

Four Marks Parish Council

Minutes of the Meeting of the Planning Committee Held on Wednesday 3rd May 2017, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

MEMBERS PRESENT: Cllr Simon Thomas (Chairman), Cllrs Karin Black, Tim Brake, John Hammond, Kellie Knight and Anne Tomlinson
IN ATTENDANCE: Mrs Sarah Goudie (Clerk), 9 members of the public
APOLOGIES: None

17.33 PC OPEN SESSION:

Cllr Thomas opened the meeting and welcomed Councillors and members of the general public.

He invited those who wished to raise issues under the Open Session to speak.

Adrienne Crane spoke with reference to application 49452, 110 Hazel Road. Her concerns were; the lack of detail of the parking provision, bin storage for both 110 and the new dwelling, lack of access to the rear gardens, the incorrect detail on the garden sizes and the damage the proposed dwelling would cause to the local amenity.

Rebecca Wheeler also wished to raise concern over the same application and the complete loss of light her property would suffer if the proposed dwelling was granted permission, having two windows that side of her property.

Cllr Hammond spoke with reference to the Parish Council's general comments on tree applications and the customary referral to the Arboriculturalist, with no strong feelings either way. However in the light of the ever increasing removal of trees and hedges within the village, he was of the opinion that the Parish Council should take a firmer stance and asked for the introduction of a standard wording to reiterate the concerns with the increasing losses of the aforementioned vegetation.

It was agreed to approve this under the appropriate Agenda item.

Cllr Hammond referred to his email correspondence dated 23 April, following up a previous discussion about his proposal for the protection of all local trees, and Cllr Thomas confirmed that District Councillor Thomas would be responding, following her meeting with the Arboriculturalist, at the Full Council meeting on Wednesday 17th May.

Cllr Thomas thanked all members of the public for attending, and then as there were no further issues raised under the Open Session, the meeting commenced at 7.42pm and **Standing Orders were applied.**

17.34 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

17.35 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

17.36 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 5th April 2017, previously circulated, were proposed as a true record by Cllr Tomlinson seconded by Cllr Black, approved and signed by the Chairman.

There were no matters arising.

- Parking. The area indicated as the proposed parking allocation is currently a small landscaped area with shrubs and trees, which does not appear to be big enough for the required 2 car allocation for the size of dwelling proposed. There would also be a loss of amenity by removal of the landscaping.
- This is inappropriate residential garden development, and as such contrary to Policy 1 of the made Medstead & Four Marks Neighbourhood Plan, and overdevelopment of the plot.
- The bungalow opposite, and the adjacent property (69a Winchester Road), would suffer an unacceptable loss of light and local amenity.

The Council would also like to raise the question as to why this plot was not developed when the original houses were built, and ask that this is investigated further before any decision is made.

Decisions notified:

1. Reference No: 37505/005 PARISH: Four Marks
 Location: 18 Kingswood Rise, Four Marks, Alton, GU34 5BD
 Proposal: Oak at the front of the property and adjacent to the northern boundary. - crown reduce all round by 30% to leave finished height of 15m and finished crown spread (diameter) of 12m.
 Decision: CONSENT Decision Date: 24 March, 2017
2. Reference No: 55766/006 PARISH: Four Marks
 Location: Maytrees, 71 Lymington Bottom, Four Marks, Alton, GU34 5AH
 Proposal: Variation of condition 19 of planning permission 55766 to allow substitution of plans to allow changes to elevations and internal layout of plots 1, 2, 4 and 5 and to the boundary treatment of plot 5 (as amended by plans received 20 March 2017)
 Decision: PERMISSION Decision Date: 30 March, 2017
3. Reference No: 21763/004 PARISH: Four Marks
 Location: Westwood, 119 Lymington Bottom, Four Marks, Alton, GU34 5AH
 Proposal: Detached dwelling
 Decision: REFUSAL Decision Date: 28 March, 2017
4. Reference No: 56027/001 PARISH: Four Marks
 Location: Land West of Brambles, Willis Lane, Four Marks, Alton
 Proposal: Use of land for the stationing of caravans for residential purposes and the formation of hardstanding and dayrooms (as amplified by emails dated 23/12/16 & 1/2/17)
 Decision: PERMISSION Decision Date: 28 March, 2017
5. Reference No: 57102 PARISH: Four Marks
 Location: 9 Bogmoor Close, Four Marks, Alton, GU34 5DB
 Proposal: Single storey porch to front of house with tiled roof.
 Decision: PERMISSION Decision Date: 6 April, 2017
6. Reference No: 55093/001 PARISH: Four Marks
 Location: 2 St Margarets Mews, Winchester Road, Four Marks, Alton, GU34 5FW
 Proposal: Ash. T1 in TPO (EH 752)2009. Remove 3 lowest secondary branches growing down over the greenhouse and tip reduce the remaining lowest westerly limb by up to 2 metres leaving a total finished length from the main stem of approximately 5 metres.
 Decision: CONSENT Decision Date: 7 April, 2017
7. Reference No: 57127 PARISH: Four Marks
 Location: 17 Reads Field, Four Marks, Alton, GU34 5XA
 Proposal: Single storey front extension
 Decision: PERMISSION Decision Date: 10 April, 2017
8. Reference No: 55454/001 PARISH: Four Marks
 Location: 96A Blackberry Lane, Four Marks, Alton, GU34 5DJ
 Proposal: English Oak (T1) - crown reduction to points shown by red dotted line on photos, crown thin by 15%
 Decision: REFUSAL Decision Date: 7 April, 2017

9. Reference No: 55454/002 PARISH: Four Marks
 Location: 96A Blackberry Lane, Four Marks, Alton, GU34 5DJ
 Proposal: Ash (T2) at the front of 96a Blackberry lane and at the eastern end of Group 1 of Tree Preservation Order (EH881) 2011 - Fell.
 Decision: REFUSAL Decision Date: 7 April, 2017
10. Reference No: 57093 PARISH: Four Marks
 Location: 2 Blackberry Lane, Four Marks, Alton, GU34 5BN
 Proposal: Single storey extension to side and rear, new porch and a pitched roof over an existing flat roof to front of dwelling
 Decision: PERMISSION Decision Date: 19 April, 2017
11. Reference No: 25843/004 PARISH: Four Marks
 Location: 33a Telegraph Lane, Four Marks, Alton, GU34 5AX
 Proposal: Prior notification for a single storey development extending 8m beyond the rear wall of the original dwelling incorporating an eaves height of 3m and a maximum height of 3m
 Decision: Gen Permitted Development Conditional Decision Date: 19 April, 2017

17.38 PC APPEAL NOTIFICATIONS AND UPDATES

1. Reference: APP/M1710/W/16/3164918
 Location: Cardinals, Station Approach, Four Marks, GU34 5HN
 Proposal: Detached dwelling Start date 20th April 2017
 Cllr Thomas agreed to prepare additional representation to submit to the Planning Inspectorate.
2. Reference: APP/M1710/TPO/6078
 Location: 149 Winchester Road, Four Marks, GU34 5HY
 Proposal: Oak T21 (EH460) – Reduce significantly the overhanging branches and limbs of the tree from the property and land of 3 Goldcrest Way and 1A Goldcrest Way. Measured horizontally to give clearance of 4 metres of joint garage and property walls. Reduce top crown by 2 metres leaving finished height of 14 metres, crown thin by 20%

It was agreed that the Clerk should submit additional representation to support the Local Authority's decision using the newly agreed Parish Council's position on the unnecessary removal of trees and hedges within the village.

Following Cllr Hammond's request in the Open Session, it was agreed to introduce a policy for a greater stance in the protection of the trees and hedges and the wording as below would, when appropriate, be used for any tree applications.

"Four Marks Parish Council strongly object to the unnecessary removal of trees and hedgerows that offer positive amenity. Four Marks is recognised as a village of hedgerows and established trees and their retention are referred to in both the Medstead & Four Marks Neighbourhood Plan and Village Design Statement, being a long standing and fundamental character of this upland settlement"

It was agreed that the Clerk should also write to Diana Tennyson, and advise her of the new stronger stance that the Parish Council are taking on the unnecessary removal of trees and hedges and reiterate their thanks to her for her assistance will wildlife issues within the village.

Subsequent planning application received

9. Reference: 53153/001
 Location: 31 Chaffinch Road, Four Marks, GU34 5FG
 Proposal: Oak – reduce crown by 20% to leave finished height of 4m and finished spread (radius) of 2m, crown lift to 6m, deadwood.

FMPC object to this application. The proposals, if correct, leaving a finished height of just 4 metres and radius of 2 metres, appears an unnecessarily excessive reduction in size, and the Parish Council would only support such works if the Arboriculturalist was of the opinion that they were absolutely essential.

17.39 PC WILDLIFE CORRIDORS IN PLANNING APPLICATIONS

The Parish Council had been asked by Diana Tennyson to consider whether the Parish Council would consider taking control of wildlife corridors and buffer zones as part of planning consent for new developments, in order to control their future protection.

It was agreed to speak to the LPA to see if this condition could be incorporated into future applicable permissions, with request for a financial contribution from the developer to maintain the areas.

This issues would be discussed further at the Open Space Committee following this meeting.

17.40 PC NEXT MEETING

The next Planning Committee meeting is to be held on Wednesday 7th June 2017

17.41 PC The Chairman closed the meeting at 8.35 pm

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Chairman