

Four Marks Parish Council

Minutes of the Meeting of the Planning Committee Held on Wednesday 2nd August 2017, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

MEMBERS PRESENT: Cllr Simon Thomas (Chairman), Cllrs Karin Black, Tim Brake and Anne Tomlinson
IN ATTENDANCE: Mrs Sarah Goudie (Clerk), Cllr Janet Foster, 7 members of the public
APOLOGIES: Cllr John Hammond
ABSENCE: None

17.62 PC OPEN SESSION

The Chairman opened the meeting and welcomed members of the public and invited them to speak.

David Aston, together with two other members of the public wished to speak with reference to the latest application for Maytrees, 71 Lymington Bottom (55766/008), to once again to vary condition 1 to allow a further substitution of plans.

The original plans clearly show permeable brick paving, however a large truncated area of tarmac has been laid, which is already breaking up. This raises serious concerns over drainage and water run-off, and one of the attendees had evidence of a river of water running off the area, he was advised to send this to the planning officer. It is understood that a drainage engineer is due to visit the site and carry out an investigation, Cllr Thomas confirmed that any report should be available on the planning portal. None of the neighbours were notified of this subsequent application and they are all very worried about the implications of the increased water run-off. The site has completely changed the street scene and all in attendance expressed concern as to how the developer has been allowed to get away with their continual breach of conditions. Cllr Thomas confirmed that the Parish Council would, again, support them and do everything to assist them in relation to Planning Policies.

Diana Tennyson, also raised concern over the large expanse of tarmac stating that this is not wildlife friendly, she confirmed she had been involved with the site since the initial tree felling prior to development, however was reassured as neighbouring properties had purchased the field behind, so there was still wildlife access.

She was also concerned with the proposed removal of trees at Green Lea, The Shrave, as there had been a good deal of tree loss prior to the construction of Handyside Place, and that these trees were important for both wildlife and amenity for residents of both Handyside Place and The Shrave. She also confirmed that the strip of land down the side of the application site which had been put up for sale on Monday, had now been withdrawn from the market.

17.63 PC APOLOGIES FOR ABSENCE

An apology for absence had been received by Cllr John Hammond, which was approved by the Committee.

17.64 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

17.65 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 7th June 2017, previously circulated following amendments made at the previous meeting, were proposed as a true reflection of the meeting, by Cllr Tomlinson, seconded by Cllr Brake, approved by members and signed by the Chairman.

The Minutes of the Planning Committee Meeting held on Wednesday 5th July 2017, previously circulated, were proposed as a true reflection of the meeting, by Cllr Brake, seconded by Cllr Thomas, and signed by the Chairman.

Matters arising:

- The Clerk confirmed that the proposal for the timescale (48 hours or more) for document submission for planning meetings had been approved at the Full Council Meeting and was now in force. No additional documents had been received for this meeting.

17.66 PC PLANNING MATTERS

New applications:

1. Reference No. 26306/010

Location: Glenthorne, 20 Lymington Bottom, Four Marks, GU34 5AA
Proposal: Detached timber/shed store

No objection to the proposed application, but note and support the Arboriculturalist's comment requesting a condition that works need to be carried out in strict accordance with the submitted Arboricultural Method Statement to ensure there is no damage to the RPA of the tree awarded protection.

2. Reference No: 55766/008

Location: Maytrees, 71 Lymington Bottom, Four Marks, GU34 5AH
Proposal: Variation of Condition 1, to allow substitution of plans

The Parish Council strongly OBJECT to this fourth application for variation of conditions, three of which have been submitted retrospectively.

Drainage

There is already serious concern that this development has had a noticeable effect on the water run-off into Lymington Bottom, a historical river bed. The large expanse of tarmac, the reason why permeable block paving was specified, will undoubtedly exacerbate what is already a serious issue. The removal of all the soft landscaping will only add to the problems already encountered.

The potential flooding issues will have a long term and detrimental effect on neighbouring properties, putting them at all at risk of excess flooding, together with safety issues for both road users and pedestrians. This is the main route to the Primary School. This must be addressed as a matter of urgency.

Landscaping

The proposed variation changes the surface of the development from the approved block permeable paving to a large truncated area of tarmac, the soft landscaping from the whole of the side and front of Plot 5 has been removed, and a significant reduction of turfed area at the front of plots 1 and 2, completely urbanising what is supposed to be a rural development.

The newly proposed landscaping of this development bears no resemblance whatsoever to the plans granted permission on 30 January 2015, and now completely negates all of the planning guidance as set out in the endorsed and adopted Four Marks Village Design Statement, as follows;

Landscaping on larger sites

- *Large areas of tarmac should be avoided. A range of surface materials should be used to enhance and differentiate roadways and parking areas.*
- *Boundaries should be defined with appropriate planting and fences. Where boundary walls are needed they should be of attractive brick and/or flint work with scope for planting in front of them*

Gardens

- *The appropriate boundary treatment is crucial to any development in Four Marks. Where ever possible, this should be indigenous hedging and trees, which retains the rural character of Four Marks, highly valued by its residents, and which helps to protect and enhance the landscape and wildlife value of gardens.*

- *Any fencing should be appropriate for a rural area, ie. Hazel weave, post and rail or possibly picket. Panel fencing is the least acceptable form of fencing. Where possible any fencing should be interplanted with indigenous hedging.*
- *Appropriate treatment of all boundaries of gardens is vitally important to create maintain wildlife corridors.*

The street scene and rural aspect of this area of Lymington Bottom has been dramatically changed by this development, without the seemingly deliberate omission of the proposed soft landscaping, to negate the effect. No consideration has been given to the loss of amenity to neighbouring properties, with hedges ripped out and the planting that has been carried out to date completely inadequate and already failing.

This developer has disrespectfully flouted the conditions laid out in the decision notice, made a mockery of the planning system, and ignored every recommendation contained within the Village Design Statement, and as such the Parish Council strongly requests that the planning officer refuses this application and ensures that the tarmac is replaced by the approved permeable block paving and the landscaping is returned to that detailed in the approved proposals without delay.

3. Reference No. 36729/004

Location: 3 St Faith Close, Four Marks, GU34 5AY

Proposal: T2 Sycamore fell, T1 Sycamore, reduce height by 5-6 metres, and reduce sectors by 1.5-3m depending upon crown positioning in tree to leave finished height of 13m and spread of 9m, crown thin by 10%, crown lift up to 4m. T3 Sycamore, reduce height by 5-6 metres, and reduce sectors by 1.5-3m depending upon crown positioning in tree to leave finished height of 13m and spread of 9m, crown thin by 10%, crown lift up to 4m.

The Parish Council do not support the unnecessary pruning or removal of trees and hedgerows that offer positive amenity, and would only support such works if the Arboriculturalist was of the opinion that they were absolutely essential, and therefore defer to his decision.

Four Marks is recognised as a 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.

4. Reference No: 22086/009

Location: Green Lea, The Shrave, Four Marks, GU34 5BJ

Proposal: T1 Oak, fell, T2 Larch, fell

The Parish Council strongly object to this application, and refer Officers to their decision refusal item 2 for 22086/007 in July 2015. The report is confusing, the map showing the tree location is misleading and contrary to the statement, with the protected trees clearly seen from the western frontage. Ivy can be easily removed, this is not a reason for the removal of a tree.

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5. Reference No: 24292/006

Location: Thistledown Farm, Alton Lane, Four Marks, GU34 5AJ

Proposal: Two storey extension to side (right), single storey extension to rear, single storey extension to side (left) and new garage after demolition of existing garage.

The Parish Council have no objection to this application.

6. Reference No: 57451

Location: The Haslemere, 37A Telegraph Lane, Four Marks, GU34 5AX

Proposal: Face back to boundary overhanging vegetation and tree branches of holly, hazel, oak, honeysuckle, cherry, laurel and hawthorn. Oak – reduce recently lost apical leader branch to 6m monolith

The Parish Council do not support the unnecessary pruning or removal of trees and hedgerows that offer positive amenity, and would only support such works if the Arboriculturalist was of the opinion that they were absolutely essential. However in this instance, it appears that the works are necessary and would not object to the proposed works, but defer to the Arboriculturalist's decision.

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7. Reference No: 55451/002

Location: Glenmore, 27 Lymington Bottom, Four Marks, GU34 5AA

Proposal: Sycamore – Fell trees 4, 8 and 9 on plan/photo

The Parish Council strongly object to this application

The Parish Council do not support the unnecessary pruning or removal of trees and hedgerows that offer positive amenity, and would only support such works if the Arboriculturalist was of the opinion that they were absolutely essential. In this instance, and due to the already high amount of trees already removed in this location, cannot see the justification to remove another three. Although it may be appropriate to remove either T8 or T9 to ground level (but not both) as one could be inhibiting the other's growth, but would insist that the removed tree is replaced. However, will defer to the Arboriculturalists decision.

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8. Reference No: 55258/011

Location: Land North of Boyneswood Lane, Medstead

Proposal: Deed of Variation of permission 55258/004 and appeal decision M1710/A/14/2225146

Although not a formal consultee, Four Marks Parish Council, being the neighbouring parish, fully support Medstead Parish Council and the Housing Officer on their objections to this application, and wholly concur with their reasons.

17.67 PC PLANNING MATTERS

Decisions notified:

- 1.** Reference No: 25145/003 PARISH: Four Marks
Location: Timberline, 103 Lymington Bottom, Four Marks, Alton, GU34 5AH
Proposal: Increase in roof height to provide first floor accommodation, porch to front with ramp, following demolition of existing utility room
Decision: PERMISSION Decision Date: 3 July, 2017
- 2.** Reference No: 32417/005 PARISH: Four Marks
Location: 9 Yarnhams Close, Four Marks, Alton, GU34 5DH
Proposal: Summer house
Decision: PERMISSION Decision Date: 6 July, 2017
- 3.** Reference No: 57195 PARISH: Four Marks
Location: 25 Lily Road, Four Marks, Alton, GU34 5GF
Proposal: Single storey extension

Decision: PERMISSION Decision Date: 4 July, 2017
Reference No: 56824/001 PARISH: Four Marks
Location: 36 Windmill Fields, Four Marks, Alton, GU34 5HL
Proposal: Lawful development certificate for an existing development - Timber framed garage
Decision: WITHDRAWN Decision Date: 12 July, 2017

4. Reference No: 25256/039 PARISH: Medstead
Location: Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton
Proposal: Variation of condition 4 of 25256/032 to allow condition to read as follows - 'Phase 1 and phase 3 will be swapped over, the site compound is relocated to the northern boundary and the addition of a temporary 2m high close board fence from no. 7 to no. 4 watercress way will replace the heras tree protection fencing - due to noise and dust concerns raised by the residents.
Decision: PERMISSION Decision Date: 10 July, 2017

5. Reference No: 56027/003 PARISH: Four Marks
Location: Land West of Brambles, Willis Lane, Four Marks, Alton
Proposal: Change of site layout with the inclusion of one additional caravan on each approved pitch (amendment to approved scheme 56027/001) (as amplified by emails received 10/6/17 & 9/7/17)
Decision: REFUSAL Decision Date: 14 July, 2017

6. Reference No: 37821/001 PARISH: Four Marks
Location: 56a Blackberry Lane, Four Marks, Alton, GU34 5DF
Proposal: Oaks (G1) - 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%. Oak (T1) - Lift over road to 5.5m. Thin by 20%. Remove deadwood over 2.5cm
Decision: CONSENT Decision Date: 20 July, 2017

7. Reference: SDNP/17/02202/FUL PARISH: Four Marks
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.
Decision: REFUSAL Decision Date: 12 July 2017

17.68 PC APPEAL NOTIFICATIONS

1. Reference: APP/M1710/TPO/6078
Location: 149 Winchester Road, Four Marks
Proposal: Oak tree reduction
Decision: Dismissed

17.69 PC UPDATE ON PLANNING RELATED ISSUES

Cllr Thomas advised members that during his attendance at July meetings, the Secretary of State, had confirmed at that time that, by the end of July, government will have produced a new national methodology to estimate each LPAs housing need. However it has now been confirmed by DCLG that this was now, unsurprisingly, not being brought forward until the Autumn.

There had been a very productive meeting recently between the Neighbourhood Plan Steering Group Chairman and Secretary, and both Chairs of the respective Planning Committees with Simon Jenkins, Head of Planning and Victoria Potts at EHDC with reference to the Settlement Policy Boundary review. It was understood by EHDC that both Medstead and Four Marks, being active and progressive parishes, should not be penalised for having already reviewed and set their SPBs in the Neighbourhood Plan and Local Plan Part 2 Allocations. This understanding will be communicated to EHDC DPP, other Planning Officers and is supported by our Ward Councillors.

Cllr Thomas also reminded members of the Planning Evening at Penns Place on Wednesday 16th August, at 6.30pm, currently Cllrs Thomas, Hammond, Brake and the clerk are attending.

17.70 PC NEXT MEETING

The next Planning Committee meeting is to be held on Wednesday 6th September 2017

17.71 PC The Chairman closed the meeting at 8.40pm

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Chairman