

## Four Marks Parish Council

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 4<sup>th</sup> May 2016, commencing at 7.30pm At the Benian's Pavilion, Uplands Lane, Four Marks**

**MEMBERS PRESENT:** Cllr Janet Foster (Chairman), Cllr John Hammond, Cllr David Mills,  
Cllr Kellie Knight and Cllr Anne Tomlinson  
**ATTENDING:** Mrs Sarah Goudie (Clerk)  
**APOLOGIES:** Cllr Simon Thomas

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#### **16.26 PC OPEN SESSION:**

Cllr Tomlinson raised an issue of serious concern with reference to the owner of Land West of Brambles, who has been visiting houses along Willis Lane, to introduce himself initially for a friendly chat, but then asking them for support in an additional planning application, with examples of what could happen if not supported. Signs have been erected offering the land for let for both gypsies and gypsy ponies. Cllr Tomlinson is going to raise this with Cllr Ingrid Thomas as District Councillor to see if he is breaching any conditions, in relation to pre-emptive behaviour.

The Clerk advised the Councillors that the Local Plan: Housing & Employment Allocations and Planning Contributions and Community Infrastructure Levy (CIL) Supplementary Planning Document has been approved and asked members to contact her if they required a copy.

The Clerk had noted a planning application 55155/006, land to the rear of The Herries, The Shrave, Four Marks for variation of condition 18 on planning application 55155/001, substitution of plan 13.07.51 Rev A (levels) with plans WD-065, WD-066 and WD-067 and variation of condition 4 with plan no: MAT19745 11A, showing the replacement of two trees (inadvertently removed during clearing of the site), which once again Four Marks Parish Council were not consulted on it falls in Chawton Parish.

The Parish Council agreed that an email should be sent to the Planning Officer, again pointing out that any development in the The Shrave should be sent to the Parish Council, as a matter of courtesy, as the occupants benefit from the services Four Marks offers and affects residents of Four Marks, even though a portion of the The Shrave is in Chawton Parish. Concerns were also raised about the new height levels, and assume that this change will be granted permission as the houses are already built. The Parish Council would also like to know if this sort of breach of planning conditions carries any financial penalty, and whilst writing re-iterate that Four Marks developments do not have high level street lighting, although understand that two of the Shrave windfall developments who have erected them without permission will be instructed to change them to low level or remove them completely, and ensure that this is stipulated most strongly to other proposed developments in this area.

The Clerk informed the Committee that she had received a concerned email about the conduct of the delivery lorries to the Dairy Farm Lymington Bottom development and that they are turning round by backing into Gradwell Lane at school time and causing huge safety concerns. There does not appear to be a traffic management plan in place. The email was forwarded to the District Councillor who agreed to look at it upon her return from holiday, in the meantime Cllr Brake would also look into it as well.

**The Open Session closed at 8.15pm. Standing Orders were applied.**

**16.27 PC      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Simon Thomas and accepted by the Chairman.

**16.28 PC      DECLARATIONS OF INTEREST**

Cllr Foster declared an interest in application no 5.

**16.29 PC      COMMITTEE MINUTES**

- The minutes of the Planning Committee Meeting held on Wednesday 6<sup>th</sup> April 2016 were approved as accurate and signed by the Chairman.
- Matters arising. Cllr Tomlinson asked the Clerk if the draft letter with reference to the Land West of Brambles had been submitted, as Cllr S Thomas was absent from the meeting. The Clerk agreed to speak to Cllr Thomas upon his return.

**16.30 PC      PLANNING MATTERS**

**New applications:**

1. Reference: 21260/009                      Comments by: 9<sup>th</sup> May 2016  
Location:      Ashridge, 18 Boyneswood Road, Medstead, GU34 5DY  
Proposal:      Fell Ash Tree  
No objection and are happy to defer to the Arboriculturist's decision.
  
2. Reference: 34755/005                      Comments by: 11<sup>th</sup> May 2016  
Location:      2 Telegraph Lane, Four Marks, GU34 5AX  
Proposal:      T1 Beech, Crown lift to 8m within the property boundary, 5m to drip line over Blackberry Lane; T2 Beech, Crown lift to 8m within the property boundary, 5m to drip line over Blackberry Lane, remove all branches over garage to be no more than 2m away; T3 Oak, crown lift 5-6 metres to allow removal of 2 branches overhanging Blackberry Lane, remove large out crop of small branches within the property boundary also at 5-6 metres, raise all other branches to 5m drip line  
No objection and are happy to defer to the Arboriculturist's decision.
  
3. Reference: 56656                      For information only  
Location:      3 Fairfield Green, Four Marks, GU34 5BL  
Proposal:      Permitted development prior notification for single storey development extending 6.11 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.33 metres and a maximum height of 3.64 metres  
No objection.
  
4. Reference: 56507                      Comments by: 11<sup>th</sup> May 2016  
Location:      4 Fairlight Gardens, Four Marks, GU34 5HT  
Proposal:      Two storey side extension, refurbishment including sedum roofs  
No objection.
  
5. Reference: 56658                      Comments by: 16<sup>th</sup> May 2016  
Location:      Acorns, 85 Winchester Road, Four Marks, GU34 5HS  
Proposal:      Single storey side extension, pitched canopy to front to replace flat roof canopy  
No objection.
  
6. Reference: 27956/002                      Comments by: 23<sup>rd</sup> May 2016  
Location:      Oakley, 16 Bernard Avenue, Four Marks, GU34 5DQ

Proposal: Two dormer windows, one to front one to rear  
No objection.

7. Reference: 52593/006 Comments by: 24<sup>th</sup> May 2016  
Location: 166 Winchester Road, Four Marks, GU34 5HZ  
Proposal: Change of use from photographic studio to martial arts studio

The Parish Council object to the application for change of use. Whilst acknowledging that the activity proposed is of benefit to the village and clearly very popular, have grave concerns over the location and additional traffic movement this would incur. It is noted that subsequent to the previous application they have shown parking proposals and detail of usage, but this does not address the third reason for objection in that the decision notice dated 15<sup>th</sup> November 2010 of the original application (52593/001), point 3, "*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 use ancillary to the main dwelling. Reason – To maintain planning control in the interests of neighbouring residential properties*"

The revised application does not also address the reason for refusal of 52593/004; "*Chapter 7 of the NPPF Core planning principles requires good design and paragraph 17 states that development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The use if permitted could give rise to unacceptable levels of activity, noise and disturbance to nearby residents to the detriment of the predominantly residential nature of the area and the quiet enjoyment there of contrary to Policy CP27 of the East Hampshire District Local Plan: Second Review and paragraph 17 of the NPPF*"

Whilst the impression is given that some current occupants of surrounding properties have no objection, those neighbours that do have objections and future occupants must be taken into consideration.

### **Decisions notified:**

1. Reference No: 39119/004 **PARISH: Chawton**  
Location: Withies, The Shrave, Four Marks, Alton, GU34 5BH  
Proposal: Outline - 6 dwellings as amended by plans received 8 March 2016  
Decision: OUTLINE PERMISSION Decision Date: 7 April, 2016
2. Reference No: 26882/002 **PARISH: Four Marks**  
Location: Lymington Cottage, 28 Lymington Bottom, Four Marks, Alton, GU34 5AH  
Proposal: Detached dwelling with garage (additional drawing received 15/3/2016)  
Decision: PERMISSION Decision Date: 7 April, 2016
3. Reference No: 55397/003 **PARISH: Four Marks**  
Location: Romany, 89 Winchester Road, Four Marks, Alton, GU34 5HS  
Proposal: Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 3.2 metres  
Decision: PRIOR APPROVAL IS REQUIRED AND APPROVED  
Decision Date: 1 April, 2016
4. Reference No: 31516/009 **PARISH: Four Marks**  
Location: Fairlea, 101 Blackberry Lane, Four Marks, Alton, GU34 5DJ  
Proposal: Detached garage

Decision: PERMISSION Decision Date: 5 April, 2016

5. Reference No: 56027 PARISH: Four Marks  
Location: Land West of Brambles, Willis Lane, Four Marks, Alton  
Proposal: Change of use of land for the stationing of caravans for residential purposes with the formation of hardstanding and detached utility/day rooms (as amended by details received 15/12/15 and amplified by information received 27/1/16 & 28/1/16)  
Decision: PERMISSION Decision Date: 7 April, 2016

6. Reference No: 55949/001 **PARISH: Medstead**  
Location: Land West of The Haven, Boyneswood Road, Medstead, Alton  
Proposal: Outline application - Development of 17 two-storey dwellings and 1 replacement dwelling with garaging, landscaping and access road following demolition of bungalow  
Decision: REFUSAL Decision Date: 7 April, 2016

7. Reference No: 55460 **PARISH: Medstead**  
Location: Parking Area Waste Land at Mansfield Business Park, Station Approach, Medstead, Alton  
Proposal: Construction of nine dwellings with associated landscaping and parking  
Decision: REFUSAL Decision Date: 4 April, 2016

8. Reference No: 56561 PARISH: Four Marks  
Location: 22 Penrose Way, Four Marks, Alton, GU34 5BG  
Proposal: Single storey extension to rear  
Decision: PERMISSION Decision Date: 8 April, 2016

9. Reference No: 56506/001 PARISH: Four Marks  
Location: 32A Penrose Way, Four Marks, Alton, GU34 5BG  
Proposal: Single storey extension and conservatory to rear  
Decision: PERMISSION Decision Date: 14 April, 2016

10. Reference No: 53357/004 PARISH: Four Marks  
Location: Fir Trees Farm, Alton Lane, Four Marks, Alton  
Proposal: Siting of a temporary dwelling for a period of three years.  
Decision: REFUSAL Decision Date: 12 April, 2016

**Late decisions notified:**

11. Reference No: 56552 PARISH: Four Marks  
Location: 139A Winchester Road, Four Marks, Alton, GU34 5HY  
Proposal: Single storey extension to rear  
Decision: PERMISSION Decision Date: 27 April, 2016

12. Reference No: 26985/006 PARISH: Four Marks  
Location: Barranca, Swelling Hill, Ropley, Alresford, SO24 0DA  
Proposal: Prior notification for single storey development extending 7.984 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.243 metres and a maximum height of 3.959 metres (AMENDED PLANS RECEIVED 26/04/2016).  
Decision: Gen Permitted Development Conditional  
Decision Date: 27 April, 2016

13. Reference No:25256/036

PARISH: **Medstead**

Location: Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton

Proposal: Variation of Condition 23 to Planning Permission 25256/032

Decision: PERMISSION

Decision Date: 26 April, 2016

**16.31 PC LOCAL PLAN STAGE 3 CONSULTATION**

It was agreed that, as not all members had considered the document in detail and in the absence of Cllr S Thomas, that any comments on the consultation should be submitted to the Clerk by no later than Wednesday 11<sup>th</sup> May, who would then prepare a response accordingly for submission to EHDC.

**16.32 PC NEXT MEETING**

Wednesday 1<sup>st</sup> June 2016, 7.30pm, at the Benian's Pavilion, unless advised to the contrary.

**16.33 PC The Chairman closed the meeting at 8.45pm.**

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Chairman