

## **FOUR MARKS PARISH COUNCIL**

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 5<sup>th</sup> August 2015, commencing at 7.30pm At the Benian's Pavilion, Four Marks**

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**Members Present:** Cllr M Budd, Cllr K Knight, Cllr S Thomas (Chairman) and Cllr Tomlinson  
**Attending:** S Goudie, Cllr I Thomas and 1 member of the public  
**Apologies:** Cllrs J Hammond and D Mills

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#### **OPEN SESSION:**

As the Chairman elect, Cllr S Thomas opened the meeting and asked if anyone in attendance had anything they wish to raise.

Mr Shakespeare informed the members that he forwarded a copy of his concerns with reference to the Gloucester Close application, and wished to add his concerns of the application as a whole and the detrimental effect this will have on the wildlife.

Cllr I Thomas advised the Committee that EHDC had taken advice on challenging the decision of the Appeal with reference to the Cala Homes site, and have been advised that a case would not be strong enough to win. However she advised that as of now, whichever calculation was used, EHDC do 100% have a 5 year land supply in place, which should stand them in good stead for the next Appeal.

Cllr I Thomas also confirmed that the rumour that Cala Homes had already submitted a pre application for 600 homes adjacent to the Appeal site was not true. It was also stated, for the purpose of clarity, that the Parish Council were not involved in any way with any article written in the Alton Herald, and that this was a personal opinion from a former Councillor.

Cllr I Thomas informed the members that an Appeal had been received against the decision on the Application for development on the land to the rear of 131 Winchester Road (the SINC site), further details would follow, although it was understood that this would also be a Hearing.

Cllr I Thomas left the meeting at the conclusion of the Open Session.

There being no other business, the Open Session concluded at 7.40 pm.  
Standing Orders were applied.

#### **15.43 PC APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Hammond and Mills

#### **15.44 PC ELECTION OF CHAIRMAN**

In accordance with Standing Orders, Cllr S Thomas was duly nominated to Chair the Planning Committee by Cllr Knight, seconded by Cllr Tomlinson, and carried. Cllr S Thomas thanked the members for their nomination and support of his Chairmanship.

#### 15.45 PC      **DECLARATIONS OF INTEREST**

Cllr Budd declared an Interest in Planning Application No. 7, being known to the Applicant. Although it was noted that the Applicant was well known in the Village and all but one member was personally acquainted. It was agreed that this would not affect the discussions or decision.

#### 15.46 PC      **COMMITTEE MINUTES**

- The minutes of the Planning Committee Meeting held on Wednesday 3<sup>rd</sup> June 2015 were proposed as an accurate record by Cllr Tomlinson, seconded by Cllr Knight, and signed by the Chairman.

#### 15.47 PC      **PLANNING MATTERS**

##### **Decisions notified:**

1.      Reference No: 37417/003                      PARISH: Four Marks  
Location:      20 Tawny Grove, Four Marks, Alton, GU34 5DU  
Proposal:      Fell one Oak tree in the rear garden.  
Decision:      CONSENT                      Decision Date: 15 July, 2015
  
2.      Reference No: 55121/001 PARISH: Four Marks  
Location:      8 Vectis Close, Four Marks, Alton, GU34 5AB  
Proposal:      Single storey rear extension  
Decision:      WITHDRAWN                      Decision Date: 14 July, 2015
  
3.      Reference No: 29421/001                      PARISH: Four Marks  
Location:      Jesmond Dene, 42 Lymington Bottom, Four Marks, Alton, GU34 5AH  
Proposal:      Two x two storey front extensions, two pitched and one flat roof dormers to front elevation (as amended by plans received 30.06.2015)  
Decision:      PERMISSION                      Decision Date: 13 July, 2015
  
4.      Reference No: 29969/001                      PARISH: Four Marks  
Location:      144 Winchester Road, Four Marks, Alton, GU34 5HZ  
Proposal:      Single storey rear extension  
Decision:      PERMISSION                      Decision Date: 13 July, 2015
  
5.      Reference No: 56123                              PARISH: Four Marks  
Location:      8 Miller Drive, Four Marks, Alton, GU34 5GE  
Proposal:      Conservatory to rear  
Decision:      PERMISSION                      Decision Date: 16 July, 2015
  
6.      Reference No: 50075/003                      PARISH: Four Marks  
Location:      Tedesco, Boyneswood Road, Medstead, Alton, GU34 5DY  
Proposal:      T1 Oak adjacent to the western boundary- crown lift to 6 metres, crown Reduce lateral branches by up to 30% to leave an even shaped canopy and a crown spread radius of 4m.  
                    T2 Beech adjacent to the western boundary and south of the driveway entrance - crown lift to 6 metres.  
Decision:      CONSENT                              Decision Date: 16 July, 2015
  
7.      Reference No:55919/001                      PARISH: Four Marks  
Location:      106 Winchester Road, Four Marks, Alton, GU34 5HU

- Proposal: T5 Beech, T6 Beech, T7 Sweet Chestnut - prune to give 1 metre clearance from the adjacent electric and telephone cables and crown thin by 25%.  
Decision: CONSENT Decision Date: 20 July, 2015
8. Reference No:53218/003 PARISH: Four Marks  
Location: Brymere, Blackberry Lane, Four Marks, Alton, GU34 5BN  
Proposal: First floor extension to side, single storey extension to rear and detached garage (as amended by plans received 09.07.2015 - first floor extension and detached garage removed)  
Decision: PERMISSION Decision Date: 20 July, 2015
9. Reference No:54841/003 PARISH: Four Marks  
Location: Beverley, 165 Winchester Road, Four Marks, Alton, GU34 5HY  
Proposal: Two storey dwelling following demolition of existing  
Decision: PERMISSION Decision Date: 21 July, 2015
10. Reference No:50075/004 PARISH: Four Marks  
Location: Tedesco, Boyneswood Road, Medstead, Alton, GU34 5DY  
Proposal: Fell one Beech tree in the centre of the driveway as shown on the application plan.  
Decision: CONSENT Decision Date: 23 July, 2015
11. Reference No: 33960/002 PARISH: Four Marks  
Location: 2 Lawrenny, Alton Lane, Four Marks, Alton, GU34 5AL  
Proposal: Certificate of lawful development for proposed works - single storey side and rear extension (AS AMENDED BY PLANS RECEIVED 10/07/2015).  
Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED  
Decision Date:30 July, 2015
12. Reference No:55766/001 PARISH: Four Marks  
Location: Maytrees, 71 Lymington Bottom, Four Marks, GU34 5AH  
Proposal: Detached dwelling with detached garage  
Decision: PERMISSION Decision Date: 4<sup>th</sup> August 2015

**New applications:**

1. Reference No: 25235/008 Comment deadline: 6<sup>th</sup> August 2015  
Location: 100 Winchester Road, Four Marks, GU34 5HU  
Proposal: Four dwellings after demolition of existing dwelling

Four Marks Parish Council object to this Application. The reduction in dwelling number is noted from the previous application, however the removal of the two three bedroom dwellings replacing them with one four bedroom dwelling has moved away from the need of the village. The access road, although increased in size, is still inaccessible for emergency vehicles or refuse vehicles. There is no pavement on this side of the A31, so no safe pedestrian access, thus necessitating vehicular access onto an already busy main A road and no provision for visitors parking. There does not appear to be any root prevention proposals for the protected trees to the front of the site. This is back garden development and, even with the reduction in dwelling number, over development of the site. The Parish Council respectfully ask the Planning Officer to consider all the issues raised and refuse this Application. However should

the Planning Officer be minded to grant permission, could the Parish Council request an informative note to ensure that the dwellings remain as two storey, thus preventing any future applications to develop roof space.

2. Reference No:26655/014                      Comment deadline: 13<sup>th</sup> August 2015  
Location:        149 Winchester Road, Four Marks, GU34 5HY  
Proposal:        Single storey rear infill extension, and single storey side extension  
Four Marks Parish Council have no objections to this Application.
  
3. Reference No: 22160/006                      Comment deadline: 4<sup>th</sup> August 2015  
Location:        Land at 1 & 3 Gloucester Close, Four Marks, GU34 5HX  
Proposal:        Reserved Matters – 10 dwellings with associated access and landscaping  
PRE DECISION AMENDMENT (reposition of garages out of SINC buffer zone, reposition plots 7 and 10 away from trees in line with outline consent)

Four Marks Parish Council note the amendments submitted, however other than respecting the SINC buffer zone, which should have originally been factored in to the initial design, the Council are very concerned that none of the initial concerns raised, following the submission of the Reserved Matters, have been addressed, and take this opportunity to comment further:

- Safety, the pinch point on the access road is not wide enough for two cars to pass, let alone delivery, emergency or refuse vehicles.
- The buffer zones are only 3 metres wide, and the recommendation is 5 metres.
- There is no open space provision, plots 8 and 9 have very small gardens.
- The concerns over wildlife access through from the SINC to the land to the South of Gloucester Close, a footpath provision for both wildlife and pedestrians to enable safe access from the site to Lymington Bottom for the village facilities and school, or even to recreation facilities or open space
- The canopy of the trees to the rear of Plots 6/7 are already very close to the proposed dwellings, which will lead to subsequent requests to address the lack of light by removing these trees.
- Drainage, no plans are shown on drainage proposals.
- No shared space designation
- No official ecologists report, just the applicants own version.
- No provision for visitors parking
- No amendments to the proposed 3 storey dwellings, they are not in keeping with the surrounding properties, they are unsightly and will be seen from the main road.

Following the recent West Berks/Reading v DCLG case decision on affordable housing liabilities, Four Marks Parish Council request that the provision for affordable housing on this site should be re-evaluated by the Case Officer.

Four Marks Parish Council are very concerned over the proposed design, layout and lack of consideration for the environment, and respectfully ask the Planning Officer to refuse this application for the Reserved Matters as it stands.

The Meeting closed was closed temporarily for Mr Shakespeare to advise the members that there had been a query raised over the ownership of the land which had been brought to the attention of the Planning Officer.

4. Reference No:21566/005                      Comment deadline: 21<sup>st</sup> August 2015  
Location:        Churchills, Brislands Lane, Four Marks, GU34 5AD

Proposal: Replacement dwelling

Four Marks Parish Council have no objections to this Application. However would respectfully ask the Planning Officer, due to the site's proximity to the Cemetery, to put measures in place that, during preparation and construction phases, care is taken to avoid any verge parking and deliveries by construction traffic or excessive site noise ensuring sensitivity towards bereaved families whilst burials are taking place.

5. Reference No:55121/002 Comment deadline: 24<sup>th</sup> August 2015

Location: 8 Vectis Close, Four Marks, GU34 5AB

Proposal: Alterations to roof to provide additional accommodation at first floor level with first floor balcony window. Single storey extension to rear.

Four Marks Parish Council have no objections to this Application.

6. Reference No:53145/001 Comment deadline: 24<sup>th</sup> August 2015

Location: 10 Penrose Way, Four Marks, GU34 5BG

Proposal: Single storey rear extension, and conversion of one half of double garage into living accommodation.

Four Marks Parish Council have no objections to the Application in principle, however are concerned with reference to the apparent infringement of permitted development rights and reference to recent case law and would ask the Planning Officer to consider the implications and ensure that granting permission does not set a precedent.

7. Reference No:20827/006 Comment deadline: 27<sup>th</sup> August 2015

Location: Hawthorns, Willis Lane, Four Marks, GU34 5AP

Proposal: Installation of 16no. ground mounted solar panels.

It was agreed not to comment on this Application until better appraised on all aspects and guidance given on relevant policies.

8. Reference No:33235/003 Comment deadline: 28<sup>th</sup> August 2015

Location: Two Oaks, The Shrave, Four Marks, GU34 5BJ

Proposal: Conversion of integral garage to habitable accommodation with first floor extension above, detached garage to front

Four Marks Parish Council have no objections to the conversion of the Integral garage to habitable accommodation and first floor extension. With reference to the detached garage to the front, whilst the Parish Council does acknowledge that the Village Design Statement is in need of updating, it is still a valid planning consideration, and does *state garages should be an integral part of the dwelling or to the side or rear of the plot where possible*, therefore the application is contrary to the recommendations contained within this document. However, should the Planning Officer agree to grant permission for the garage to be built in the proposed location, could they please ensure that it is adequately screened from the public highway, particularly as contrary to the statement on the Application Form, the site can clearly be seen from the main A31 and service road.

9. Reference No:36809/003 Comment deadline: 28<sup>th</sup> August 2015

Location: 18 Penrose Way, Four Marks, GU34 5BG

Proposal: Fell Ash Tree

FMPC have no objections to this Application and are happy to defer to the Arboriculturalist's decision.

**15.48 PC VILLAGE DESIGN STATEMENT**

As discussed in an earlier planning application it is acknowledged that the Village Design Statement is very outdated, and in the light of the emerging Neighbourhood Plan, it was agreed that it must be updated as a matter of urgency. It was agreed a brainstorming session needs to be held initially to put a framework together for proposal for feedback (Four Marks News, website, social media)

It was agreed that the Steering Group members (Cllrs Tomlinson and Mills) should be involved, and Cllr Knight agreed to join the working party to get this project underway. Cllr Tomlinson to liaise with Cllrs Mills and Knight to organise an initial meeting, any other Councillors who wish to become involved to contact Cllr Tomlinson.

**15.49 PC NOAH'S ARK APPEAL REF: 54976/001 APP/M1710/2/15/3012061**

The Appeal hearing for the above application is on Wednesday 2<sup>nd</sup> September. EHDC are mounting a robust defence, and the Parish Council need to be prepared to defend their stance and reasons for refusal. It was agreed additional representation should be prepared and submitted by the deadline of 13<sup>th</sup> August and preparations need to be made to ensure that all the reasons for refusal are presented appropriately and as vigorously as possible. As there is no scheduled Planning Committee meeting prior to the hearing and it was agreed that members who are able to attend should meet prior to the hearing for final preparation.

**15.50 PC NEXT MEETING**

Wednesday 2<sup>nd</sup> September 2015, 7.30pm, venue to be advised.

**15.51 PC The Chairman closed the meeting at 9.05pm**

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Chairman