

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 2nd December 2015, commencing at 7.30pm At the Benian's Pavilion, Four Marks

Members Present: Cllr Simon Thomas (Chairman), Cllr Mick Budd, Cllr John Hammond, Cllr Kellie Knight, and Cllr Anne Tomlinson
Attending: Mrs Sarah Goudie (Clerk), Cllr Janet Foster and 3 members of the public
Apologies: Cllr Dave Mills
Absent: Cllr Steve Nicholson

OPEN SESSION:

Mr Bryan Timms spoke to the members highlighting his concerns with reference to planning application 56027, and circulated a summary document for information of his apprehension with reference to the proposal.

The Open Session closed at 7.40pm. Standing Orders were applied.

15.76 PC APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Dave Mills.

15.77 PC DECLARATIONS OF INTEREST

Cllr Tomlinson confirmed that, although she has no pecuniary interest in Application 5.4 (56027), she advised that although she would be speaking on the application, she would not be voting as she considered that this would avoid any future repercussions.

Cllr Knight, again, confirmed that she would like to speak on Application 5.4 (56027), but would not be voting in the same vein as Cllr Tomlinson.

Cllr S Thomas declared an interest in Application 5.2 (54419), being known to the Applicant. He would continue as Chair, but would not take part in any discussion or vote.

15.78 PC COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 4th November 2015 were proposed as an accurate record by Cllr Knight, seconded by Cllr Budd and were signed by the Chairman.
- There were no matters arising.

15.79 PC PLANNING MATTERS

Decisions notified:

1. Reference No:54841/004 PARISH: Four Marks
Location: Beverley, 165 Winchester Road, Four Marks, Alton, GU34 5HY
Proposal: Detached two storey dwelling with three dormers to front and four dormers to rear, attached double garage

Decision: WITHDRAWN Decision Date: 11 November, 2015

2. Reference No:24292/002 PARISH: Four Marks
Location: Fir Trees, Alton Lane, Four Marks, Alton, GU34 5AJ
Proposal: Change of use from agricultural to private equestrian use and stable block following demolition of existing stable block
Decision: PERMISSION Decision Date: 11 November, 2015
3. Reference No:49664/002 PARISH: Four Marks
Location: 2 Thorn Close, Four Marks, Alton, GU34 5BU
Proposal: Single storey extension to side to provide a self-contained annex
Decision: PERMISSION Decision Date: 16 November, 2015
4. Reference No:53145/002 PARISH: Four Marks
Location: 10 Penrose Way, Four Marks, Alton, GU34 5BG
Proposal: T1 Cherry tree - fell and remove root system
Decision: CONSENT Decision Date: 18 November, 2015
5. Reference No:56384 PARISH: Four Marks
Location: Arromanches, 5 Churchill Close, Four Marks, GU34 5JQ
Proposal: Single storey extensions, new porch and internal alterations
Decision: PERMISSION Decision Date: 19 November, 2015

New applications:

1. Reference: 22365/003 Comment deadline: 3rd December 2015
Location: Eynesford, 102 Telegraph Lane, Four Marks, GU34 5AW
Proposal: Lawful development certificate for an existing use – the area within Eynesford was used as a residence via a mobile home/static caravan from 1966 to 1998, a garage is now located here.
The only comment the Parish Council wish to make on this application is that they do not understand how can you apply for existing use on something that isn't there.
2. Reference: 54419 Comment deadline: 10 December 2015
Location: May House, 71a Blackberry Lane, Four Marks, GU34 5DF
Proposal: Conversion of integral garage to habitable room
No objection.
3. Reference: 26882/001 Comment deadline: 11 December 2015
Location: Lymington Cottage, 28 Lymington Bottom, Four Marks, GU34 5AH
Proposal: Detached dwelling with garage
Four Marks Parish Council have no planning objection to this application, however would like to ensure that all the protection measures are adhered to, and would like to point out that the Arboricultural Impact Assessment is incorrect in that the proposed location is actually Lymington Bottom and not Lymington Bottom **Road**.
4. Reference: 56027 Comment deadline: 15th December 2015
Location: Land West of Brambles, Willis Lane, Four Marks
Proposal: Change of use of land for the stationing of caravans for residential purposes with the formation of hardstanding and detached utility/day rooms

Four Marks Parish Council request that the Planning Officer refuses this application for the following reasons:

- The site is over a mile from local amenities, therefore not conveniently located for access to medical services, public transport, local facilities and schools, therefore not sustainable under DCLG "Planning policy for traveller sites" published August 2015 and JCS Local Plan CP15.
- The Planning Policy officer does not appear to have taken into account all new policy guidelines laid out in the DCLG report dated August 2015, and we specifically refer Officers to paragraph:
"The joint study commissioned by EHDC, Winchester City Council and the South Downs National Park (part of Stage 3 of the Local Plan) is looking at potential gypsy and traveller sites. There is a need for permanent pitches for Gypsies and Travellers in the District, identified by the District's Gypsy and Traveller Accommodation Assessment. However this study, suitability study and allocations process is not yet complete, and we urge this is completed and published urgently."
Therefore it is premature to approve this site until this study is concluded, and the need for this specific site justified amongst the wider EDHC site allocations process.
- The application is not detailed enough and does not demonstrate adequate screening and landscaping, for example.
For these reasons above the application does not comply with CP15 and CP19.
- There are already two allocated gypsy and traveller sites in Four Marks, one of which has been empty for many months following completion, having only recently being 'let' to a local resident family, (and would query whether they are in fact members of the traveller community).
- This proposed site has the potential to expand and would cause significant harm to the surroundings and, as the Local Planning Authority have stated they "must have regard to protection of the local environment".
- Traveller sites in greenfield areas may be considered inappropriate development, and with this application approved Four Marks would have three such sites, a gross over-delivery for Four Marks as a small-service centre location.
- In DCLG "Planning policy for traveller sites" published August 2015 Annex 1 para 1 and 2, there is a clear requirement that the applicants have a nomadic lifestyle. There does not appear to be evidence that the applicants have such a nomadic lifestyle. Therefore, does the applicant meet the new definition as detailed in new policy guidelines?

However, should the Planning Officer be minded to grant the Change of Use application, the Parish Council in its desire to protect the surrounding area would respectfully request that the following conditions be applied:

- *This site remains as per this application with no further development or expansion of the site, and that the surrounding land remains agricultural land only.*
- *That the site remains residential and at no time should there be any commercial activity operating at this site.*

Notwithstanding the above conditions request, the Parish Council would ask you to consider all the above carefully and refuse this application, or at the very least defer the application until such time as a need for this site can be demonstrated and justified appropriately within the completed and published Stage 3 of the Local Plan.

5. Reference: 55949/001 Comment deadline: 21st December 2015
Location: Land West of the Haven, Boyneswood Road, Medstead
Proposal: Outline, development of 17 two storey dwellings and 1 replacement dwelling with garaging, landscaping and access road following demolition of bungalow.

Four Marks Parish Council strongly object to this Application. Whilst it is in the Parish of Medstead, it is on the border of Four Marks and will have an impact on the already creaking infrastructure. The majority of the site is outside the Settlement Policy Boundary and the LPA can now clearly show a 5 year housing land supply, and with permissions granted in excess of 300 houses in this location alone, there is no justification now for any additional housing. With both the Neighbourhood Plan and Allocations Plan approved at examination, with modifications, these documents must now carry significant weight in deliberations, and therefore we ask the Planning Officer to, please, refuse this application.

6. Reference: 51119/001 Comment deadline: 22nd December 2015
Location: 16 Kingswood Rise, Four Marks, GU34 5BD
Proposal: Oak – reduce entire crown by 15% to points shown, thin crown by 30%

The Parish Council defer to the Arboriculturists decision on this Application.

7. Reference: 53357/004 Comment deadline: 23rd December 2015
Location: Fir Trees Farm, Alton Lane, Four Marks,
Proposal: Siting of a temporary mobile home to provide housing for owners of the site

Four Marks Parish Council object to this Application. This is agricultural land, and the applicant was previously granted temporary siting in 2012 for a caravan for seasonal farming (53357/002) from 1 April to 30 September, on a yearly basis, after which the caravan would be removed from the land. Instead a larger permanent mobile home was sited at the location, and was not removed as required each year on or before 30th September. This breach is subject of a current Planning Enforcement action. The alleged reason for the initial application (and subsequent parallel application 53357/005 for an agricultural barn) is for the care of young animals, which appears never to have materialised on this site. The Parish Council fail to see the need for a permanent residence in this already secure site and regard the current mobile home sited there as an abuse of the previous permission and so this is in effect a retrospective application prompted by Enforcement action.

8. Reference No: 53245/004 Comment deadline: 23rd December 2015
Location: Unit 18 Hazel Road, Four Marks, GU34 5EY
Proposal: Change of use from B1 (light industrial) to car valeting/car wash

The Parish Council is sympathetic to local residents and neighbouring business units concerns about noise and traffic / parking disruption, but are of the opinion that the proprietors appear to be taking some steps to alleviate the noise associated with the business, and would defer to the Planning Officers / Environmental Health Officers decision on those technical aspects of this application. We note that the application form shows that in pre-application advice the applicant already accepts any limited jet wash use should be weekdays only, with none at weekends. However we note the absence of any information regarding the current and predicted traffic volumes or parking requirements for this car valeting/car wash business or any suitability assessment of the site. The Block Plan shows only three car parking spaces allocated to the unit #18, which are insufficient to accommodate the apparent number of customers at many times of day. We also note that there is no report on the impact on, or proposed mitigation for, the tenants of the adjoining commercial units 12,14 & 16, or on the neighbouring residents and others who use Hazel Road to access their properties. No traffic management or parking mitigation measures are described. Should the Planning Officer decide to grant change of use, the applicant must ensure that the business hours and equipment use restrictions are strictly adhered to.

9. Reference No: 25889/001 Comment deadline: 24th December 2015
Location: 100 Blackberry Lane, Four Marks, GU34 5DJ
Proposal: Single storey extension to rear
No objection.

15.80 PC LOCAL AUTHORITY PLANNING UPDATE

- **Neighbourhood Plan.** Cllr Tomlinson confirmed that the Neighbourhood Plan had been received back from the Inspector with modifications which, if the Steering Group agree to, confirm it would be passed for referendum early in the New Year. There was a meeting with EHDC today (Wednesday 2nd December) the outcome of which was not known. Cllr Tomlinson felt there had been gains and losses, but it had been agreed that the Neighbourhood Plan and the Allocations Plan could differ with the inclusion of the Junipers SHLAA site in Medstead Village.
- **Appeals.** Decision still to be reached on the Medstead ‘pig farm’ application, and there was a second appeal on an Application for an extension in Boyneswood Lane.
- **Allocations plan.** The Allocations Plan is Stage 2 of the JCS. The Inspector’s suggested modifications are currently out to consultation, with adoption expected January/February of next year. Stage 3 is still to be completed.

15.81 PC NEXT MEETING

Wednesday 6th January 2016, 7.30pm, at the Benian’s Pavilion, unless advised to the contrary.

15.82 PC The Chairman closed the meeting at 8.41pm.

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Chairman