Marks, GU34 5AH
Proposal: Two x two storey front extensions, two pitched and one flat roof dormers to front elevation

Four Marks Parish Council have no objections in principle, however would like to make the following observations to be considered. Does the planned extension bring the building line too far forward, thus rendering it out of line with its immediate neighbours, and would the proposed extensions be rather overbearing on its plot?

12. Reference: 55121/001
Location: 8 Vectis Close, Four Marks, GU34 5AB
Proposal: Single storey rear extension
No objection to the proposal, subject to their being no adverse effect to the Oak Tree or its root system.

Additional note for Planning Officer. Subsequent to the meeting it was noted that some of the plans appear to show additional changes to the roof not referred to in the application, which are slightly confusing, and some plans do not show the new garage and car port. It is also important to note that the open common, referred to in the Officers Report on the previous application, to the rear of the property is shortly to be developed (22160/06 plot 3), and concern is raised separately at the apparent removal of the existing hedgerow between the applicant's property and the proposed new dwelling.

13. Reference: 53218/003
Location: Brymere, Blackberry Lane, Four Marks, GU34 5BN
Proposal: First floor extension to side, single storey extension to rear and detached garage

Four Marks Parish Council have no objections to the first floor extension to side or the single storey extension to the rear. However, strongly object to the proposed detached garage which would be situated at the front of the house adjacent to the road, which is contrary to the recommendations laid out in the Village Design Statement, particularly when there is the opportunity to position the garage within the existing building line.

**15.41 PC NEXT MEETING:
Full Council**

- Wednesday 17th June 2015, Village Hall, 7.30pm

It was agreed that due to the Clerk's absence on Wednesday 1st July, that no Planning Committee would be held in July, but that planning matters would be discussed at Full Council at the meetings scheduled for June and July, the next Planning Committee meeting is scheduled for **Wednesday 5th August 2015, 7.30PM, venue to be advised.**

15.42 PC The Chairman closed the meeting at 9.10 pm.

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Chairman