

Four Marks Parish Council

Minutes of the Meeting of the Planning Committee Held on Wednesday 4th October 2017, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

MEMBERS PRESENT: Cllr S Thomas (Chair), Cllrs Karin Black, Tim Brake, John Hammond and Anne Tomlinson
IN ATTENDANCE: Mrs Sarah Goudie (Clerk), Cllr Janet Foster
APOLOGIES: None

17.87 PC OPEN SESSION

Cllr Hammond confirmed that, following the site visit, and agreement to the proposed location for the sign, the proposed installation date was 25th October, in time for Remembrance Sunday.

The Clerk raised the issue of relocating the Parish Office to a more easily accessible premises, and it was agreed to add this to a future Agenda for discussion at Full Council.

The Open Session closed at 8.40pm. **Standing Orders were applied.**

17.88 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

17.89 PC DECLARATIONS OF INTEREST

There were no declarations of interest

17.90 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 6th September 2017, previously circulated were proposed as a true reflection of the meeting, by Cllr Brake, seconded by Cllr Tomlinson, approved by members and signed by the Chairman.

The Minutes of the Extra-Ordinary Planning Committee Meeting held on Wednesday 13th September, also circulated prior to the meeting, were proposed as a true reflection of the meeting, by Cllr Brake, seconded by Cllr Tomlinson, approved by members and signed by the Chairman.

The Clerk confirmed that both additional representations had been sent to the Planning Inspectorate, receipt of both had been acknowledged. Cllr Brake advised that the distance from the proposed development site to the nearest bus stop was actually 0.7 of a mile, not one mile, but as the representation had been submitted, it was agreed to leave the comment as it stands.

There were no further matters arising.

17.91 PC PLANNING MATTERS

New applications:

1. Reference No: 55451/003
Location: Glenmore, 27 Lymington Bottom, Four Marks, GU34 5AA
Proposal: Variation of Condition 5 of 55451/001 – to allow substitution of plans

The Parish Council have no objections in principle to any of the proposed changes, but would comment as follows:

Plot 1. No objection.

Plot 5. No objections in principle, but were unable to see where the proposed location of the car port was, as there was no updated site plan or block plan available incorporating the proposed change.

Plot 6. No objection.

Plot 8. No objection.

Plot 9. No objection to either proposed change, however there does not appear to be an original plan of the proposed garage, so were unable to compare the actual changes to be made.

2. Reference No: 36729/006
Location: 3 St Faith Close, Four Marks, GU34 5AY
Proposal: T1 and T3 Sycamores crown thin by 20% and crown lift up to 4 metres
T2 Sycamore fell (already approved)

The Parish Council note that permission has already granted to fell T2, and that this a second amended application to reduce the remaining Sycamores, and would reiterate the Council's initial comments in that they 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 the works were appropriate and necessary, and therefore defer to his decision.

3. Reference No: 25382/020 Comments by: 13th October 2017
Location: Belford House, 93 Lymington Bottom, Four Marks, GU34 5AH
Proposal: White Poplar, T16 – remove

The Parish Council would like to question that the correct tree has been identified for removal as T16 does not appear to overhang the neighbouring property, if the plan on the Arboricultural Impact Assessment is correct. If T16 is the correct tree, the report does not give a recommendation to remove the tree itself, just the deadwood.

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 the works were appropriate and essential, and therefore defer to his decision.

Four Marks is recognised as a village of hedgerows and established trees and their retention area 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: 50826/002
Location: Twelford, 1 Thorn Lane, Four Marks, GU34 5BT
Proposal: Single storey side and rear extension following demolition of garage and store
No objection.

5. Reference No: 56824/002
Location: 36 Windmill Fields, Four Marks, GU34 5HL
Proposal: Retention of detached timber garage for secure storage of private collection of classic vehicles.

The Parish Council have no objection in principle to the retention of the garage, however would respectfully request two conditions:

- That there is never a commercial business run from the premises, to respect the amenity of the local residents.
- That the building cannot be converted to residential at any time in the future.

6. Reference No: 22160/010
Location: 1 Gloucester Close, Four Marks, GU34 5HX
Proposal: Oak T1, crown raise secondary growth on south side of canopy up to 9 metres. Reduce lowest elongated limb by 2 metres leaving a finished length of 7 meters. Reduce multiple elongated limbs on the North East facing side up to maximum of 2 metres leaving the crown spread 7 metres, to produce a balanced even canopy. 20% thin throughout the canopy to allow more light through.

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 the works were appropriate and essential, and therefore defer to his decision.

7. Reference No: 57537

Location: 7 Penrose Way, Four Marks, GU34 5BG

Proposal: Oak – reduce southerly canopy towards house by 3-4m, reduce upper part of westerly canopy by 3m, reduce and crown lift easterly canopy by 3m, crown lift canopy by up to 3m to leave a finished height of 9.5m and finished spread (radius) of 7m and crown lift to 3m.

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 the works were appropriate and essential, and therefore defer to his decision on these proposals. However would like to question the proposed dimensions, is the proposed finished spread (diameter?) 7 meters or radius 7 metres?

8. Reference No: 22086/008

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

Proposal: Conversion of chalet bungalow to form two chalet bungalows, driveway and drainage works

The Parish Council have no objection to this proposal, however would like to ensure that the RPA's are fully protected during the construction process and would ask that the Arboricultural Officer is satisfied that the proposals contained within the arboricultural report are adequate and can ensure that they will be strictly adhered to.

9. Reference No: 51273/001

Location: 1 St Faith Close, Four Marks, GU34 5AY

Proposal: Copper beech, reduce crown to leave finished crown height of 20m and spread (radius) on side of Meryon House of 5m, crown thin by 20%

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 the works were appropriate and essential, and therefore defer to his decision.

17.92 PC PLANNING MATTERS

Decisions notified:

1. Reference No: 57451

PARISH: Four Marks

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

Proposal: 1. Face back to southern boundary vegetation & tree branches overhanging the footpath to the south and adjacent to the rear boundary of 41 Telegraph Lane (as shown on application plan) up to a maximum height of 5 metres.
2. Oak on Southern boundary and approximately 6 metres east of rear entrance gate to 41 Telegraph Lane. - reduce / high pollard to 6m monolith.

Decision: CONSENT

Decision Date: 12 September, 2017

2. Reference No: 55451/002

PARISH: Four Marks

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

Proposal: Sycamore 8 and 9 on plan & photo standing on the eastern rim of the dell behind the property and forming part of Group 1 of Tree Preservation Order (EH947) 2014. (Tree T4 shown on the plan and photo is not covered by the Tree Preservation Order) - Fell.

Decision: REFUSAL

Decision Date: 12 September, 2017

3. Reference No: 56936

PARISH: Medstead

Location: Lymington Farm Industrial Estate, Lymington Bottom Road, Medstead,

Proposal: Five units for A1, A2 & B1 (office), seven residential units following demolition of existing commercial building, associated landscaping, ancillary space and car parking (as amended by plans received 26 January 2017)

Decision: PERMISSION Decision Date: 13 September, 2017

4. Reference No: 57445 PARISH: Four Marks
Location: 8 Handyside Place, Four Marks, Alton, GU34 5FX
Proposal: Attached garage to side
Decision: PERMISSION Decision Date: 22 September, 2017

5. Reference No: 25256/041 *PARISH: Medstead*
Location: Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton (previously Boyneswood Lodge GU34 5DY)
Proposal: Display of 10 flag poles and flags and 5 free standing signs
Decision: CONSENT Decision Date: 27 September, 2017

17.93 PC UPDATE ON PLANNING RELATED ISSUES

There were no updates on any planning related issues, however reference was made the announcement made at the Conservative Party Conference that day over the proposal for provision of affordable housing and it was agreed that, in the light of this, and comments made at the recent meeting at EHDC, that additional suitable sites may need to be identified. There are a significant number of SHLAA sites registered with EHDC in both Four Marks and south Medstead already.

A query was raised whether there had been any decision as yet on the retrospective changes proposed at the Maytrees, 71 Lymington Bottom site, and it was confirmed there had been no decision as yet, and confirmed that another concern had been raised as the approved 5 bedroomed property, was being marketed as six bedroomed property.

17.94 PC NEXT MEETING
Wednesday 1st November 2017, 7.30pm at the Village Hall.

17.95 PC The Chairman closed the meeting at 8.30pm

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Chairman