

Four Marks Parish Council

Minutes of the Meeting of the Planning Committee Held on Wednesday 3rd February 2016, commencing at 7.30pm At the Benian's Pavilion, Four Marks

MEMBERS PRESENT: Cllr Simon Thomas (Chairman), Cllr John Hammond, Cllr David Mills, Cllr Kellie Knight, Cllr Anne Tomlinson and Cllr Janet Foster
ATTENDING: Mrs Sarah Goudie (Clerk), 1 member of the public

16.01 PC OPEN SESSION:

Cllr Simon Thomas opened the meeting and invited Mr Bryan Timms to speak.

Mr Timms offered his thanks to the Parish Council for their support and efforts in attempting to prevent the Willis Lane site being approved, although disappointed with the outcome. He asked the Parish Council to check whether this type of site qualified for an additional source of government funding. Cllr Thomas confirmed that there were other issues surrounding this application that would be raised further within the context of the meeting, and this query would be added to the concerns to be raised.

Mr Timms also advised that, following the allocation of the one of the new Charles Church properties to a member of his family, the local connection priority for allocations within the S106 agreement was clearly being adhered to. He also advised the members that there already appeared to be issues with the Uplands Lane resurfacing work as predicted, where the edges had not been finished off properly. He was thanked for bringing this to the Council's attention.

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

16.02 PC APOLOGIES FOR ABSENCE

There were no apologies for absence, however the Clerk confirmed the resignation of Cllr Mick Budd, and although the Committee now only consisted of 5 members, the quorum for this meeting remained at 3 members.

16.03 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

16.04 PC PLANNING MATTERS

New applications:

1. Reference: 26985/004
Location: Barranca, Swelling Hill, Ropley, SO24 0DA
Proposal: Single storey extension to front, side and rear following demolition of conservatory and front part of garage, conversion of garage to habitable accommodation and replacement chimney to side.

No objection.
2. Reference: 56506
Location: 32A Penrose Way, Four Marks, GU34 5BG
Proposal: Certificate for Lawful Development for single storey rear extension and conservatory to rear

No objection.

3. Reference: 55919/002
Location: 106 Winchester Road, Four Marks, GU34 5HU4
Proposal: Beech – Fell
No objection, and defer to the Arboriculturists decision, however would like to request that the tree is replaced in an alternative location.
4. Reference: 33960/004
Location: 2 Lawrenny, Alton Lane, Four Marks, GU34 5AL
Proposal: Single storey extension to rear
It was agreed that the Parish Council should seek clarification on the permitted development already approved with reference to this property, and that this new application does not exceed the allowance as laid down in Planning Governance for properties outside the Settlement Policy Boundary. No comment would be submitted on this application.
5. Reference: 56511
Location: Daymer, 9 Lymington Bottom Road, Alton, GU34 5DL
Proposal: First floor extension, changing cat slide roof with dormer window and single storey rear extension
No objection.
6. Reference: 28238/003 (CHAWTON)
Location: Oakwood, The Shrave, Four Marks, GU34 5BH
Proposal: Three dwellings

Objection. Four Marks Parish Council wish to object to this application for the following reasons:

- This is back land development and over development of the plot.
- The proposed design of the properties is completely out of character with both new builds and existing dwellings in the area.
- The proposed dwellings must be taken into account cumulatively with all the additional development in The Shrave, as detailed in their own Design and Access Statement. The access point from the Service Road onto the A31, is at saturation point and was only designed for access for half the amount of houses than those currently using it. This point of the A31 is an accident black spot, with yet another fatality only in the last couple of weeks, and this proposal will only add to the safety concerns that additional traffic attempting to access and egress the A31 will exacerbate, and this has to be taken into consideration.
- The Parish Council support both highways and the drainage concerns, currently both Consultees have holding objections pending further investigation.

Please take into account all the concerns raised and refuse this application as submitted.

7. Reference: 56518
Location: 7 Windmill Fields, Four Marks, GU34 5HJ
Proposal: Installation of ramp to front of property to provide access for disabled tenant
No objection.
8. Reference: 26827/002
Location: Iona, 1 Brislands Lane, Four Marks, GU34 5AD
Proposal: Wooden garage to front
No objection.
9. Reference: 53305/005 (MEDSTEAD)
Location: Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton

Proposal: Pre Decision Amendment. Alteration to housing mix (market and affordable). Replacement of drainage pond with underground storage tanks. Provision of maintenance corridor to western boundary.

No comment.

10. Reference: 56319/001

Location: Hanworth, 92 Telegraph Lane, Four Marks, GU34 5AW

Proposal: Prior notification for single storey development extending 8.0 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.5 metres and a maximum height of 2.8 metres

No objection.

Decisions notified:

1. Reference No:55832

PARISH: Four Marks

Location: Cardinals, Station Approach, Four Marks, Alton, GU34 5HN

Proposal: Detached dwelling

Decision: WITHDRAWN

Decision Date: 22 December, 2015

2. Reference No:54419

PARISH: Four Marks

Location: May House, 71A Blackberry Lane, Four Marks, Alton, GU34 5DF

Proposal: Conversion of integral garage to habitable room

Decision: PERMISSION

Decision Date: 30 December, 2015

3. Reference No: 26882/001

PARISH: Four Marks

Location: Lymington Cottage, 28 Lymington Bottom, Four Marks, Alton, GU34 5AH

Proposal: Detached dwelling with garage

Decision: WITHDRAWN

Decision Date: 12 January, 2016

4. Reference No: 25889/001

PARISH: Four Marks

Location: 100 Blackberry Lane, Four Marks, Alton, GU34 5DJ

Proposal: Single storey extension to rear

Decision: PERMISSION Decision Date: 12 January, 2016

5. Reference No: 51119/001

PARISH: Four Marks

Location: 16 Kingswood Rise, Four Marks, Alton, GU34 5BD

Proposal: Oak in the south western corner of the rear garden. - Reduce outer crown by 15% to points shown on submitted photographs.

Decision: CONSENT

Decision Date: 19 January, 2016

6. Reference No: 53245/004

PARISH: Four Marks

Location: Unit, 18 Hazel Road, Four Marks, Alton, GU34 5EY

Proposal: Change of use from B1 (light industrial) to car valeting/car wash

Decision: REFUSAL

Decision Date: 19 January, 2016

7. Reference No: 53305/004

PARISH: Medstead

Location: Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton

Proposal: Reserved Matters pursuant to application 53305/001 for 18 dwellings and associated infrastructure.

Decision: APPROVAL

Decision Date: 13 January, 2016

8. Reference No: 55155/003

PARISH: Chawton

Location: Land to the North of Herries to Little Oaks, The Shrave, Four Marks, Alton

Proposal: Approval of reserved matters pursuant to Application 55155/001 -

appearance and landscaping
Decision: PERMISSION

Decision Date: 14 January, 2016

16.05 PC LOCAL AUTHORITY PLANNING UPDATE

- Cllr S Thomas raised concern over the proposed Devolution proposals for Hampshire and Isle of Wight, and hoped to raise these concerns at the Workshop planned in March.
- Following Cllr S Thomas' question on Council Tax to Ferris Cowper at the recent Community Forum, which remained unanswered, he felt it was important to note that 72% of the Council tax collected goes to the County Council, and only in the region of 9% goes to EHDC.
- Following the decision with reference to Land to the West of Brambles, concern was raised that there were several noticeable omissions from the Planning Officers evidence, which could have affected the decision made, and asked for the Members approval for the oversights to be brought to the Planning Department's attention, by letter from the Clerk. This was agreed. It was also agreed to write a letter of complaint with reference to the fact that at least three recent applications on the border of Four Marks had not been notified to the Parish Council, and the Parish Council had only been added as a formal Consultee at the prompt of the Clerk.
- It was confirmed that the recent activity at the Four Marks Car Wash was carried out by Immigration and the Police, and not Enforcement, however their application had been refused, and so were likely to be subject to Enforcement in due course.

16.06 PC NEIGHBOURHOOD PLAN

Concern has been raised with the fact that the Medstead 'Junipers site', was in the Allocations Plan but not the Neighbourhood Plan and that they needed to be in alignment, so the Neighbourhood Plan would have to, with reluctance, include this allocation or would not be recommended for approval for Referendum.

16.07 PC NEXT MEETING

Wednesday 2nd March 2016, 7.30pm, at the Benian's Pavilion, unless advised to the contrary.

16.08 PC The Chairman closed the meeting at 8.31 pm.

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Chairman