

## Four Marks Parish Council

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 7<sup>th</sup> September 2016, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks**

**MEMBERS PRESENT:** Cllr Simon Thomas (Chairman), Cllrs John Hammond, Kellie Knight and Janet Foster

**IN ATTENDANCE:** Mrs Sarah Goudie (Clerk), Cllrs John Davis, Dave Mills, Derek Seaton, Davie Edgar and 2 members of the public

**APOLOGIES:** Cllrs Tim Brake and Anne Tomlinson

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#### **16.62 PC OPEN SESSION:**

There was an open session held between items 7 and 8 of the Agenda, at 8.40pm as two members of the public arrived at that point. They wished to speak on late planning item no. 12, but the Chairman confirmed that this item would not be discussed until the Full Council meeting on 21<sup>st</sup> September to allow the Council time to study all the documents submitted on this application.

**The meeting commenced at 7.30pm. The Open Session was held at 8.40pm, then closed at 8.45 pm. Standing Orders were applied.**

#### **16.63 PC APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Tim Brake and Anne Tomlinson. The Chairman accepted their apologies

#### **16.64 PC DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **16.65 PC COMMITTEE MINUTES**

- The Minutes of the Planning Committee Meetings held on Wednesday 3<sup>rd</sup> August 2016, previously circulated, were proposed as a true record by Cllr Knight, seconded by Cllr Hammond, and signed by the Chairman.
- The query raised by Cllr Seaton over the planning area South Medstead was to be discussed later in the meeting, the response is Appendix 1, at the end of the Minutes.

#### **16.66 PC DEVOLUTION CONSULTATION**

Cllr Foster took over the chairmanship to allow Cllr Thomas to give a detailed presentation on the Devolution options to give Parish Councillors a better understanding of what each option entails, prior to responding to the HCC Bids consultation. Cllr Thomas and Cllr Davis also attended a HCC workshop the previous evening. EHDC as part of 'Solent Councils' have a separate competing Bid process underway.

History. The Government asked for Bids last Autumn and HCC bid alongside all 11 District Councils. The last May 2016 election was the original DCLG deadline. The first stumbling block for the first Combined Authority proposal was the requirement for an elected mayor and concerns over the power they would have.

Hampshire County Council are adamant no decision has been made, they don't know at this stage which route will be taken, although a Unitary Hampshire Authority (not the HCC) is the route

recommended by the HCC commissioned Deloitte Report. A full consultation was requested on their proposed options, this is now underway, and the deadline is 20<sup>th</sup> September. A separate Consultation is likely later by the Solent Bid.

Four Marks Parish Council need to consider which of the proposed options might work best for the residents; a Unitary, a Combined Authority, Solent Bid, or other variations as detailed.

Queries raised during the presentation were as follows:

1. If certain tasks are devolved down to Parish Council level, and the Parish Council hold the funds to carry out the new tasks, are they able to vary the Government's remit?  
*This will vary on the devolution or unitary bid, services to be carried out will be listed and some services may or may not only be partly devolved.*  
If certain services are devolved, there will be local level accountability, however with power and decision must come money, a higher Precept or government/county/Solent funding?
2. Will the Neighbourhood Plan still stand if the middle tier (ie. District Council) is removed?  
*HCC did, at a recent cabinet meeting, confirm that Neighbourhood Plans, and therefore housing targets, would still stand. However, there was some scepticism on this confirmation. In the original Hampshire IOW BID there would be an arbitrary immediate 10% increase in housing allocation, and 50% of all 2013-2028 allocated housing for completion by 2020. Clarification is needed whether this would be the case for the other options.*
3. Will there really be the savings envisaged by the removal of one tier (District) in a unitary model? With redundancy costs, transition costs, infrastructure and all the other hidden costs that will have to be taken into consideration.
4. In Combined Authority structure the proposal of £178m business rate retention a transitional sweetener?  
*Cllr Hammond commented that from experience, government does not like change and is of the opinion that the proposed savings will not be made.*

Further points raised and noted in preparation for the Parish Council submission.

Would the residents be democratically represented by a Unitary with 78 County Councillors?

A Unitary one tier (no District Council) is in direct conflict with Localism, whereas a Combined Authority adds a new layer to the two tiers (County-District).

Who actually decides? The Government, Hampshire County Council?

It was agreed that, as there was a good deal of information to digest, time would be needed to go and think about what had been presented and revisit the options again, then discuss how the Parish Council should respond. After discussion, Thursday 15<sup>th</sup> September appeared to be the best option prior to the deadline and a summing up meeting would be held at the Benians Pavilion on that date, starting at 7.30pm.

#### **16.67 PC NEIGHBOURHOOD PLAN STEERING GROUP**

Following agreement that a smaller version of the Steering Group should remain, consisting of the Chairman and Secretary, and the Chairs of both the respective Planning Committees and a Treasurer, a new Terms of Reference document was presented to Council for approval.

Cllr Foster proposed agreement to this document, this was seconded by Cllr Seaton and agreed. Therefore it was RESOLVED to approve the updated Terms of Reference.

#### **16.68 PC COUNCILLOR TRAINING**

The Clerk advised Councillors that training in all aspects of Council governance were available throughout the year, details on the HALC website. Two Councillors had put their name down for one of these courses. However if there is training required on a particular topic which all Councillors would benefit from, then it would be more cost effective to hire a trainer to come to Four Marks, and

open up the session to other Parish Councils to cover the costs. Update training on planning is provided, usually annually, by the District Council, and a session will be organised on CIL by EHDC, when finalised.

## 16.69 PC PLANNING MATTERS

### Decisions notified:

1. Reference No: 30800/011 PARISH: Four Marks  
Location: Land Rear of, 131 Winchester Road, Four Marks, Alton  
Proposal: T1, T2, T8, T9 and T10 Poplar Trees, adjacent to the eastern boundary of the woodland and overhanging the boundary of 1 Gloucester Close, as shown on plan appendix 3 of the tree inspection report MDA E67 - Fell. (Consent not required to sever Ivy on trees T3 - T7, however, work should be carried out with care to ensure the trees are not damaged).  
Decision: CONSENT Decision Date: 29 July, 2016
2. Reference No: 21763/002 PARISH: Four Marks  
Location: Westwood, 119 Lymington Bottom, Four Marks, Alton, GU34 5AH  
Proposal: Increase in roof height to provide accommodation at first floor level  
Decision: WITHDRAWN Decision Date: 8 August, 2016
3. Reference No: 21763/003 PARISH: Four Marks  
Location: Westwood, 119 Lymington Bottom, Four Marks, Alton, GU34 5AH  
Proposal: Detached dwelling  
Decision: WITHDRAWN Decision Date: 8 August, 2016
4. Reference No: 31502/013 PARISH: Four Marks  
Location: Four Marks Primary School, Kitwood Road, Four Marks, Alton, GU34 5AS  
Proposal: Continued siting of a temporary double classroom (modular building) for a further period of four years (until 31 August 2020)  
Decision: NO OBJECTION Decision Date: 15 August, 2016
5. Reference No: 56775 PARISH: Four Marks  
Location: 12 Blackberry Lane, Four Marks, Alton, GU34 5BN  
Proposal: Single storey extension to rear/side  
Decision: PERMISSION Decision Date: 23 August, 2016
6. Reference No: 56790 PARISH: Four Marks  
Location: 1A Goldcrest Way, Four Marks, Alton, GU34 5FE  
Proposal: Conversion of attached garage to habitable accommodation.  
Decision: PERMISSION Decision Date: 22 August, 2016

### Late notifications:

7. Reference No: 56507 PARISH: Four Marks  
Location: 4 Fairlight Gardens, Four Marks, Alton, GU34 5HT  
Proposal: Two storey side extension, single storey rear extension, patio, additional windows, and alterations to the existing materials of the walls, windows, and doors (amended proposal 25/05/2016, amended bat survey received 08/04/2016, additional phase II bat survey received 16/08/2016)  
Decision: PERMISSION Decision Date: 31 August, 2016
8. Reference No: 25256/034 PARISH: Medstead  
Location: Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton  
Proposal: Deed of variation to section 106 agreement (as per amended plan received 17/02/2016)  
Decision: APPROVAL Decision Date: 1 September, 2016

### **New applications:**

1. Reference No: 53305/014                      Comments by: 8<sup>th</sup> September 2016  
Location: Land to the West of Lymington Farm Industrial Estate, Lymington Bottom, Medstead  
Proposal: Variation of condition 6 of 53305/006, to allow substitution of plans

Four Marks Parish Council object to the substitution of plans, as follows:

- The re-location of the office block. The new size and location of the office is unacceptable, it is no longer easily visible or accessible for those who wish to visit, and is not big enough to host any kind of meeting. It should stay where originally proposed so it remains fit for purpose.
  - The change in location of parking provision for plots 1,4, 18 and 20. The parking bays were originally located at the rear of the properties, but the proposal is to move them to the front of the properties. These bays are now directly adjacent to the main vehicle and pedestrian link in and out of the main development. Access in and out of the bays will be severely compromised, for both the residents of the plots and all the other residents accessing and egressing the development, whether on foot or in a motor vehicle, and therefore they should remain where initially proposed, keeping the parking in one area.
  - The proposed changes to the elevations would result in a much flatter façade, which is contrary to the Medstead Village Design Statement.
2. Reference No: 56319/004                      Comments by: 2<sup>nd</sup> September 2016  
Location: Hanworth, 92 Telegraph Lane, Four Marks, GU34 5AW  
Proposal: Roof alterations to create first floor, dormer windows to front and rear, balcony to rear, single storey extension to rear and side following demolition of conservatory.  
No objections.
  3. Reference No: 56176/001                      Comments by: 6<sup>th</sup> September 2016  
Location: 21 Tawny Grove, Four Marks, GU34 5DU  
Proposal: Certificate of Lawful development for proposed works, single storey rear extension  
No objections.
  4. Reference No: 55275/003                      Comments by: 7<sup>th</sup> September 2016  
Location: Land East of Kitwood Place, Lyeway Lane, Ropley, Alresford SO24 0DA  
Proposal: Two detached dwellings with associated parking after demolition of units 3 & 4

Four Marks Parish Council object to the proposals detailed, as follows, and respectfully asks the Planning Officer to refuse this application.

- The application states two detached dwellings with associated parking after demolition of units 3 & 4. In the approved change of use from storage to dwelling recently granted under 55275/002, it clearly states that 'it is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have permitted development rights'. Therefore complete demolition and rebuilding of the buildings would involve altering structural elements of the buildings, therefore contravening the basis on which EHDC granted Prior Approval for Change of Use. Although it was noted in the officer report that 'numerous alterations may be necessitated in the conversion of both units, but these would not be the structural elements referred to in the guidance'.
  - This a rural area, outside the Settlement Policy Boundary and any development from agriculture or similar, to domestic, would have a detrimental effect on the landscape.
  - Drainage and Highways concerns. The Parish Council also fully support the concerns raised over the lack of information provided on both the drainage proposals and vehicle parking and safe vehicle movement.
5. Reference No: 26306/009                      Comments by: 8<sup>th</sup> September 2016  
Location: Glenthorne, 20 Lymington Bottom, Four Marks, GU34 5AA  
Proposal: Ash T1, 30% crown reduction leave finished height of 9m and finished crown spread radius of 8m. Two lowest limbs overhanging woodland to rear, reduce back to points marked in photos to restore symmetry, balance and to bring into shape with

remaining crown, which is currently extremely asymmetric and unbalanced. Crown thin by 25%. Remove deadwood. Lime T2, 5m crown lift and crown thin by 25%. 30% crown reduction to leave finished height of 10m and finished crown spread radius of 5m. Remove deadwood

Four Marks Parish Council are concerned over the amount of reduction to the Lime T2, but defer to the Arboriculturist's evaluation and decision on this application.

6. Reference No: 37067/002                      Comments by: 12<sup>th</sup> September 2016  
Location:                      2 Lymington Rise, Four Marks, GU34 5BA  
Proposal:                      Lawful development certificate existing – to continue to run a business from a home  
No objection.
7. Reference No. 55832/001                      Comments by 1<sup>st</sup> September 2016  
Location:                      Cardinals, Station Approach, Four Marks GU34 5HN  
Proposal:                      Detached dwelling. Pre-Decision amendment  
The additional documentation submitted, and changes proposed, do not alter the Parish Council's stance on this proposal. All objections submitted for this Application still stand.
8. Reference No: 56912                      Comments by 22<sup>nd</sup> September 2016  
Location:                      31 & 39 Lily Road, Four Marks, GU34 5GF  
Proposal:                      Installation of 3 garage doors to existing car ports  
No objection.
9. Reference No: 50702                      Comments by 22<sup>nd</sup> September 2016  
Location:                      7 Merlin Road, Four Marks, GU34 5DE  
Proposal:                      Detached dwelling following demolition of garage, with new cycle store to rear  
No objection.

**Late applications:**

10. Reference No: 35811/002                      Comments by: 30 September 2016  
Location:                      28 Kingswood Rise, Four Marks, GU34 5BD  
Proposal:                      T1 Oak – reduce southerly canopy by 2m leaving finished length of approx. 3m, reduce westerly canopy by 3m leaving finished length of approx. 4m reduce height by 4m leaving finished height of approx.. 44m, thin remaining canopy by 10%  
No objection and defer to the Arboriculturist's decision on this application.
11. Reference No: 56921                      Comments by : 30 September 2016  
Location:                      Carousel, 10 Bernard Avenue, Four Marks, GU34 5DQ  
Proposal:                      Replacement garage, utility room and conservatory to side and rear following demolition of garage.  
No objection.
12. Reference No: 56591                      Comments by: 3<sup>rd</sup> October 2016  
Location:                      Virginia, 115 Lymington Bottom, Four Marks, GU34 5AH  
Proposal:                      Five detached dwellings with associated car parking/garaging, and widening of access road, following demolition of existing dwelling.  
This item was deferred for discussion at Full Council, to allow members time to study all the relevant documentation associated with this application.

**16.70 PC      APPEALS AND ENFORCMENTS UPDATE**

**APPEALS**

68-70 Lymington Bottom Road, is now underway. Although in Medstead Parish, Four Marks have submitted additional comments to their original objection.

Three further appeals currently in the pipeline; 103 Blackberry Lane, The Haven and Mansfield Park have not yet been validated.

Mansfield Park maybe a difficult one as the Officer recommended permission and the Committee voted for REFUSAL.

The developer of the most recent application in The Shrave, which was granted permission subject to a Highways condition, are now appealing against that Condition.

#### **ENFORCEMENT**

The tiles have been changed on the properties adjacent to the Windmill,

The street lights in the Shrave are in the process of being removed.

A query was raised over the enforcement action over the mobile home on Fir Trees Farm. It was confirmed that there was no further news, although the members were reminded that a similar case took two years for action to be enforced.

#### **16.71 PC BENJAMIN UK CHILDREN'S HOMES**

Following on from the concerns raised at last month's meeting, Cllr Thomas confirmed that there are two of these homes currently up and running in the area, with a further two in preparation. This issue is being dealt with at executive level at Hampshire County Council as they were unaware that they were in existence and are investigating further. Whilst being supportive of the initiatives, it is essential that certain requirements need to be met and planning criteria adhered to.

#### **16.72 PC BROADBAND SPEEDS**

Cllr Thomas advised members of a current Ofcom consultation on line for the improvement of broadband speeds and feels that the Parish Council should respond on behalf of the residents and local businesses. Cllr Thomas agreed to contact Cllr Mark Kemp Fee for further information and the Clerk agreed to find further details on the Consultation and publicise as appropriate.

#### **16.73 PC NEXT MEETING**

Wednesday 5<sup>th</sup> October 2016, 7.30pm, at the Benian's Pavilion, unless notified to the contrary.

#### **16.74 PC The Chairman closed the meeting at 9.40pm**

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Chairman