

Four Marks Parish Council

Minutes of the Meeting of the Planning Committee Held on Wednesday 4th January 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), one member of the public
APOLOGIES: Cllr Tim Brake

17.01 PC OPEN SESSION:

Mr Bryan Timms, spoke with reference to his planning item number 1. He wished to reassure members that there was no connection, nor had there any collusion between the applicants of items 1 and 2, and proceeded to give a detailed background on the site's original application and subsequent permission for two gypsy and traveller pitches, and the events that had taken place following the granting of the permission. Mr Timms claimed that although hard standing had been laid, there appeared to have been no interest in developing the site further and as such had put his proposal together, which was to be discussed this evening.

Cllr Hammond asked Mr Timms for clarification on who the people were he had referred to in his report for reference, which he duly did.

Cllr Tomlinson wished to clarify that the 4 residential mobile homes sited at that Ranch Farm, and referred to in application number 2's planning statement, does have the relevant planning permissions. Mr Timms, as owner of Ranch Farm, confirmed that they did.

Cllr Thomas gave a brief summary of the day's events at the 'Janelands' Appeal in that it was day one of a two day appeal in an inquiry format with barristers and consultants representing both sides. The detail being presented was extremely technical. He made it clear that this was an enforcement appeal rather than a planning appeal, the outcome of which would probably not be expected for a few months.

The open session closed and the meeting commenced at 7.40pm. Standing Orders were applied.

17.02 PC APOLOGIES FOR ABSENCE

Cllr Tim Brake had send belated apologies for personal reasons, Cllr Brake's late apology was formally accepted by all members present.

17.03 PC DECLARATIONS OF INTEREST

Cllr Knight declared an interest in planning item number 1 (56027/002).

Cllr Tomlinson declared an interest in planning items numbers 1 and 2 (56027/002 and 56027/001).

17.04 PC COMMITTEE MINUTES

- The Minutes of the Planning Committee Meeting held on Wednesday 2nd November 2016, previously circulated, were proposed as a true record by Cllr Knight, seconded by Cllr Tomlinson, and signed by the Chairman
- There were no matters arising.

17.05 PC PLANNING MATTERS

Decisions notified:

1. Reference No:22237/005 PARISH: Chawton
Location: The Wrekin, The Shrave, Four Marks, Alton, GU34 5BJ
Proposal: Increase in roof height to provide accommodation at first floor, two storey extension and new porch to front (amended description 30.11.2016)
Decision: REFUSAL Decision Date: 8 December, 2016

2. Reference No:56801 PARISH: Four Marks
Location: 7 River Close, Four Marks, Alton, GU34 5XB
Proposal: Conversion of garage to habitable accommodation.
Decision: PERMISSION Decision Date: 6 December, 2016

3. Reference No: 56319/004 PARISH: Four Marks
Location: Hanworth, 92 Telegraph Lane, Four Marks, Alton, 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
Decision: PERMISSION Decision Date: 9 December, 2016

4. Reference No:33960/005 PARISH: Four Marks
Location: 2 Lawrenny, Alton Lane, Four Marks, Alton, GU34 5AL
Proposal: Detached dwelling and double garage, conversion of existing dwelling to form a store following demolition of flat roof extensions
Decision: WITHDRAWN Decision Date: 20 December, 2016

5. Reference No:36889/004 PARISH: Four Marks (not Ropley as advised)
Location: Brackenwood, Swelling Hill, Ropley, Alresford, SO24 0DA
Proposal: Two storey extension to rear
Decision: WITHDRAWN Decision Date: 20 December, 2016

New Applications:

1. Reference No:56027/002 Comments by: 17th January 2017
Location: Land West of Brambles, Willis Lane, Four Marks
Proposal: Change of use of land to provide tourist accommodation units including 4 eco-pods and two cabins, with parking
The Parish Council are not supportive of this application in its current format. As this proposal is outside the settlement policy boundary, the Parish Council would wish to ensure that it is fully compliant with both policies TM1 and TM3 in the Local Plan, particularly as this is a unique case in that it is a currently an undeveloped green field site and both the aforementioned policies refer to conversions, change of use and extensions, and would seek clarification from the Planning Officer on how this application sits within these two policies. The proposed site currently has permission for two gypsy/traveller pitches and have concerns over the effect that their loss would have. Whilst the Parish Council wish to note that they would be very supportive of any opportunity for new business and employment within the area, there were no proposals for this type of scheme contained within the Neighbourhood Plan. The Parish Council are also concerned that no pre-application advice was sought and no submission of any form of business plan, and would respectfully ask the planning officer to take these concerns into consideration when deliberating this application.

2. Reference No:56027/001 Comments by: 18th January 2017
Location: Land West of Brambles, Willis Lane, Four Marks
Proposal: Use of land for the stationing of caravans for residential purposes and the formation of hardstanding and dayrooms

The Parish Council wish to object to this application based on the following reasons:

- The previous application (56027) for two pitches on the same site granted permission on 7th April 2016, although hard standing has been laid, there has been no further development or occupancy, therefore as there does not appear to be a noticeable need in this location for two pitches, cannot see the justification for applying for an additional two pitches.
- The site is outside the settlement policy boundary, and with no close access to public transport, local facilities and schools, therefore cannot be considered as sustainable under DCLG Planning Policy for traveller sites published in August 2015 and JCS Local Plan Policy CP15.
- The Parish Council, when notified of the permission granted of 56027, were of the opinion that the planning officer did not give correct weight balance between benefits and impact as defined in NPPF, PPTS 2015, GTTA 2013 and EHDC Background Paper – Gypsies, Travellers & Travelling Show people June 2015. We also noted that the Planning Policy Officers had concerns that the allocations process was not complete, and that it would be premature to approve this site until the study is concluded. Subsequently the Parish Council detailed their concerns to Mr Simon Jenkins, Head of Planning. We have major concerns that any further permissions would still be premature.
- Whilst it is acknowledged that the local authority currently has a shortfall in gypsy and travellers sites, this should not be a reason to grant permission to an area that cannot clearly demonstrate a need, with two further sites already provided in the small-service centre location of Four Marks, additional sites could be considered as gross over-delivery.
- The landscape proposals are not detailed enough and do not provide adequate screening and therefore not compliant with policies CP15 and CP19.
- Concerns were expressed on the previous application that the proposed site has the potential to expand, which would cause significant harm to the surroundings, and in less than a year an additional application has been received to effectively double the size of the site. We have continued concerns that yet further pitches could be applied for at the rear of the site.

Should the planning officer, however, be minded to grant this application, the Parish Council would request that conditions are applied to this application, in that the site remains residential and at no time should there be any commercial activity. They would also ask please that the landscape proposals are greatly enhanced to provide adequate screening from all aspects and that the remainder of the land remains agricultural preventing any additional development of the site.

Notwithstanding the above condition request, the Parish Council respectfully asks that the Planning Officer refuses this application.

3. Reference No:53770 Comments by: 18th January 2017
Location: 19 Fairfield Green, Four Marks, GU34 5BL
Proposal: Single storey extensions to sides, new front porch, alterations to existing windows and door positions and conversion of garage to habitable accommodation
No objection.

4. Reference No: 55612/001 Comments by: 18th January 2017

Location: 29 Reads Field, Four Marks, GU34 5XA
Proposal: Conversion of garage to habitable accommodation and single storey extension to side
No objection.

5. Reference No:26655/017 Comments by: 12th January 2017
Location: 149 Winchester Road, Four Marks, GU34 5HY
Proposal: TPO Oak, reduce overhanging branches and limbs of the tree from property and land of 1A and 3 Goldcrest Way, giving 4 metre clearance from garage and property walls, and reduce top crown by 2 metres, finished height of 14 metres, crown thin by 20%. The Parish Council have no objections to this application in principle, however defer to the arboriculturist's decision.
6. Reference No:22334/009 For information only.
Location: Recreation Ground, Brislands Lane, Four Marks
Proposal: Oak T4, remedial works overhanging 2 Lily Road

Appeal Decisions

1. Reference No: 55959/001
Location: Land West of the Haven, Boyneswood Road, Medstead
Proposal: Outline application for 17 two-storey dwellings and 1 replacement dwelling with garaging, landscaping and access road for demolition of bungalow.
Decision APPEAL DISMISSED

17.06 PC PLANNING AND LOCAL ISSUES UPDATE

- Notification had been given that a hedgerow at 43 Blackberry Lane has been removed and is now subject to an enforcement enquiry.
- A query was raised over the lamp posts that have still not been removed from the new Shrave developments and whether this breach in planning was still being enforced. It was confirmed that they are in the process of being removed as it was noted that one of the developments lights were still on at 3.00am.
- Cllr Thomas presented some photographs of the removal and current condition of the Medstead Farm wildlife corridors, incomplete dormouse bridges and rubbish thrown in the corridors, and it was agreed that a strong letter should be sent to EHDC raising the Parish Council's concern at the developers total lack of respect for the wildlife conditions contained within their planning permission and would wholeheartedly support any action that the local authority take against the developer for their lack of compliance.

17.07 PC NEXT MEETING

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

17.08 PC The Chairman closed the meeting at 20.45pm

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Chairman