

## Four Marks Parish Council

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 1<sup>st</sup> June 2016, commencing at 8.00pm At the Benian's Pavilion, Uplands Lane, Four Marks**

**MEMBERS PRESENT:** Cllr Simon Thomas (Chairman), Cllr Tim Brake, Cllr Janet Foster, Cllr John Hammond, Cllr Kellie Knight and Cllr Anne Tomlinson  
**ATTENDING:** Mrs Sarah Goudie (Clerk), 4 members of the public  
**APOLOGIES:** None

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#### **16.34 PC OPEN SESSION:**

Mr and Mrs Hawkes, 11 Yarnhams Close, spoke voicing the following concerns over application 31412/001, advising members that Yarnhams Close is a small close of bungalows and chalet bungalows. The proposed dwelling is on a very small plot, and would be overbearing. There are several concerning design features including dormer windows with no panes and the third bedroom has no natural light, which no doubt will lead to further applications in future. The loss of the green frontage to two parking bays was different to other properties and as there is nowhere for visitors to park, on street parking is inevitable. There is an error on the street scene in that No.27 is depicted as having a chimney, which it does not have, and this gives an inaccurate perception of height of the adjacent property.

Mr and Mrs Wood, 11a Yarnhams Close, added their concerns and stated that this application was contrary to the recently adopted Medstead and Four Marks Neighbourhood Plan, in that this is development of a garden, and does not respect the street scene. They also questioned how much notice the Planning Authority takes of these documents, as it clearly states in the Neighbourhood Plan, Page 17, Land Use Planning Policies 3.1 'the inappropriate development of residential gardens, for example, where such development would harm local character, will be refused'.

Cllr Thomas confirmed that this application would be deliberated in full and that Councillors had carried out a site visit. He also confirmed that although the Village Design Statement is used as guidance, the recently adopted Neighbourhood Plan is a planning based policy document.

Cllr Tomlinson asked if there was any way the Committee could be updated on the current enforcement issues, as it was felt that these were important and showed the residents that action was being taken against those who had not complied with conditions. It was suggested that the Clerk contact the district councillor and ask her to update the Committee and may even cover this in her next Four Marks News article.

Cllr Foster raised the colour of the wall tiles on the new houses being built beside the Windmill, stating that they were not in keeping with the surrounding area or indeed anywhere else in Four Marks, and could the District Councillor please raise this with the planning department to see if there had been any breach.

The Clerk raised the issue of names for the Gloucester Close development and the three proposed names were deliberated by the members. None, it was felt, were appropriate and a Gloucester themed name was discussed. It was agreed that Birdlip Close should be offered, as Birdlip (in Gloucestershire) looks down on Gloucester and has a wildlife theme.

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

**16.35 PC APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**16.36 PC ELECTION OF CHAIRMAN**

As per Standing Orders the Committee is required to elect a Chairman for the new term. Cllr S Thomas was nominated to continue as Chair by Cllr K Knight, this was seconded by Cllr Foster. Cllr Thomas agreed to continue as Chair, there were no further nominations and his election was approved unanimously.

Cllr Thomas thanked the committee for their support and wished to offer his thanks to all members for their contribution to the planning issues over the past year, and added his particular thanks to Cllr Mills who was not on the Committee this year and felt that real progress was being made.

**16.37 PC TERMS OF REFERENCE**

The proposed changes and additional wording were discussed and agreed, and it was RESOLVED to adopt the Committee's Terms of Reference.

**16.38 PC DECLARATIONS OF INTEREST**

Cllr T Brake declared an interest in Planning Application 52141/00, item no. 7.

**16.39 PC COMMITTEE MINUTES**

- The minutes of the Planning Committee Meeting held on Wednesday 4<sup>th</sup> May 2016, previously circulated were proposed by Cllr Foster, seconded by Cllr Tomlinson and approved as a true record, and signed by the Chairman.
- Matters arising:
  - Cllr Tomlinson questioned the letter with reference to reference to the Land West of Brambles, and Cllr Thomas confirmed that this would be submitted in conjunction with the Appeal statement for Janelands.

**16.40 PC PLANNING MATTERS**

**New applications:**

1. Reference: 25634/001 Comments by 27<sup>th</sup> May 2016  
Location: Highfield, 32 Lymington Bottom, Four Marks, GU34 5AH  
Proposal: Pre decision amendment for conversion of a garage to provide habitable space to include work to the roof on the front elevation, creation of porch and single storey extension (as per amended plans received).  
Four Marks Parish Council wish to object to this application following the submission of the amended plans which now show a true reflection of what is proposed. The proposal is overbearing due to the height differential and impact on neighbouring properties, and as such is contrary to Policy CP27, in that the proposal is not appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features. It also contravenes guidelines laid out in the Four Marks Village Design Statement in that "extensions should be designed to avoid overlooking adjacent properties, and to keep a sense of spaciousness around the dwelling. There should also be sufficient room to allow safe maintenance of the dwelling, and also of neighbouring dwellings".
2. Reference: 52593/007 Comments by: 6<sup>th</sup> June 2016  
Location: 166 Winchester Road, Four Marks, GU34 5HZ  
Proposal: Fell one pine tree (Douglas Fir)

Objection. The Parish Council do not wish to see the loss of this Douglas Fir due to the impact its loss will have on the local amenity, however would not object to appropriate remedial works being carried out.

3. Reference: 28961/004 Comments by: 7<sup>th</sup> June 2016  
Location: Providence, Weathermore Lane, Four Marks, Alton GU34 5AN  
Proposal: Detached double garage to front  
The Parish Council have no objection in principle to the application, however are concerned that the proposed garage is partially situated over the SDNP boundary due to the perceptible increase in garden curtilage from the adjacent field. There are also no height measurements stipulated, and would like to request a condition preventing future change of use to habitable accommodation.

4. Reference: 31412/001 Comments by 10<sup>th</sup> June 2016  
Location: 27 Yarnhams Close, Four Marks, GU34 5DH  
Proposal: Detached dwelling.

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

- The properties in Yarnhams Close are all bungalows, the proposed dwelling is a two storey house, therefore is not of appropriate design and scale, reflect its surroundings and does not respect the street elevations (Medstead & Four Marks Neighbourhood Plan Page 16 – Objective 5 – New homes, Village Design Statement Page 14/15 The Built Form)
- The proposed dwelling would be overbearing, is over development of the plot, and lacks spaciousness. It is inappropriate development of a residential garden, and will harm the local character of Yarnhams Close (M&FM Neighbourhood Plan Page 17, - Land use Planning Policies)
- There are inaccuracies in the street scene, the existing dwelling No 27 shows a chimney which is not there, and this gives an inaccurate perception of its height against the proposed new dwelling.
- The Design and Access statement states that the garage is dilapidated and undersized, but was understood to be in permanent use by the previous occupant, however this statement does clarify the compact nature of the plot to be developed, and only confirms the concerns that the plot will be overdeveloped and the dwelling overbearing.
- The topography of Yarnhams Close must also be taken into account, its raised position will only accentuate the prominence of the proposed dwelling.

Taking the above reasons into consideration and the guidelines laid out in the M&FM Neighbourhood Plan, in particular Land Use Planning Policies 3.1 “The inappropriate development of residential gardens, for example, where such development would harm local character, will be refused”, the Parish Council respectfully ask the Planning Officer to refuse this application.

5. Reference: 39119/005 Comments by 3<sup>rd</sup> June 2016  
Location: The Withies, The Shrave, Four Marks, GU34 5BH  
Proposal: Reserved matters pursuant to 39119/004 – 6 dwellings  
The Parish Council would like to object to the Reserved Matters on this application, for the following reasons:
- The Landscape Plan and the Site Plan are not consistent and show the bin collection point in two different locations. The site plan shows gates onto the access road from the adjacent property, Greenlands, which are not shown on the Landscape Plan, and would like clarification as to which version is correct.

- There is no swept path analysis shown, if the bin collection point has been moved due to constraints over access of a refuse vehicle, would emergency vehicles or larger delivery vehicles be able to access the dwellings?
- The development is cramped, the site overdeveloped with no provision for visitor parking.
- Although there does not appear to be provision for street lighting, the Parish Council would like to reiterate the local policy of no street lighting on new developments, and if there is a requirement, applications for lighting should be for low level only.

The Parish Council are of the opinion that there is a distinct lack of clarity with the information provided and ask the Planning Officer to refuse these Reserved Matters until such time as the points raised are addressed.

6. Reference: 35969/002 Comments by: 15<sup>th</sup> June 2016  
 Location: 30 Penrose Way, Four Marks, GU34 5BG  
 Proposal: Lawful development certificate proposed replacement conservatory.  
 No objection.
  
7. Reference: 52141/001 Comments by: 15<sup>th</sup> June 2016  
 Location: Badgers Retreat, 30a Telegraph Lane, Four Marks GU34 5AX  
 Proposal: Conversion of garage to habitable accommodation, two storey side extension, first floor extension to front  
 No objection, providing the geocell root protection system is acceptable and approved by the Arboriculturist. The Parish Council would like to request an advisory condition that construction vehicles do not park on the grass verges of Telegraph Lane.
  
8. Reference: 56712 Comments by 16<sup>th</sup> June 2016  
 Location: 3 Yarnhams Close, Four Marks, GU34 5DH  
 Proposal: Single storey extension to rear, porch to side  
 No objection.
  
9. Reference: 56702 Comments by 22 June 2016  
 Location: 2 Minden Place, Four Marks, GU34 5FL  
 Proposal: Fell one Lawson Cypress  
 Objection. The Parish Council do not wish to see the loss of this tree due to the impact its loss will have on the local amenity, and particularly as similar trees in this vicinity have already been removed to facilitate new development. However there would be no objection to appropriate remedial works being carried out to alleviate the problems currently being encountered.
  
10. Reference: 56698 Comments by 22 June 2016  
 Location: Unit 3, Pyramid House, 59 Winchester Road, Four Marks, GU34 5HR  
 Proposal: Change of Use from B1 to D1  
 No objection.
  
11. Reference: 55832/001 Comments by 22 June 2016  
 Location: Cardinals, Station Approach, Four Marks, GU34 5HN  
 Proposal: Detached dwelling  
 The Parish Council wish to strongly object to this application for the following reasons:
  - The properties in Winston Rise on this side of the road are all bungalows, the proposed dwelling is a two storey house, therefore is not of appropriate design and scale, reflect its surroundings and does not respect the street elevations (Medstead & Four Marks Neighbourhood Plan Page 16 – Objective 5 – New homes, Village Design Statement Page14/15 The Built Form)

- The proposed dwelling would be overbearing, is over development of the plot, and lacks spaciousness. It is inappropriate development of a residential garden, and will harm the local character. (M&FM Neighbourhood Plan Page 17, - Land use Planning Policies)
- The proposal states the removal of trees, although not protected, are valuable to the local amenity.
- The proposed dwelling is in front of the natural building line of all the adjacent bungalows this side of Winston Rise.
- The block plan is deceptive and states 'new access continues from existing', there is no existing access, and the break in grass verge shown is proposed, not actual. A large portion of grass verge would need to be removed
- The development of a new access point at this location itself would have serious safety implications due to its proximity to the blind bend which is already dangerous to traverse. This is particularly so on bin collection days when vehicles have to go round the bend on the wrong side of the road, completely unsighted, due to the continual on street parking where the proposed access is located. The occupants of the new dwelling's access onto Winston Rise would always have limited visibility. Added to which Winston Rise has now become a cut through from Lymington Bottom Road to the A31 when the traffic is backed up on Lymington Bottom Road, adding to the traffic flow.

Taking the above reasons into consideration and the guidelines laid out in the M&FM Neighbourhood Plan, in particular Land Use Planning Policies 3.1 "The inappropriate development of residential gardens, for example, where such development would harm local character, will be refused", and the access safety concerns, the Parish Council respectfully ask the Planning Officer to refuse this application.

12. Reference: 56722 Comments by: 23<sup>rd</sup> June 2016  
 Location: 26 Penrose Way, Four Marks, GU34 5BG  
 Proposal: Certificate of Lawful Development for proposed works – conservatory to rear.  
 No objection.
13. Reference: 23761/013 Comments by 23<sup>rd</sup> June 2016  
 Location: Winterborne, 139 Winchester Road, Four Marks GU34 5HY  
 Proposal: Single storey extension to front, infill extension to rear and change glazed conservatory to garden room.  
 The Parish Council wish to object to the single storey extension to front; a new garage, study and increase of bedroom size, as it is in front of adjacent properties building lines by over 10 metres, thus affecting the street scene and character of the area. This proposal over develops the plot, and due to the proximity of the proposal to the boundary will have a material impact on the amenity of the neighbours.
14. Reference: 31301/001 Comments by 23<sup>rd</sup> June 2016  
 Location: Sunnybank, Gradwell Lane, Four Marks, GU34 5AQ  
 Proposal: Raise roof to create accommodation at first floor level, including balcony, and single storey extension to side.  
 No objection.
15. Reference: 40108/001 Comments by 23<sup>rd</sup> June 2016  
 Location: 31 Hazel Road, Four Marks, GU34 5EY  
 Proposal: First floor side extension  
 No objection.
16. Reference: 56319/003 Comments by 23<sup>rd</sup> June 2016  
 Location: Hanworth, 92 Telegraph Lane, Four Marks, GU34 5AW

Proposal: Single storey extension to side and front  
No objection.

### **Appeals Notified**

1. Reference: EC/29336/006EODC  
Location: Site at Janeland, Willis Lane, Four Marks, GU34 5AP  
Detail: Notification of Receipt of Enforcement Appeal by Public Enquiry.  
Deadline for representation 7<sup>th</sup> June 2016.

It was agreed to write a supporting letter to the Appeal Inspector to support the Local Authority in their action of Enforcement stating the Parish Council would like to ensure that all the requirements are carried out in full, and do not accept the Appellants reasons for appealing against the Enforcement Action. They have clearly breached planning conditions and a building has been erected, and occupied, without the relevant consents, and should be removed.

### **Decisions notified:**

1. Reference No: 25699/003 PARISH: Four Marks  
Location: Brislands, Brislands Lane, Four Marks, Alton, GU34 5AG  
Proposal: Replacement dwelling and renovation of existing mushroom farm warehouse into a workshop/studio (as amended by plans received 20.04.2016)  
Decision: PERMISSION Decision Date: 3 May, 2016
2. Reference No: 56463/001 PARISH: Four Marks  
Location: 32C Penrose Way, Four Marks, Alton, GU34 5BG  
Proposal: Acer adjacent to the eastern most boundary in the rear garden - Fell.  
Decision: CONSENT Decision Date: 3 May, 2016
3. Reference No: 35561/005 PARISH: Medstead  
Location: 68 - 70 Lymington Bottom Road, Medstead, Alton, GU34 5EP  
Proposal: Erection of six dwellings, following the demolition of two existing dwellings (68 and 70 Lymington Bottom Road) and existing outbuildings (additional information received on 18/03/2016).  
Decision: REFUSAL Decision Date: 11 May, 2016
4. Reference No: 56612 PARISH: Four Marks  
Location: 99 Blackberry Lane, Four Marks, Alton, GU34 5DJ  
Proposal: Increase in roof height to provide first floor accommodation, two storey rear extension, attached garage after demolition of existing  
Decision: PERMISSION Decision Date: 19 May, 2016
5. Reference No: 26985/007 PARISH: Four Marks  
Location: Barranca, Swelling Hill, Ropley, Alresford, SO24 0DA  
Proposal: Conversion of garage to habitable accommodation, single storey extension to front  
Decision: PERMISSION Decision Date: 13 May, 2016
6. Reference No: 56319/002 PARISH: Four Marks  
Location: Hanworth, 92 Telegraph Lane, Four Marks, Alton, GU34 5AW  
Proposal: Roof alterations to form first floor accommodation, single storey extensions to front, side and rear following demolition of existing conservatory  
Decision: WITHDRAWN Decision Date: 13 May, 2016

