

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 4th November 2015, commencing at 7.30pm At the Benian's Pavilion, Four Marks

Members Present: Cllr Simon Thomas (Chairman), Cllr John Hammond, Cllr Kellie Knight, and Cllr David Mills

Attending: Mrs Sarah Goudie (Clerk), Cllr Janet Foster and 8 members of the public

Apologies: Cllr Mick Budd, Cllr Anne Tomlinson

Absent: Cllr Steve Nicholson

OPEN SESSION:

Cllr S Thomas opened the meeting and welcomed those members of the public in attendance, and invited them to speak.

Mr Paul Wartnaby, who was representing the residents of Bishops View, Winchester Road and Kingswood Rise, raised their concerns over the change of use application (52593/004), which were primarily access, safety, unsuitability of the venue and the potential that this would set a precedent. Cllr S Thomas thanked Mr Wartnaby for his comments and confirmed that the Parish Council would consider them in their deliberations.

Cllr S Thomas advised the attendees that the Parish Council would consider the two applications that were of interest to them out of Agenda order for their convenience.

The Open Session closed at 7.35pm. Standing Orders were applied.

15.68 PC APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mick Budd and Cllr Anne Tomlinson.

15.69 PC DECLARATIONS OF INTEREST

Cllr Foster declared an interest in item number 5, and it was agreed that she would not take part in the deliberations but members agreed that she did not have to leave the meeting.

15.70 PC COMMITTEE MINUTES

- The minutes of the Planning Committee Meeting held on Wednesday 7th October 2015 were proposed as an accurate record by Cllr Knight, seconded by Cllr Mills and were signed by the Chairman.
- There were no matters arising.

15.71 PC PLANNING MATTERS

Decisions notified:

1. Reference No: 56176 PARISH: Four Marks
Location: 21 Tawny Grove, Four Marks, Alton, GU34 5DU

- Proposal: T1: Hawthorn tree - reduce the crown in height and radius by 3m to leave a finished height of 8m and radius of 5m, thin out the crown by 30% (1/3), crown lift lower branches to 5m and sever the ivy at the base of the trunk
Decision: CONSENT Decision Date: 6 October, 2015
2. Reference No: 51820/001 PARISH: Four Marks
Location: 2b Thorn Lane, Four Marks, Alton, GU34 5BT
Proposal: Prior notification for single storey development extending 6.45 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.4 metres and a maximum height of 4.75 metres
Decision: WITHDRAWN Decision Date: 5 October, 2015
3. Reference No: 26765/013 PARISH: Four Marks
Location: 16 Lymington Bottom, Four Marks, Alton, GU34 5AA
Proposal: Single storey rear extension
Decision: PERMISSION Decision Date: 6 October, 2015
4. Reference No: 56319 PARISH: Four Marks
Location: Hanworth, 92 Telegraph Lane, Four Marks, Alton, GU34 5AW
Proposal: Single storey side extension and single storey rear extension (AS AMENDED BY PLANS RECEIVED 1/10/15).
Decision: PERMISSION Decision Date: 7 October, 2015
5. Reference No: 29550/025 PARISH: Four Marks
Location: Belford House, 93 Lymington Bottom, Four Marks, GU34 5AH
Proposal: Installation of hard standing to provide formal refuse storage area with new 1.8m high close board timber fence
Decision: PERMISSION Decision Date: 13 October, 2015
6. Reference No: 28064/001 PARISH: Four Marks
Location: Miltondene, 10 Blackberry Lane, Four Marks, GU34 5BN
Proposal: Single storey rear extension
Decision: PERMISSION Decision Date: 29 October, 2015
7. Reference No: 33960/003 PARISH: Four Marks
Location: 2 Lawrenny, Alton Lane, Four Marks, Alton, GU34 5AL
Proposal: Prior notification for single storey development extending 6 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)
Decision: Gen Permitted Development Conditional
Decision Date: 28 October, 2015
8. Reference No: 26935/006 PARISH: Four Marks
Location: Heritage, 8 Station Approach, Four Marks, Alton, GU34 5HN
Proposal: Detached single storey annexe in rear garden
Decision: WITHDRAWN Decision Date: 27 October, 2015

New applications:

1. Reference: 54841/004 Comment deadline: 4th 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

OBJECTION

Four Marks Parish Council object to this application. We refer you to the Parish Council's Consultee Comment on the previous application 54841/003 at this site, as follows "Four Marks Parish Council have no objection to the proposed replacement dwelling, however would like to raise concern over the area edged in blue, being the garden area of this property, and would strongly oppose any proposal for an additional dwelling being 'back garden' development."

We object to this application for the additional dwelling on the site, which had been carefully divided. It is clear back garden development, adding yet more unsustainable over-development to the high density built-area. The proposed design is out of keeping with the aforementioned surrounding properties, and the proposed single four bedroomed dwelling does not address the need of the village (being 2 and 3 bedroomed properties).

There are no Drainage or Tree surveys / reports, and the Parish Council raises concerns with reference to the root protection area of the tree awarded protection to the rear of the site, which the applicant's assurances fail to satisfy.

The Design and Access statement is not entirely accurate in that it refers to 'good rail and general communications from Four Marks', when this is not the case. It also refers to developments in other areas of Four Marks for precedence justification, when we have been led to believe that each application is looked at on its own merit.

The Parish Council are also disappointed in the applicant's comment regarding pre-application advice from East Hampshire District Council and that they in 'both meeting and correspondence indicated that development would be looked at favourably'.

Taking all the above into consideration, the Parish Council would respectfully ask the Planning Officer to refuse this application.

2. Reference: 26935/006 Comment deadline: 5th November 2015
Location: Heritage, 8 Station Approach, Four Marks, GU34 5HN
Proposal: Detached single storey annexe in rear garden

WITHDRAWN

3. Reference: 49989/005 Comment deadline: 6th November 2015
Location: Wild Acres, Station Approach, Four Marks, GU34 5HN
Proposal: Variation of Condition 12 to allow the following listed minor amendments:- 1.Re-siting of chimney stack (Plot 2 only) 2.Removal of the extended porch and the projecting bay window to the front elevation (Plots 1 and 2). 3. The replacement of the two, 2-light casement windows with a single, 3-light casement window to the front elevation (Plots 1 and 2) 4.The lowering of the main roof pitch from 45 deg to 42.5 deg to both Plots 1 and 2 and the raising to 47.5 deg of the roof pitch above the garage (Plot 2 only)

No objection, and have assumed that these variation requests are retrospective as the dwellings are virtually complete.

4. Reference: 52593/004 Comment deadline: 6th November 2015
Location: Studio, 166 Winchester Road, Four Marks, GU34 5HZ
Proposal: Change of use from photographic studio to martial arts studio

OBJECTION.

Four Marks Parish Council strongly object to this Application in its current form, as follows:

- There are no access or parking proposals contained within this application, the change of use could incur additional traffic movement.
- There is not enough information relating to the application and the proposed use of the studio.
- The proposed change of use is not in line with the decision notice dated 15th November 2010 of the original application (52593/001) and would refer to points 2 and 3 (on page 2 of 5), specifically point 3, as follows: *"The commercial use of the building hereby permitted shall enure solely for the benefit of Mr Baldwin. If the premises is no longer required for this purpose, the commercial use hereby permitted shall be discontinued and the building shall revert to a use ancillary to the main dwelling. Reason – To maintain planning control in the interests of neighbouring residential properties."*

For the reasons as detailed above, the Parish Council respectfully ask the Planning Officer to refuse this Change of Use application and ask that it be resubmitted as a Full Planning Application.

5. Reference: 56384 Comment deadline: 9th November 2015
Location: Arromanches, 5 Churchill Close, Four Marks, GU34 5JQ
Proposal: Single storey extensions, new porch and internal alterations

NO OBJECTION.

6. Reference: 24349/007 Comment deadline: 10 November 2015
Location: Avadi, 10 Lymington Bottom, Four Marks, GU34 5DL
Proposal: Pre decision amendment, as amended by plans received 8th August and 1 October 2015

OBJECTION

The provision of the drainage strategy does not allay any fears of the flooding issues in this area, merely highlights that there is a problem. The Parish Council's previous objections still stand.

7. Reference: 21260/008 Comment deadline: 17 November 2015
Location: Ashridge, 18 Boyneswood Road, Medstead, GU34 5DY
Proposal: Fell T1 Ash Tree

NO OBJECTION, and defer to the Arboriculturists decision.

8. Reference: 51820/002 Comment deadline: 19 November 2015
Location: 2b Thorn Lane, Four Marks, GU34 5BT
Proposal: Rear extension to provide annex

OBJECTION

The Parish Council object in principle to this application due to the size of the proposed extension, which would enlarge the dwelling considerably on a relatively small plot, therefore consider it to be overdevelopment of the site. There has been no consultation with Highways and would raise concerns that the increase in size of the dwelling would cause issues with the existing narrow access and lack of parking provision.

However, should the Planning Office be minded to approve the application, the Parish Council would request a condition that the proposed annex remains integrated within the existing dwelling and does not become two separate dwellings at any point in the future.

9. Reference: 55832 Comment deadline: 23 November 2015
Location: Cardinals, Station Approach, Four Marks, GU34 5HN
Proposal: Detached dwelling

OBJECTION

The Parish Council strongly object to this application for the following reasons:

- The proposed plans are not clear and do not clearly define the actual new access point.
- The proposed dwelling is out of character and not in keeping with the street scene of Winston Rise. On the side of the road of the application site all the adjacent properties are bungalows.
- The loss of the trees to the front of the proposed plot, there is no tree report or survey, or landscaping proposal, there does not appear to be any garden proposed for the property of note.
- The proposed provision of parking means that the plot will be mostly tarmac, no green space.
- The access, although is not clear from the plans, will be directly opposite the drives and access of the properties facing the site. The proposed new dwelling is close to a sharp bend, which is already hazardous, even on days when there are no parked cars adjacent to the proposed site (see photographs in the design and access statement), and a new access will have to disturb the current grass verge on that side of the road.
- It is back garden development and overdevelopment of the plot size.
- The size of the property (4 bedroomed) does not meet the needs of village (2/3 bedroomed properties)
- The proposed dwelling has been compared to other developments, when it is understood that each application should be decided on its own merit.

For all the reasons as detailed above, the Parish Council respectfully asks the Planning Officer to refuse this Application.

Late Applications:

10. Reference: 32636/003 Comment deadline 26th November 2015
Location: 2 Yarnhams Close, Four Marks, GU34 5DH
Proposal: Single storey side extension

NO OBJECTION

11. Reference: 55275/002 Comment deadline: 7th November 2015
Location: Land East of Kitwood Place, Lyeway Lane, Ropley, Alresford, SO24 0DA
Proposal: Prior Approval for a Change of Use from Storage & Distribution and any land within its curtilage to Dwellinghouses

OBJECTION

The Parish Council object to this application for all the reasons as detailed in our submission on application 55275/001, these objections still stand as this is a duplicate application.

The Parish Council would respectfully ask why they were not given opportunity to comment as a Consultees on this re-submitted application. The proposal remains wholly inappropriate and would undoubtedly set a precedent for similar applications if approved. This area remains outside the Settlement Policy Boundary.

The site is clearly being used, successfully, as designated for storage and distribution, as detailed in the affidavits.

The Parish Council requests that the Planning Officer refuses this Change of Use Application, based on all the previous objections to this Application.

12. Reference: 30017/002 Comment deadline: 30 November 2015
Location: Wistaria, 9 Vectis Close, Four Marks GU34 5AB
Proposal: Loft conversion with roof extension, box dormer to rear and velux windows to front

NO OBJECTION

15.72 PC NEIGHBOURHOOD PLAN – VILLAGE DESIGN STATEMENT

The proposed Addendum to the Village Design Statement had been circulated for comment prior to the meeting. Comments had been received by Cllrs Tomlinson and Foster prior to the meeting, and incorporated. There were additional small amendments made during the meeting and the agreed document would be presented for approval at the Full Council Meeting to be held on Wednesday 18th November 2015. The amended document is attached as Appendix 1 to these Minutes.

15.73 PC APPEALS

- No decision had yet been received on the Land to the Rear of 131 Winchester Road Appeal, but it was hopefully expected by the end of next week.
- The hearing for the Local Authority's allocations plan had taken place, and the Inspector had made it clear there would be no discussion on the already allocated numbers.
- The Appeal for the Land to the North of the Telephone Exchange, Lymington Bottom Road is to take the form of written representations, and it was agreed to support Medstead Parish Council and resubmit our previous objections, with appropriate amendments to update the representation
- Highways concerns raised the previous week had not been allayed following a recent meeting, and it had been confirmed that another member of management was leaving, and was not being replaced. The imminent construction of the four development sites in Medstead, and the potential lack of Highways coordination with their traffic management plans, was of grave concern and it was agreed that Four Marks Parish Council would support Medstead Parish Council where possible.

15.74 PC NEXT MEETING

Wednesday 2nd December 2015, 7.30pm, at the Benian's Pavilion, unless advised to the contrary.

15.75 PC The Chairman closed the meeting at 21.20 pm.

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Chairman

APPENDIX 1

VILLAGE DESIGN STATEMENT

ACTION:

1. UPDATE COVER PICTURE AND ANY RELEVANT PHOTOGRAPHS INTERNALLY
(INCLUDE NEW AERIAL PHOTOGRAPH)
2. INSERT ADDENDUM AT THE BACK – TITLE: “UPDATES – AUTUMN 2015”

INTRODUCTION:

THE VILLAGE DESIGN STATEMENT SITS ALONGSIDE AND SUPPORTS THE MEDSTEAD & FOUR MARKS (M&FM) NEIGHBOURHOOD PLAN. IT IS THE INTENTION THAT THIS DOCUMENT COMPLEMENTS AND IS TO BE USED IN CONJUNCTION WITH THE M&FM NEIGHBOURHOOD PLAN.

THE FOLLOWING UPDATES ARE TO BE APENDED TO THE ORIGINAL DOCUMENT. IT IS NOT THE INTENTION TO DUPLICATE INFORMATION CONTAINED THEREIN.

FOLLOWING THE PREPARATION OF THE M&FM NEIGHBOUHOOD PLAN, FOUR MARKS PARISH COUNCIL HAS UPDATED THE VILLAGE DESIGN STATEMENT TO REFLECT THE CHANGES WITHIN THE VILLAGE SINCE THE ORIGINAL DOCUMENT WAS COMPILED. THE NEIGHBOURHOOD PLAN CONTAINS UPDATED PHOTOGRAPHS OF THE VILLAGE AND WILL NOT BE DUPLICATED IN THIS DOCUMENT.

SETTLEMENT BUILDINGS & MATERIALS

[Page 12, link to Policy 11 in the M&FM Neighbourhood Plan.]

- The scale density, massing, height, lighting, landscape design, layout, and materials of all development proposals, including alterations to existing buildings, will be required to reflect the agricultural and historic character and scale of the surrounding buildings.

The Built Form (page 15)

In addition:

- Two and a half storey or more storey buildings would not be looked upon favourably due to their scale, impact and urban design.
- Hedge curtilages, and trees, to be retained where possible
- In new development hedge curtilage should be the favoured option

Garages (page 18)

Existing paragraph to be deleted and replaced with:

- Ideally garages should be positioned to the side or at the rear of the property, they should be well screened and not obscure the property. If there is no alternative and the garage has to be positioned in front of the dwelling, it should not obscure the dwelling and must have adequate screening from the road.

New Developments (page 18)

Existing paragraphs to be deleted and replaced with:

- There must be a good mix of housing, and be well integrated with the surroundings, and include a mixture of size and type of property ideally including bungalows and maisonettes.
- Low cost starter homes and homes for rent should include **open market** properties, and should be well integrated within the development.

Landscaping on Larger Sites (page 18)

In addition:

- Roads are to be built to a standard to which they can **and will** be adopted.
- Driveways to be of a permeable nature.

Signs & Street Furniture (page 19)

Existing paragraph to be deleted and replaced with:

- Bus shelters are to be designed and built with the materials to match the existing upgraded structures, such as Perspex or Plastic.