

Four Marks Parish Council

Minutes of the Meeting of the Planning Committee Held on Wednesday 1st February 2017, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

MEMBERS PRESENT: Cllr Simon Thomas (Chairman), Cllrs John Hammond, Kellie Knight and Anne Tomlinson
IN ATTENDANCE: Mrs Sarah Goudie (Clerk)
APOLOGIES: Cllr Tim Brake

17.09 PC OPEN SESSION:

There were no issues raised under the Open Session therefore the meeting commenced at 7.32pm and Standing Orders were applied.

17.10 PC APOLOGIES FOR ABSENCE

Cllr Tim Brake had sent apologies prior to the meeting, he was unable to attend due to work commitments. Cllr Brake's apology was formally accepted by all members present.

17.11 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

17.12 PC COMMITTEE MINUTES

- The Minutes of the Planning Committee Meeting held on Wednesday 4th January 2017, previously circulated, were proposed as a true record by Cllr Knight, seconded by Cllr Hammond, and signed by the Chairman
- Matters arising. Cllr Thomas confirmed that the Janelands Appeal had been adjourned, with no new date set as yet.

17.13 PC PLANNING MATTERS

New applications:

1. Reference No: 21298/009 Comments by: 2nd February 2017
Location: 3 Blackberry Lane, Four Marks, GU34 5BNH
Proposal: Single Storey rear extension to form kitchen/breakfast room and single storey front extension to form porch and study
No objection.
2. Reference No: 26896/005 Comments by: 7th February 2017
Location: Shenstone, 122 Winchester Road, Four Marks, GU34 5HZ
Proposal: Detached two bay garage with log store
No objection.
3. Reference No: 57070 Comments by: 13th February 2017
Location: Mulroy, 7 Churchill Close, Four Marks, GU34 5JQ
Proposal: Single storey extension to front
No objection.
4. Reference No: 32126/002 Comments by: 17th February 2017
Location: Magpie Lodge, Station Approach, Four Marks, GU34 5HN
Proposal: Side extension (two storey), garage with bedroom over new driveway
No objection in principle. However, due to the proposed plans being difficult to read, could the planning officer obtain clarification that the velux footlights and skylight proposed over the master bedroom and en-suite are solely for light purposes and not a second floor or mezzanine/half floor area. The Parish Council also have concerns that, with the previous side extension on the left hand side of the property, that filling the space to the right hand side of the property would overdevelop the plot. A photograph of

the site would have been beneficial to envisage how the proposed extension would affect the street scene.

Decisions notified:

1. Reference No: 25081/010 PARISH: Four Marks
Location: Four Marks Golf Course, Headmoor Lane, Four Marks, Alton, GU34 3ES
Proposal: Lawful development certificate existing - for the operation of a public bar and restaurant inside the clubhouse named 'The Highpoint Bar & Restaurant' relevant to planning usage class A3 Restaurant & Cafe. The existing use is that of the sale of drinks and hot food to ordinary non-golfing members of the public not affiliated with the golf club, an activity which has occurred since the clubhouse was first conceived. The bar and restaurant operates within the clubhouse located at the top, north end of the site. The bar and restaurant operates within the entire clubhouse with seating provision in front of the bar for drinkers and a separate restaurant space allocated for restaurant diners. An outside patio area in front of the clubhouse provides additional seating space for eating and drinking. All food is prepared and cooked in the kitchen.
Decision: LAWFULNESS CERTIF - EXISTING - PERMITTED
Decision Date: 29 December, 2016

2. Reference No: 56656/001 PARISH: Four Marks
Location: 3 Fairfield Green, Four Marks, Alton, GU34 5BL
Proposal: Pitched roof to garage.
Decision: PERMISSION Decision Date: 29 December, 2016

3. Reference: 36843/001 Comments by: 27th December 2016
Location: 3 Gloucester Close, Four Marks, GU34 5HX
Proposal: Increase in roof height to create attic room with dormer to rear
Decision: PERMISSION Decision date: 17th January 2017

4. Reference: 36843/002 Comments by: 27th December 2016
Location: 3 Gloucester Close, Four Marks, GU34 5HX
Proposal: Lawful development certificate proposed – single storey rear extension including the erection of a new entrance porch canopy to the side (west) elevation
Decision: PERMITTED Decision date: 17th January 2017

5. Reference: 26814/001 Comments by: 20th December 2016
Location: Larkway, 78 Winchester Road, Four Marks GU34 5HS
Proposal: Single storey rear extension
Decision: PERMISSION Decision date: 13th January 2017

Appeal Decision notified

1. Reference: 55460
Location: Parking Area Wasteland at Mansfield Business Park, Medstead
Proposal: Nine dwellings with associated landscaping and parking
Appeal: Allowed

7.14 PC LOCAL AUTHORITY PLANNING ISSUES UPDATE

Cllr Knight asked for clarification of what was classed as 'affordable housing' following a query she had received. It transpires that the developer of the site on the Medstead/Four Marks border is marketing a 2 bedroomed house for £360,000 as affordable, which it was felt was not affordable at all for locals. It was agreed that this may just be marketing terminology and not an actual shared ownership property. The affordable housing percentage will be purchased by a company who will then offer these homes as shared ownership, rendering them affordable.

Cllr Thomas requested that the Clerk circulate the consultation survey on a revised Gypsy & Traveller Accommodation Assessment Gypsy policy to all members, and discuss a response on behalf of the Parish Council at the next Full Council Meeting.

Cllr Thomas also noted the following applications that were potentially going to recommend for approval under delegated powers:

Glenmore, 27 Lymington Bottom. The applicant had made a minor amount of changes following the Parish Council's last comments but all members agreed, although reluctantly as there were still concerns over ridge heights, that there would be no merit in this application being decided at Committee.

Westwood, 119 Lymington Bottom. Members were very concerned that this application was being recommended for approval in its current format, apart from completely altering the street scene, the higher ridge height, not feathering into the countryside, and setting a precedent which would mean that subsequent applications would inevitably follow, there are serious concerns over the school traffic and the implications of a new access point at this location. Cllr Thomas agreed to raise these concerns with the District Councillor.

Cllr Thomas also confirmed that the District Councillor would be requesting a Planning Committee site visit to the application site Land West of Brambles prior to being heard at Committee.

The Reserved Matters at the Bargate 'Beechlands' development were being heard at the Planning Committee the following evening, no attendance by Four Marks Parish Council had been requested.

Highways had approved the additional safety signage at the Shrave junction by The Withies developer.

Further down the Shrave a formal complaint had been made about the siting of a portable toilet by the Oaklands development on the footpath, enforcement were investigating.

Appeals have been received by the Applicants of both Cardinals, Station Approach, and the SINC, 131 Winchester Road.

Following concerns raised district wide that the Enforcement team although active, do not have enough power to actually enforce action or penalise perpetrators, Cllr Thomas confirmed that this was being raised formally at the District Council.

The William Lacey Group (Friars Oak development) Liaison Meeting scheduled for Wednesday 8th February may not now be taking place due to a clash with Medstead Parish Council.

Cllr Thomas confirmed that he and Cllr Hammond had recently attended a HALC planning training session which, although presented by a very high powered and knowledgeable consultant in a different world, had been very informative and worth attending.

Late planning applications.

Two applications had been received whose comment deadline would not make the next planning committee meeting, 54976/005 Noahs Ark, 32 Telegraph Lane for a Lawful Development Certificate for single storey side extensions, and 55766/005 Maytrees, 71 Lymington Bottom, variation of condition 15 to allow substitution of plans. It was agreed that there would be no comment of note to make on either application and as such the general consensus that neither warranted discussing at Full Council, and it was agreed to not submit any comment on either.

17.15 PC NEXT MEETING

The next Planning Committee meeting is to be held on Wednesday 1st March 2017

17.16 PC The Chairman closed the meeting at 20.35pm

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Chairman