

## **Four Marks Parish Council**

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 1<sup>st</sup> November 2017, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks**

**MEMBERS PRESENT:** Cllr S Thomas (Chair), Cllrs Karin Black, John Hammond, Shaun McCarthy and Anne Tomlinson  
**IN ATTENDANCE:** Mrs Sarah Goudie (Clerk), Cllr Janet Foster, 6 members of the public  
**APOLOGIES:** Cllr Tim Brake

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#### **17.96 PC OPEN SESSION**

Mr David Aston, Lymington Bottom, asked for clarification that, following a notification made on the Parish Council website, a planning application had been submitted by Gladman Developments. Cllr Thomas confirmed that this was the case and it was awaiting validation, the Parish Council, as yet, had received no details of the application, but that it was likely to be in the planning system and open for comment within the next couple of weeks. The Planning Committee would be discussing the application when it had been circulated.

Mr Aston also wished to raise his ongoing concern over the non-compliance of the landscaping plan and the now dead beech hedging plants. Cllr Thomas confirmed that the officers were aware of the outstanding issues and were in contact with the developer.

Mr Arthur Barlow, 44 Lymington Bottom queried the comment that the Parish Council had requested a formal consultation from Gladman Developments, and that this had, to date, been rejected, and wanted to know why this had been asked for. Cllr Thomas advised that all developers and agents were encouraged to hold consultations within the Parish prior to applications being submitted to give all members of the community an opportunity to comment and this had been done on several occasions in the past. He also advised those members in attendance that they had requested a private meeting with the Parish Council in a letter that, due to the fact it had been incorrectly addressed, was received after the leaflet circulation to some local residents. This had been rejected as it was not Parish Council policy to hold such meetings, hence the request for a public consultation.

Mr Frank Maloney asked if there was to be any reference to the Appeal outcome on 115 Lymington Bottom. Cllr Thomas confirmed that this would be reported under Planning Matters.

The Open Session closed at 7.41 pm. **Standing Orders were applied.**

#### **17.97 PC APOLOGIES FOR ABSENCE**

An apology for absence had been received from Cllr Brake, which was accepted by all members.

#### **17.98 PC DECLARATIONS OF INTEREST**

There were no declarations of interest

#### **17.99 PC COMMITTEE MINUTES**

The Minutes of the Planning Committee Meeting held on Wednesday 4<sup>th</sup> October 2017, previously circulated were proposed as a true reflection of the meeting, by Cllr Tomlinson seconded by Cllr Thomas, approved by members and signed by the Chairman.

There were no matters arising.

#### **17.100 PC PLANNING MATTERS**

##### **New applications:**

1. Reference No: 57086/001  
Location: 39 Penrose Way, Four Marks, GU34 5BG
- Comments by: 30<sup>th</sup> October 2017

- Proposal: Retention of conversion of upper floor of detached garage to office/gym  
No objection.
2. Reference No: 32794/003 Comments by: 6<sup>th</sup> November 2017  
Location: Hawthorn Cottage Farm, Willis Lane, Four Marks, GU34 5AP  
No objection.
3. Reference No: 21567/002 Comments by: 6<sup>th</sup> November 2017  
Location: Autumn Cottage, Kitwood Lane, Four Marks SO24 0DB  
Proposal: Increase in roof height to form first floor living accommodation with dormer windows to front and rear  
No objection, providing the application has followed planning guidance and complies with the relevant policies for development outside the settlement policy boundary, and that the planning officer is satisfied that there are no issues with loss of privacy due to the increase in height of the dwelling.
4. Reference No: 56928 Comments by: 8<sup>th</sup> November 2017  
Location: 9 Princes Place, Four Marks, GU34 5FU  
Proposal: Conversion of internal garage to office, replace garage door with window and brick surround  
No objection.
5. Reference No: 26778/003 Comments by: 9<sup>th</sup> November 2017  
Location: Old Orchard, 86 Telegraph Lane, Four Marks, GU34 5AW  
Proposal: Detached dwelling after demolition of existing  
No objection.
6. Reference No: 52141/003 Comments by: 10<sup>th</sup> November 2017  
Location: Badgers Retreat, 30a Telegraph Lane, Four Marks, GU34 5AX  
Proposal: T1 Oak, crown lift up to 5m, tip back limb in service lines to give clearance of 1m from service wires/telegraph pole, remove crossing branches, T2 Beech, crown lift to 5m, remove crossing branches

The Parish Council do not support the unnecessary pruning or removal of trees and hedgerows that offer positive amenity, however would support the proposal as detailed if the Arboriculturalist was of the opinion that the works were appropriate and necessary, and therefore defer to his decision.

7. Reference No: 55712 Comments by: 24 October 2017  
Location: The Barn, Alton Lane, Four Marks  
Proposal: Conversion of Barn to residential with associated parking and landscaping (additional information received on 10/10/2017 – structural condition report)

As this appears to be a pre-decision amendment, and such only 14 days were allowed for comment, by the time this meeting was held, the deadline for additional comments had passed, however the Clerk submitted the following response on behalf of the Parish Council, following confirmation by the Planning Committee Chairman, as the additional documentation did not address any concerns previously raised.

*The Parish Council have nothing further to add to their original comment submitted on 8 May, and still strongly object to this application.*

There was nothing further to add following the discussion at the meeting.

**Late applications:**

Following approval by all members, two late planning items, which had been circulated prior to the meeting were discussed, as follows:

8. Reference No: 23072/013 Comments by: 23 November 2017  
Location: Highdown, Boyneswood Road, Medstead, GU34 5DY  
Proposal: Beech (T3) raise eastern canopy to 3-4m above garden and adjacent footpath



The decision is still awaited however on the Appeal submitted by Westwood, the neighbouring property.

Cllr Thomas confirmed that, as referenced in the Open Session, a planning application had been submitted by Gladman Developments and was currently awaiting validation. The only details that are known at the moment are the ones contained within the brochure. Any application outside the settlement policy boundary, contravening a number of policies contained with the Local and Neighbourhood Plans, was very likely to be refused, and combined with the consistent level of positive outcome of recent appeal decisions, can be relatively hopeful that this application will not be granted permission. A senior planning officer at EDHC would be dealing with this application and are already in contact with our Ward's District Councillors.

It was agreed that all Council members should be invited to the relevant Planning Committee meeting when the application is validated and open for public comment.

**17.102 PC DEVELOPERS CONTRIBUTIONS S106 AGREEMENTS**

The Clerk reported in more detail the new procedure for claiming for S106 agreements, however there were still concerns over the way the system appears to have failed, and that the outstanding monies for recent projects had not been paid, nor any confirmation received that they were likely to be. A further four requests had been submitted this week and although confirmation had been sent acknowledging their receipt, there was still no further idea as to when the outstanding £34,902 was due to be paid.

The Clerk also advised that other parishes were taking it upon themselves to check historical S106 agreements to ensure that all monies had been allocated appropriately to check against the new spreadsheet once issued.

Although there are probably very few amounts left to be collected in Four Marks, as all the new development is in Medstead, it may well be a good exercise for the Council to undertake to ensure that there were no anomalies, particularly as the draft spreadsheet was showing the Charles Church contributions incorrectly.

Cllr Thomas confirmed he had historically compiled a list some years ago, which would be a starting point to work from.

**17.103 PC CONSULTATION: PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACES**

Due to the fact that two very similar consultation emails had been circulated, it was agreed to re-send the email with reference to the above consultation to refresh memories, and if there were any comments to submit them directly to the Clerk for compilation as appropriate.

**17.104 PC HARAH: RURAL HOUSING SURVEY**

The response to this survey should reflect the fact that Four Marks have already provided affordable housing and were not able at this time to look at further provision options. The survey should be responded to appropriately.

**17.105 PC NEXT MEETING**

Wednesday 6<sup>th</sup> December 2017, 7.30pm at the Village Hall.

**17.106 PC The Chairman closed the meeting at 8.35pm**

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Chairman