

Four Marks Parish Council

Minutes of the Meeting of the Planning Committee Held on Wednesday 7th June 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, and Anne Tomlinson
IN ATTENDANCE: Mrs Lesley Chandler (Deputy Clerk), 5 members of the public
APOLOGIES: Cllr Janet Foster

17.42 PC ELECTION OF CHAIRMAN

Meeting was opened at 7.30pm with the election of a Chairman as per Standing Orders. The nomination of Cllr Simon Thomas was proposed by Cllr Brake, seconded by Cllr Hammond, and approved unanimously.

17.43 PC OPEN SESSION

Cllr Thomas opened the session by advising the members of the public that they have a maximum of 7 minutes to speak with such a busy agenda.

Councillors had no Public Speaking issues not on the Agenda.

A member of the public asked how applications proceed. Cllr Tomlinson advised that the public can stay to listen to the agenda debates, but cannot comment under Standing Orders. And comments agreed tonight will be shown in the draft and approved minutes of the meeting. Cllr Thomas advised that the Councillors were not trained Planning Officers or decision makers like our District Councillors. The Councillors will discuss the applications and come to a decision as a Consultee, which is then passed to the EHDC. The Parish Council comments are then looked at by the EHDC Officers recommend a decision - either approval or refusal.

Application: Timberline, 103 Lymington Bottom – Mr Richard & Mrs Sammy Coleman 25145/003

Room address by Mr Richard Coleman:-

It has been our home for 2 years and was always our plan to refurbish. However, these plans have been brought to a head due to recent electrical fire.

We would like to make this our forever home, and due to my decreased mobility need would like to make downstairs family friendly with downstairs bedroom for future carers and extend upstairs with a lift access. We would have liked to address the Parish Council prior to the Planning application and permission. We have discussed with neighbours either side and opposite who have seen the plans and have no obvious objections. The height of development will be similar to properties either side of us and opposite. The foot print will be less as we will be removing an existing utility room and extending upstairs. This is in keeping with neighbours. Requests will be made for no contractors vehicles on the road, especially as the property is on a bend. I would like to thank you for your time and ask if there are any questions from the Councillors.

Cllr Thomas said these looked straightforward and asked Mr Coleman if any pre-planning discussions with EHDC had taken place. Mr Coleman's response was "no, as the application was dealt with by an architect".

Application: Ashdell Farm, Headmore Lane – SDNP/17/02202/FUL – Mr & Mrs Merrix

Room addressed by Richard Goodall - Planning Consultant for Mr & Mrs Merrix

"I would like to speak less about the proposal which is self-explanatory, but more about recent case that has some parallels. I have forwarded a letter to the Clerk from Privett Parish Council regarding a recent appeal which we would like to be circulated to Councillors.

The site has been marketed as an employment site for over 2 years without success and there is universal neighbour support for changing the commercial use to residential. The policy situation is less straightforward. Policy CP10 is the General Housing Policy which does allow for the proposal of housing, but only does so if there is a community mandate for it. As a Parish if you do support it you have to express in forthright terms your support in a way more than the normal No Objection statement due to the way the policy is worded."

Cllr Thomas asked for the letter forwarded to the Clerk and appeal decision to be scanned and added to the minutes. Cllr Thomas advised that sending same day communications on planning matters is too late to be read by the Committee.

Mr Goodall continued that "the Privett Appeal was allowed but it shows that it wasn't clear from the Parish response that they actively supported it by just saying No Objection. We are effectively replying on Parish support.

The Pre-application has taken place and was not particularly favourable, but we seem to have a policy cul-de-sac that if the employment element is accepted in principle to go, that the policy situation does not give much scope for anything to take its place."

Cllr Thomas stated that the Appeal could not be considered at the Committee as it had not been read by Councillors, and so its relevance was unknown. He asked for the relevant CP10 quotation to be identified and questioned Mr Goodall's interpretation.

Cllr Thomas thanked Mr Goodall and asked if there were any questions.

Cllr Hammond asked for clarification with regard to the yard site being referred to a similar situation, what was the nature of site and building? Mr Goodall advised there were some parallels but it was not exact. The site was a commercial operation that had grown in scale and was surrounded by residential properties. The original commercial use was allowed on appeal. The commercial property was not marketed so there was an objection to the loss of employment. People around wanted it to see it gone so the application for housing of 2 dwellings on a bigger site than Ashdell Farm. It was promoted on CP10 broadly around a community mandate for development. It was surrounded by residential properties and the balance of the surrounding properties was shifting towards residential over the years. Location is Froxfield Road on a bend – garage is now 3 houses, which is a template for what we are hoping to do.

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.**

17.44 PC APOLOGIES FOR ABSENCE

Cllr Janet Foster – apologies sent due to prior meeting.
Mrs Sarah Goudie - Clerk

17.45 PC DECLARATIONS OF INTEREST

Cllr Tomlinson declared an interest in Item 6 – the site at Brambles, Willis Lane. Cllr's agreed that Cllr Tomlinson could remain in the room but could play no part in the debate on the application, nor contribute to or vote on any Comments proposed.

17.46 PC TERMS OF REFERENCE

Cllr Thomas proposed to adopt the existing Terms of Reference as there have been no major changes in the planning law or housing act, therefore no reason to change. Request made for Clerk to re-circulate for reference and for new Councillor's.

17.47 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 3rd May 2017, previously circulated, were proposed as a true record by Cllr Hammond, seconded by Cllr Thomas, approved and signed by the Chairman.

There were no matters arising.

17.48 PC PLANNING MATTERS

New applications:

1. Reference: 25145/003 Comments by:
Location: Timberline, 103 Lymington Bottom, GU34 5AH
Proposal: Increase in roof height to provide first floor accommodation, porch to front with ramp, following demolition of existing utility room.
The Parish council have No objections to this proposal.

2. Reference: 32126/003 Comments by:
Location: Magpie Lodge, Station Approach, Four Marks, GU34 5HN
Proposal: Two storey side extension to form garage with bedroom over and new driveway
The Parish Council object to this application. This new application does not appear to have been changed from the previous application, the Parish Council having now given due consideration to the proposals again, are of the opinion that this is overdevelopment of the plot and too close to the surrounding boundaries.

There are also concerns raised over the removal of a significant section of the hedge to incorporate a new access, which had not been made clear in the previous application.

3. Reference: 57195
Location: 25 Lily Road, Four Marks, GU34 5GF
Proposal: Single storey extension
Plans and elevations of poor standard. Very close proximity to boundary. Over development of site. Inappropriate and out of character to the original planning approval for such a new build. Unwelcome development on a newly built Allocated site. Objection.

4. Reference: SDNP/17/02202/FUL
Location: Ashdell Farm, Headmoor Lane, Four Marks, GU34 3ES
Proposal: Change of use from B8 industrial, storage and distribution to residential, construction of chalet style bungalow
The site is outside the SPB and Neighbourhood Plan area, and also within the South Downs National Park. It is a significant, but not overbearing, dwelling, similar to the existing property, and is not out of keeping or character. However it is residential use to replace a commercial storage barn. There is some support and sympathy for the application by 4 members of the Committee on "common-sense grounds", with 1 member abstaining. However there is no supporting written evidence of neighbours support. A recent Privett Appeal was referenced by the applicant's consultant at the last minute, but it has little relevance to this application on closer inspection. The proposed development is against Local Plan policies CP10, CP14 & CP19, and could set a precedent for future similar applications "in the countryside", although the Committee agreed that each application should be treated on its own merit. The Officer's pre-application advice is very clear. Objection on above Policy grounds.

5. Reference: 32417/005
Location: 9 Yarnhams Close, Four Marks, GU34 5DH
Proposal: Summer house
No objection.

6. Reference: 56027/003
Location: Land West of Brambles, Willis Lane, Four Marks
Proposal: Change of site layout with the inclusion of one additional caravan on each approved pitch (amendment to approved scheme 56027/001)

A new application for one extra travelling caravan for each of the four approved pitches and a significant change to the entrance location had not requested during the previous two applications – why not? The applicant made a significant verbal commitment about the entrance location remaining ‘in situ’ during the Planning Committee site visits. The Parish Council is surprised to see the entrance location change now proposed. The reasons proposed should have been considered and raised by the applicant at the two initial applications – the delivery of their mobile homes is surely a fundamental criterion? Other rural properties in the surrounding area have their on-site rear garden sewage tanks drained by the waste lorry parked in Willis Lane, with lengthy piping available for just this task. Access to the rest of the site should have been considered before now. The Planning Statement is a letter from the applicant with some contents that the Parish Council found surprising, and not relevant to a planning application. They use as justification for approval the prevention of trespass parking of travelling caravans on public land, the recreation ground, car parks etc. – this justification is not acceptable. If the Permissions already granted are not implemented due to a refusal of this new application that is the applicant’s choice and not a reason for approval. **STRONG OBJECTION.**

7. Reference: 56824/001
 Location: 36 Windmill Fields, Four Marks, GU34 5HL
 Proposal: Timber framed garage – lawful development certificate for an existing development
This is a retrospective application for a large structure, which should have been subject to the appropriate debate and reviews. Is it appropriate, is it over-development, and within policy? It should not be approved because the structure is already there. The Council questions if such a large structure is being used for any commercial purposes. If approved, we ask that all future development rights for conversion of the “garage” are removed. Objection.
8. Reference: 32373/001
 Location: 17 Windmill Fields, Four Marks, GU34 5HJ
 Proposal: First floor side extension and infilling of existing porch
Although a significant additional development, it is in character with surrounding properties. If approved, we ask for a Condition that the property cannot be split to become 2 separate dwellings in future. No Objection.
9. Reference: 37821/001 Comments by: 28 June 2017
 Location: 56a Blackberry Lane, Four Marks, GU34 5DF
 Proposal: Two English Oaks, prune as one, reduce to 7m only on west through to north sides to leave nicely rounded shape. Remove deadwood over 2.5cm. Thin by 15%. T1 lift over road to 5.5m thin by 20%. Remove deadwood over 2.5cm.
Four Marks Parish Council strongly object to the unnecessary pruning of trees and hedgerows that offer positive amenity. Four Marks is recognised as village of hedgerows and established trees and their retention are referred to in both the Medstead and Four Marks Neighbourhood Plan and Village Design Statement, being a long standing and fundamental character of this upland settlement. The Parish Council would only support such works if the Arboriculturalist was of the opinion that they were absolutely essential.

17.49 PC PLANNING MATTERS
Decisions notified:

1. Reference No: 33296/011 PARISH: Four Marks
 Location: 6 Blackberry Lane, Four Marks, Alton, GU34 5BN
 Proposal: Detached two storey accommodation and a communal living area building (C2) (amended description).
 Decision: WITHDRAWN Decision Date: 3 May, 2017

2. Reference No: 21260/010 PARISH: Four Marks
Location: Ashridge, 18 Boyneswood Road, Medstead, Alton, GU34 5DY
Proposal: Single storey extension after demolition of garage
Decision: PERMISSION Decision Date: 10 May, 2017

3. Reference No: 39569/003 PARISH: Four Marks
Location: 30 Penrose Way, Four Marks, Alton, GU34 5BG
Proposal: T1 - Goat Willow in the rear garden and adjacent to the southern most boundary. - Fell.
Decision: CONSENT Decision Date: 11 May, 2017

4. Reference No: 53803 PARISH: Four Marks
Location: The Hollies, The Shrave, Four Marks, Alton, GU34 5BJ
Proposal: Render and partially clad portions with timber, change glazing from white UPVC to grey UPVC
Decision: PERMISSION Decision Date: 11 May, 2017

5. Reference No: 25843/003 PARISH: Four Marks
Location: 33a Telegraph Lane, Four Marks, Alton, GU34 5AX
Proposal: Lawful development certificate proposed - two side extensions
Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED
Decision Date: 8 May, 2017

6. Reference No: 55121/003 PARISH: Four Marks
Location: 8 Vectis Close, Four Marks, Alton, GU34 5AB
Proposal: Rear single storey extension with plain tiled roof to provide new dining room. Reshaping of existing plain tiled roof at rear to provide more headroom to existing first floor accommodation. Removal of existing rooflights and provision of new rooflights. Rendering to existing walls of bungalow
Decision: PERMISSION Decision Date: 8 May, 2017

7. Reference No: 57074 PARISH: Four Marks
Location: 1A Lymington Rise, Four Marks, Alton, GU34 5BA
Proposal: Conversion of garage to habitable accommodation by replacing door with wall and window
Decision: PERMISSION Decision Date: 16 May, 2017

8. Reference No: 24292/004 PARISH: Four Marks
Location: Thistledown Farm, Alton Lane, Four Marks, Alton, GU34 5AJ
Proposal: Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.250 metres and a maximum height of 4 metres
Decision: Gen Permitted Development Approval Decision Date: 17 May, 2017

9. Reference No: 56656/002 PARISH: Four Marks
Location: 3 Fairfield Green, Four Marks, Alton, GU34 5BL
Proposal: Pitched roof to garage
Decision: PERMISSION Decision Date: 17 May, 2017

10. Reference No: 57086 PARISH: Four Marks
Location: 39 Penrose Way, Four Marks, GU34 5BG
Proposal: Conversion of upper floor of detached garage to office/gym
Decision: PERMISSION Decision Date: 19 May 2017

17.50 PC APPEAL NOTIFICATIONS AND UPDATES

131 Winchester Road – awaiting Inspector’s decision
Cardinals, Station Approach - representation submitted
Virginia, Lymington Bottom – Inspector not appointed yet

17.51 PC NEXT MEETING

The next Planning Committee meeting is to be held on Wednesday 5th July 2017

17.52 PC The Chairman closed the meeting at 8.50 pm

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Chairman