# FOUR MARKS PARISH COUNCIL

# Minutes of the Meeting of the Planning Committee Held on Wednesday 7<sup>th</sup> October 2015, commencing at 7.30pm At the Benian's Pavilion, Four Marks

Members Present: Cllr S Thomas (Chairman) Cllr M Budd, Cllr J Hammond, Cllr K

Knight, Cllr D Mills and Cllr Tomlinson

**Attending:** S Goudie, Cllr J Foster and 3 members of the public

**Apologies:** Cllr S Nicholson

#### OPEN SESSION:

Cllr S Thomas confirmed the Inspectors decision to dismiss the Appeal for the Noah's Ark application and thanked all concerned for their contribution. The Appeal was dismissed on the grounds that the Local Authority can demonstrate a 5 year land supply, the impact on protected trees and the effect of the development on the character and appearance of the area.

As no members of the public wished to speak the Open Session closed at 7.35pm. Standing Orders were applied.

#### 15.59 PC APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Nicholson.

Cllr Hammond was welcomed back.

#### 15.60 PC DECLARATIONS OF INTEREST

There were no declarations of interest on any Agenda items.

#### 15.61 PC COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 2<sup>nd</sup> September 2015 were proposed as an accurate record by Cllr Budd, seconded by Cllr Knight and were signed by the Chairman.
- There were no matters arising.

#### 15.62 PC PLANNING MATTERS

#### **Decisions notified:**

1. Reference No: 22160/006 PARISH: Four Marks

Location: Land at 1 & 3 Gloucester Close, Four Marks, Alton, GU34 5HX

Proposal: Approval of reserved matters - 10 dwellings with associated access and

landscaping (pursuant to outline application 22160/005)

Decision: REFUSAL Decision Date: 28 August, 2015

2. Reference No: 55121/002 PARISH: Four Marks

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

Proposal: Alterations to roof to provide additional accommodation at first floor

level with first floor balcony window. Single storey extension to rear

Decision: PERMISSION Decision Date: 28 August, 2015

3. Reference No: 53145/001 PARISH: Four Marks

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

Proposal: Single storey rear extension, and conversion of one half of double garage

into living accommodation

Decision: PERMISSION Decision Date: 4 September, 2015

4. Reference No: 34918/003 PARISH: Four Marks

Location: 70 Winchester Road, Four Marks, Alton, GU34 5HR

Proposal: Single storey detached dwelling to the rear of 70 Winchester Road with

detached car port and new access from Blenheim Close (updated arboricultural information received 30 June 2015, further arboricultural

information received 31 July 2015)

Decision: PERMISSION Decision Date: 7 September, 2015

5. Reference No: 52501/006 PARISH: Four Marks

Location: Reserve Housing Allocation, Brislands Lane, Four Marks, Alton

Proposal: Oak - trim the branches which overhang the fence line of 12 Holly Drive,

Four Marks.

Decision: **REFUSAL** Decision Date: 7 September, 2015

6. Reference No: 26655/014 PARISH: Four Marks

Location: 149 Winchester Road, Four Marks, Alton, GU34 5HY

Proposal: Single storey front extension, and single storey side extension (revised

description).

Decision: PERMISSION Decision Date: 7 September, 2015

7. Reference No: 21566/005 PARISH: Four Marks

Location: Churchills, Brislands Lane, Four Marks, Alton, GU34 5AD

Proposal: Replacement dwelling

Decision: PERMISSION Decision Date: 8 September, 2015

8. Reference No: 20827/006 PARISH: Four Marks

Location: Hawthorns, Willis Lane, Four Marks, Alton, GU34 5AP Proposal: Installation of 16 no. ground mounted solar panels

Decision: PERMISSION Decision Date: 11 September, 2015

9. Reference No: 33235/003 PARISH: Four Marks

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.

Decision: WITHDRAWN Decision Date: 15th September 2015

10. Reference No:49359/002 PARISH: Four Marks

Location: 144a Winchester Road, Four Marks, Alton, GU34 5HZ

Proposal: Two storey and single storey extension to rear

Decision: PERMISSION Decision Date: 17 September, 2015

11. Reference No: 22086/007 PARISH: Four Marks

Location: Green Lea, The Shrave, Four Marks, Alton, GU34 5BJ

Proposal: Detached dwelling and new access

Decision: **REFUSAL** Decision Date: 24 September, 2015

12. Reference No: 36809/003 PARISH: Four Marks

Location: 18 Penrose Way, Four Marks, Alton, GU34 5BG Proposal: T1 Ash in south east corner of the rear garden. - fell

Decision: CONSENT Decision Date: 21 September, 2015

13. Reference No: 56171 PARISH: Four Marks
Location: Scout Hall, Uplands Lane, Four Marks, Alton

Proposal: Detached building to be used as scout hall/community hall following

demolition of existing scout hall and outbuildings.

Decision: PERMISSION Decision Date: 25 September, 2015

14. Reference No: 21018/010 PARISH: Four Marks

Location: Woodview, Weathermore Lane, Four Marks, Alton, GU34 5AN

Proposal: Pitch roof to garage to replace existing flat roof

Decision: PERMISSION Decision Date: 30 September, 2015

# **New applications:**

 Reference No:28064/001 Comment deadline: 8<sup>th</sup> October 2015 Location: Miltondene, 10 Blackberry Lane, Four Marks, Alton, GU34 5BN

Proposal: Single Storey Rear Extension

No objection.

2. Reference No: 40013 Comment deadline: 16<sup>th</sup> October 2015

Location: 21 Fairfield Green, Four Marks, GU34 5BL

Proposal: Extension to side and rear following demolition of side extension

No objection.

3. Reference No: 33960/003 For Information Only Location: Lawrenny, Alton Lane, Four Marks GU34 5AL

Proposal: Prior notification for single storey development extending 3.8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.55 metres and a maximum height of 2.775 metres (following demolition of rear extension)

No objection.

4. Reference No: 49664/002 Comment deadline: 21st October 2015

Location: 2 Thorn Close, Four Marks, Alton GU34 5BU

Proposal: Single storey extension to side to provide a self-contained annex

Objection.

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

- Overdevelopment of the plot;
- The proposed annex is within 1m of the neighbouring property's boundary;
- Out of keeping with the neighbouring properties;
- Concerns with reference to parking provision, the proposed tandem parking area does not appear to be an appropriate width, and there is no drop kerb access, therefore there is not adequate parking for the size of the property as a whole.

Should the Planning Officer be minded to approve this application, the Parish Council would like to request a condition that the Annex cannot be re-designated at a later date as a separate dwelling.

5. Reference No: 53145/002 Comment deadline: 23<sup>rd</sup> October 2015

Location: 10 Penrose Way, Four Marks, GU34 5BG
Proposal: T1 Cherry Tree, fell and remove root system

The Parish Council defer to the Arboriculturalist's decision on this Application.

# Late application items:

6. Reference No: 24292/002 Comment deadline: 28<sup>th</sup> October 2015

Location: Fir Trees, Alton Lane, Four Marks, GU34 5AJ

Proposal: Change of use from Agricultural to private equestrian use and stable block

following demolition of existing stable block

No objection.

7. Reference No: 24349/007 Comment deadline: 16<sup>th</sup> October 2015 Location: Avadi, 10 Lymington Bottom Road, Four Marks, GU34 5DL

Proposal: Two detached two storey dwellings and new access to existing dwelling (as

amended by plans received 8/8/15 and 1/10/15)

PRE DECISION AMENDMENT

The Parish Council still object to this proposal as a whole and support all the concerns that have been raised to date, and would like to respectfully request that due to the controversial nature of this Application that this is decided at Planning Committee rather than under delegated powers.

8. Reference No: 54841/004 Comment deadline: 4<sup>th</sup> November 2015

Location: Beverley, 165 Winchester Road, Four Marks, GU34 5HY

Proposal: Detached two storey dwelling with three dormers to front and four dormers to

rear, attached double garage

This item was a late application and due to the fact that it was not possible to download any of the detail from the Planning Portal, and potentially contentious, it was agreed to defer this to the next Planning Committee meeting to be held on Wednesday 4<sup>th</sup> November 2015.

## 15.63 PC LAND TO THE REAR OF WINCHESTER ROAD (SINC) APPEAL HEARING

The above hearing has taken place and there was a good representation from the general public. It is hoped that a decision will be made late October, early November. The Chairman wished to express his particular thanks to Mr and Mrs Shakespeare, and Diana Tennyson for their extremely detailed documentation provided for the Appeal. The decision notice from the Noah's Ark Appeal has been sent to the Inspector.

## 15.64 PC HAMPSHIRE HIGHWAYS

Concerns have repeatedly been expressed regarding the quality and timeliness of comments from Highways on recent Planning Applications and disappointment expressed on their tardiness in responses. Cllr S Thomas feels that the Parish Council would add weight with their concerns and would like this issue to be formally discussed at Full Council, and with Chairman's permission, add this as an Agenda item for the next Parish Council meeting to discuss any appropriate action.

There had also been numerous complaints about the Blackberry Lane closure, the lack of notification and lack of appropriate road closed signs and the chaos this has caused.

# 15.65 PC EHDC LOCAL PLAN AND NEIGHBOURHOOD PLAN

Cllr Tomlinson confirmed that the Consultation has just closed, but the new comments received had not yet been compiled. The next step is to allocate an Examiner, and hopefully if the Plan is found to be sound, the Referendum would be early in the New Year.

On the Allocations Plan, nearly all the objections received are on Planning Policy and primarily developers who are concerned that their sites haven't been listed. It was confirmed that the site to the rear of 93/99 Blackberry Lane has not been allocated as a SHLAA site and remains outside the Settlement Policy Boundary.

13.00 PC	Wednesday 4 <sup>th</sup> November 2015, 7.30pm, venue to be advised.	
15.67 PC	The Chairman closed the meeting at 8.30pm.	

Chairman