

Four Marks Parish Council

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

MEMBERS PRESENT: Cllr Simon Thomas (Chairman), Cllrs Tim Brake, John Hammond, Kellie Knight and Anne Tomlinson
ATTENDING: Mrs Sarah Goudie (Clerk), 8 members of the public
APOLOGIES:

16.53 PC OPEN SESSION:

Cllr Derek Seaton raised the following concern over the area 'South Medstead'. As he understands it, there is potential for some 600 houses in this area and feels that someone should produce a comprehensive plan for the whole area. Using the Lapwing Way scenario where one access is being used for over 200 houses, he feels that if that is nothing is done the same will happen here if South Medstead is allowed to develop piecemeal. He suggests there should at least be provision for a major spine road linking Lymington Bottom Road and Boyneswood Road and a large foul water drain to serve the whole site, but acknowledging that no one smaller developer would be prepared to take this on. He is of the opinion that Medstead are not in a position to do this and feels that it is up to Four Marks to get the ball rolling. Cllr Thomas thanked Cllr Seaton and agreed to discuss this further at a later date.

Mr Malcolm Seal expressed his concern that the planning application for Providence, Weathermore Lane had been granted permission despite the fact that the proposal was in the SDNP and primarily on paddock curtilage not garden curtilage. Cllr Thomas acknowledged that Mr Seal was not alone and others shared his concern and agreed to try and find out why these two facts were not taken into consideration during the decision making process.

Mrs Hilden, Telegraph Lane, brought to the Parish Council's attention the fact that a house in Telegraph Lane, together with an additional property in the Winchester Road, had been purchased by a company called Benjamin UK, run by a lady called Claudette Deysel. The company provide care homes for disadvantaged teenagers that need 24/7 care and cannot be integrated into main stream society. The concern is that this is happening with no notifications to the neighbouring properties, and the fear that these homes will cause disruption and will not be monitored appropriately. There are no planning restrictions and other than having to obtain an Ofsted report, they do not appear to have to have any compliance regulations, although they should have a Local Authority Designated Officer assigned to each case. However it appears that Hampshire County Council (being the Local Authority for child services) have no knowledge of the proposed new care homes. It was also noted that any child under the age of 25 must have a statement of education.

It was also understood that there is already one home in operation in Boyneswood Road, which the police are aware of, but know nothing of the additional two.

Cllr Thomas confirmed that the District Councillor, County Councillor and one of the HCC Cabinet members were already informed and working together to try and get further information.

The Open Session closed at 8.00pm. Standing Orders were applied.

16.54 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

16.55 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

16.56 PC COMMITTEE MINUTES

- The Minutes of the Planning Committee Meetings held on Wednesday 1st June and Wednesday 6th July 2016, previously circulated, were proposed as a true record by Cllr Brake, seconded by Cllr Tomlinson, agreed, and signed by the Chairman.
- There were no matters arising.

16.57 PC PLANNING MATTERS

New applications:

1. Reference: 56805 Comments by: 9th August 2016
Location: 18 Fairfield Green, Four Marks, GU34 5BL
Proposal: Single storey rear and side extensions
No objection.
2. Reference: 56790 Comments by: 9th August 2016
Location: 1A Goldcrest Way, Four Marks, GU34 5FE
Proposal: Conversion of attached garage to habitable accommodation
No objection.
3. Reference: 33391/001 Comments by: 19th August 2016
Location: 4 Fairfield Green, Four Marks, GU34 5BL
Proposal: Single storey extension to rear, re-siting of chimney stack
No objection.
4. Reference: 31502/013 Comments by: 9th August 2016
Location: Four Marks Primary School, Kitwood Road, Four Marks, GU34 5AS
Proposal: Continued siting of a temporary double classroom for a further period of 4 years
No objection.
Hampshire County Council to be written to and question why they are not building a permanent classroom, as there is clearly a need for this facility.

Late application:

5. Reference: 53305/014 Comments by: 31st August 2016
Location: Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Medstead/Four Marks
Proposal: VOC 6 of 53305/006 to allow substitution of plans.
It was agreed that as the Parish Council had not yet been formally invited to comment that this item would be deferred to the next meeting, and would liaise with Medstead Parish Council following their planning meeting the following week.

Decisions notified:

1. Reference No: 23761/013 PARISH: Four Marks
Location: Winterborne, 139 Winchester Road, Four Marks, Alton, GU34 5HY
Proposal: Single storey extension to front, infill extension to rear and change glazed conservatory to garden room
Decision: WITHDRAWN Decision Date: 14 July, 2016

2. Reference No: 56712 PARISH: Four Marks
Location: 3 Yarnhams Close, Four Marks, Alton, GU34 5DH
Proposal: Single storey extension to rear, porch to side
Decision: PERMISSION Decision Date: 11 July, 2016

3. Reference No: 20171/025 PARISH: Four Marks
Location: 30 Winchester Road, Four Marks, Alton, GU34 5HG
Proposal: Variation of condition 4 of planning permission 20171/021 to allow substitution of vertical tiles to Heathland Manor House Mix and retention of grey pantile roof tiles
Decision: PERMISSION Decision Date: 20 July, 2016

4. Reference No: 56702 PARISH: Four Marks
Location: 2 Minden Place, Four Marks, Alton, GU34 5FL
Proposal: Lawson Cypress, T8 in Tree Preservation Order (EH586) 2004 - fell
Decision: CONSENT Decision Date: 18 July, 2016

5. Reference No: 56698 PARISH: Four Marks
Location: Unit 3, Pyramid House, 59 Winchester Road, Four Marks, Alton, GU34 5HR
Proposal: Change of use from B1 to D1
Decision: PERMISSION Decision Date: 15 July, 2016

6. Reference No: 56722 PARISH: Four Marks
Location: 26 Penrose Way, Four Marks, Alton, GU34 5BG
Proposal: Certificate of lawful development for proposed works - conservatory to rear
Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 15 July, 2016

7. Reference No: 40108/001 PARISH: Four Marks
Location: 31 Hazel Road, Four Marks, Alton, GU34 5EY
Proposal: First floor side extension
Decision: PERMISSION Decision Date: 15 July, 2016

8. Reference No: 56319/003 PARISH: Four Marks
Location: Hanworth, 92 Telegraph Lane, Four Marks, Alton, GU34 5AW
Proposal: Single storey extension to side and front
Decision: PERMISSION Decision Date: 19 July, 2016

9. Reference No: 31301/001 PARISH: Four Marks
Location: Sunnybank, Gradwell Lane, Four Marks, Alton, GU34 5AQ
Proposal: Raise roof to create accommodation at first floor level, including balcony, and single storey extension to side (amended plans received 13 July 2016)
Decision: PERMISSION Decision Date: 20 July, 2016

Late Notifications:

10. Reference No: 39119/006 PARISH: Chawton
Location: Withies, The Shrave, Four Marks, Alton, GU34 5BH
Proposal: Deed of Variation to Section 106 Agreement attached to planning ref 39119/004 to offset the Transport Improvements contribution by the amount expended undertaking junction improvements of The Shrave and the A31 as required by Condition 18 of 39119/004
Decision: PERMISSION Decision Date: 25 July, 2016
11. Reference No: 30800/010 PARISH: Four Marks
Location: Land Rear of, 131 Winchester Road, Four Marks, Alton
Proposal: Outline Application - Residential development for up to 6 detached dwellings, alteration of existing access and associated works
Decision: **REFUSAL** Decision Date: 28 July, 2016
12. Reference No: 27410/008 PARISH: Four Marks
Location: Cunningham, Willis Lane, Four Marks, Alton, GU34 5AP
Proposal: Two storey extension to side and conservatory to side/rear.
Decision: PERMISSION Decision Date: 28 July, 2016

16.58 PC SUPPLEMENTARY PLANNING ISSUES

- It was agreed to submit a letter to the appropriate Member of Parliament on behalf of the Parish Council to support EHAPTC and Liss Parish Council's letters. It was agreed that it should short, but meaningful, and request an interactive, informative and easy to understand consultation for the general public. The Clerk agreed to draft an appropriate letter for approval.
- Following the deferral from last month's meeting, a response to the letter sent to the Parish Council by Kerry Dames from Fredrik Adam, was discussed. It was agreed that it be a short acknowledgement, not answering it point by point, but supporting the Parish Council's reasons and subsequent change in submission. On reading the letter, it was agreed that reference should be made to the lack of professional respect and remind the agent of the Parish Council's desire to be openly approached prior to applications being submitted and during the consultation process. The Clerk agreed to draft a letter for approval prior to submission.

16.59 PC LOCAL AUTHORITY UPDATE

Cllr Thomas advised the members that our Ward Councillor, Cllr Ingrid Thomas is now a Cabinet Councillor with a portfolio of Welfare and Communications with Town and Parish councils. She remains as Planning Committee Chairman.

Cllr Thomas also agreed to the proposal by Nick Stenning, that a smaller steering group would remain in place consisting of Mr Stenning, Mr Maloney and the two Parish Council Planning Committee Chairmen to discuss any policy changes during the plan period. Cllr Thomas confirmed he had agreed to this proposal.

16.60 PC NEXT MEETING

Wednesday 7th September 2016, 7.30pm, at the Village Hall. The venue was changed due to the invitation to be extended to Full Council to discuss the devolution consultation.

16.61 PC The Chairman closed the meeting at 8.40pm.