

## Four Marks Parish Council

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 6<sup>th</sup> July 2016, commencing at 7.30pm At the Benian's Pavilion, Uplands Lane, Four Marks**

**MEMBERS PRESENT:** Cllr Anne Tomlinson (Chairman), Cllr John Hammond and Cllr David Mills  
**ATTENDING:** Mrs Sarah Goudie (Clerk), ( ) members of the public  
**APOLOGIES:** Cllrs Simon Thomas, Tim Brake and Kellie Knight

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#### **16.44 PC OPEN SESSION:**

Mr Bryan Timms wished to express his thoughts on the proposals for the Community Facilities, and relayed to the meeting that 22 years ago, when plans were drawn up for the Benian's Pavilion, the wish was to be bold and provide a two storey building which would adequately serve a growing village, but this had been overruled. He was keen to stress that the Parish Council should lead this project, it should not be community led, and the opportunity should not be missed to build big, he had also confirmed he would be happy to be on the working party. He requested his view that one large building should be built, at the Recreation Ground, including the Scout facilities, and sell the Village Hall site be added to the survey responses already received.

Mr Timms also wished to comment on the response received from EHDC on the concerns raised over the decision making process with reference to the application on Land West of Brambles, and asked if the Parish Council were going to pursue this any further. Cllr Tomlinson informed Mr Timms that this would be discussed during the meeting. Cllr Tomlinson also asked Mr Timms if he had any photographic evidence to support EHDC's case in the Appeal raised by the occupants of Janelands. In response to this, Mr Timms reiterated that fact that there is clearly no requirement or need for a travellers site in this area, as this one was not used, so he questioned, why was permission granted for an additional site a short distance from this location?

**The Open Session closed at 7.45pm. Standing Orders were applied.**

#### **16.45 PC APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Thomas, Brake and Knight.

The absence of 3 members of the Committee caused the meeting to be inquorate, therefore Cllr David Mills, a former member of the Planning Committee agreed joined the Committee to enable certain applications to be discussed that were not able to be deferred to Full Council. Cllr Mills was thanked for his attendance.

#### **16.46 PC DECLARATIONS OF INTEREST**

Cllr Tomlinson declared an interest in planning item no. 3, and as this then made the Committee inquorate for voting, it was agreed that this item would have to be deferred to Full Council.

#### **16.47 PC COMMITTEE MINUTES**

- As there were only two members present, and one of whom did not appear to have received the Minutes, it was not possible to approve the minutes of the Planning Committee Meeting held on Wednesday 1<sup>st</sup> June 2016, therefore it was agreed to defer this item to the following meeting.

- Matters arising:
  - The Clerk confirmed a response had been received to the letter sent to Simon Jenkins addressing concerns over the Land West of Brambles application, which had been circulated, with a hard copy available at the meeting for discussion. The members were not entirely satisfied with the response to the concerns. However, it was agreed to acknowledge receipt of the letter, stating that fact, but agreed that the Parish Council did not feel it would be prudent to take it Stage 2 complaint.

## 16.48 PC PLANNING MATTERS

### New applications:

1. Reference: 30800/001 Comments by: 6<sup>th</sup> July 2016  
 Location: Land Rear of 131 Winchester Road, Four Marks  
 Proposal: Fell T1,T2,T8,T9 and T10 Poplar trees overhanging boundary of 1 Gloucester Close. Sever Ivy at base of the stem 1.5m from the ground of T3,T4,T5,T6 and T7 Poplar Trees, TPO EH 709  
 Four Marks Parish Council have no objections to this application in principle as the removal of the trees appears to be necessary and good woodland management, however will support the Arboriculturists decision and defer to his recommendations
  
2. Reference: 30800/010 Comments by:13<sup>th</sup> July 2016  
 Location: Land Rear of 131 Winchester Road, Four Marks  
 Proposal: Pre-Decision Amendment following submission of additional documents

The new documents submitted prior to the decision on this application were discussed, and comment as follows:

- The safety audit is not thorough enough, disagrees with the HCC Audit report and makes no reference to the proposed re-location of the bus stop and new Toucan crossing at this location.
- This is an outline application so how can the Applicant guarantee 1000 sqm at this stage and the consideration of affordable housing. This could easily be reduced at the Reserved Matters stage and no therefore negating the provision of affordable housing contribution.

Four Marks Parish Council reiterate their strong objection to this Application as it is outside the Settlement Policy Boundary and would have a greater adverse impact that outweighs any benefits, and respectfully request that this application is refused.

3. Reference: 27410/008 Comments by: 19<sup>th</sup> July 2016  
 Location: Cunningham, Willis Lane, Four Marks, GU34 5AP  
 Proposal: Two storey side extension to side and conservatory to rear  
 Discussion deferred to Full Council due to the Declaration of Interest made by Cllr Tomlinson.
  
4. Reference:20171/025 Comments by 20<sup>th</sup> July 2016  
 Location: 30 Winchester Road, Four Marks, GU34 5HG  
 Proposal: Variation of Condition 4 of planning permission 20171/021 to allow substitution of vertical tiles to Heathland Manor Mix and retention of grey pantile roof tiles  
 No objection.
  
5. Reference:34918/005 Comments by 21<sup>st</sup> July 2016  
 Location: 70 Winchester Road, Four Marks, GU34 5HR



- canopy  
Decision: PERMISSION Decision Date: 3 June, 2016
4. Reference No: 21260/009 PARISH: Four Marks  
Location: Ashridge, 18 Boyneswood Road, Medstead, Alton, GU34 5DY  
Proposal: T2. Ash adjacent to the western boundary - fell.  
Decision: CONSENT Decision Date: 3 June, 2016
5. Reference No: 39119/005 PARISH: Chawton  
Location: Withies, The Shrave, Four Marks, Alton, GU34 5BH  
Proposal: Reserved matters pursuant to 39119/004 - 6 dwellings (As amended by revised site plan 8 June 2016)  
Decision: APPROVAL Decision Date: 16 June, 2016
6. Reference No: 52593/007 PARISH: Four Marks  
Location: 166 Winchester Road, Four Marks, Alton, GU34 5HZ  
Proposal: Douglas Fir in the rear garden. - Fell.  
Decision: REFUSAL Decision Date: 10 June, 2016
7. Reference No: 20252/003 PARISH: Four Marks  
Location: 103 Blackberry Lane and land to the rear of 97, 99, 101 and 105 Blackberry Lane, Four Marks, Alton, GU34 5DJ  
Proposal: Outline application - Residential development comprising up to 68 residential units, with associated access, landscaping and parking.  
Decision: REFUSAL Decision Date: 13 June, 2016
8. Reference No: 52593/006 PARISH: Four Marks  
Location: 166 Winchester Road, Four Marks, Alton, GU34 5HZ  
Proposal: Change of use from photographic studio to martial arts studio  
Decision: TEMPORARY PERMISSION Decision Date: 14 June, 2016
9. Reference No: 27956/002 PARISH: Four Marks  
Location: Oakley, 16 Bernard Avenue, Four Marks, Alton, GU34 5DQ  
Proposal: Two dormer windows, one to front and one to rear  
Decision: PERMISSION Decision Date: 14 June, 2016

#### **LATE NOTIFICATIONS:**

10. Reference No: 25634/001 PARISH: Four Marks  
Location: Highfield, 32 Lymington Bottom, Four Marks, Alton, GU34 5AH  
Proposal: Conversion of a garage to provide habitable space to include work to the roof on the front elevation. The creation of a porch, and the erection of single storey rear extension. (Amended red line)  
Decision: PERMISSION Decision Date: 17 June, 2016
11. Reference No: 31790/001 PARISH: Four Marks  
Location: Assisi, The Shrave, Four Marks, Alton, GU34 5BJ  
Proposal: Detached dwelling with detached garage after demolition of existing dwelling and outbuildings (amended plans and additional information received on 10/06/2016).  
Decision: PERMISSION Decision Date: 30 June, 2016

**16.49 PC SUPPLEMENTARY PLANNING ISSUES**

Highfield, 32 Lymington Bottom. This application was heard at the EHDC Planning Committee meeting held on Thursday 16<sup>th</sup> June, and Cllr Foster was booked to speak on behalf of the Parish Council, however at 12.45 that day an email was sent to the Clerk from the Applicants Agent, requiring response prior to the meeting that evening over the Parish Council's change of view on the Application. The Clerk forwarded the email on to Cllrs Foster and Thomas, but as both were at their respective work places neither was able to respond within such a short space of time. Cllr Foster referred to its receipt during her speech, and it was subsequently agreed that a formal response would follow.

Due to the contentious nature of the communication, and that a detailed response needed to be discussed in detail, Cllr Tomlinson agreed that, with only 3 members present, this item be deferred to the next Planning Committee, when the members could look at the implications and questions asked, and respond appropriately.

It was also queried as to why the Applicants agent did not send the initial communication directly to the Parish Council with an appropriate timescale to respond, and were confused as to why the Applicant's agent had to contact the Local Authority for the Clerk's email address, when their premises is situated in the same complex as the Parish Council offices, with a Parish Council notice board directly outside their offices containing all the contact details of both the Medstead and Four Marks Parish Councils.

**16.50 PC LOCAL AUTHORITY UPDATE**

Nothing to report.

**16.51 PC NEXT MEETING**

Wednesday 3<sup>rd</sup> August 2016, 7.30pm, at the Benian's Pavilion, unless advised to the contrary.

**16.52 PC The Chairman closed the meeting at 8.10pm.**

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Chairman