

## FOUR MARKS PARISH COUNCIL

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 3<sup>rd</sup> January 2018, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks**

**MEMBERS PRESENT:** Cllr S Thomas, (Chair) Cllrs John Hammond, Shaun McCarthy and Anne Tomlinson  
**IN ATTENDANCE:** Ms Sarah Goudie (Clerk), 1 member of the public  
**APOLOGIES:** Cllr T Brake  
**ABSENCE:** Cllr K Black

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#### **18.01 PC OPEN SESSION**

Cllr Thomas opened the meeting and asked for items for the Open Session.

Mr David Aston, wished the members a Happy New Year, and asked if there had been any changes or developments with reference to the application 56082/001 Mount Royal, Lymington Bottom. Cllr Thomas confirmed that apart from usual and expected developer's reports to answer Consultees questions, there is unlikely to be anything further heard until the end of the month, when EHDC should make a decision before the application expiry date - as is normal planning practice. Mr Aston once again thanked the Parish Council for their support with reference to the aforementioned application.

Cllr Tomlinson asked when the list following the latest call for SHLAA sites was likely to be published. Cllr Thomas confirmed that due to changes to the SHLAA sites assessment procedures any SHLAA list was not likely to be confirmed, nor published, for some time as each site has to be reviewed against a new criteria methodology.

This SHLAA call is part of the Local Plan Part 3 work, primarily related to the Gypsy & Travellers sites allocation and it also includes a Settlement Policy Boundary review – the NPSG recommendation is to retain the Neighbourhood Plan SPB, but EHDC have to have a standard and defensible methodology.

Cllr Hammond requested that, when the list was published, and SHLAA sites in Four Mark are identified and confirmed, would it be possible to hold a discussion or involving the residents, to identify preferred sites.

Cllr Thomas agreed the Parish Council should discuss the appropriate methods after the full list is published by EHDC.

There being no further items, the Open Session closed at 7.50pm. **Standing Orders were applied.**

#### **18.02 PC APOLOGIES FOR ABSENCE**

An apology was received from Cllr Tim Brake due to work commitments, the apology was accepted.

#### **18.03 PC DECLARATIONS OF INTEREST**

There were no declarations of interest

#### **18.04 PC COMMITTEE MINUTES**

The Minutes of the Planning Committee Meeting held on Wednesday 6<sup>th</sup> December 2017, previously circulated, following a reference change to Minute 17.112, Appeal Decision, Westwood, 119 Lymington Bottom, were proposed as a true reflection of the meeting, by Cllr Tomlinson seconded by Cllr McCarthy, approved by members and signed by the Chairman.

There were no matters arising.

## 18.05 PC PLANNING MATTERS

### New applications:

1. Reference No: 23291/028  
Location: Lymington Farm Industrial Estate, Lymington Bottom Road, Medstead  
Proposal: Change of use and redevelopment to provide a terrace comprising three residential dwellings

Four Marks Parish Council do not support this application, corroborating the comments made by Medstead Parish Council that this proposal is not compliant with Policy 3 of the Medstead & Four Marks Neighbourhood Plan, nor EHDC's JCS Policy CP6, in safeguarding sites for employment.

The Parish Council are concerned that the proposed development is overbearing and dominant in height, design and layout, thus in conflict with Policy CP29 of the EHDC Local Plan and Government advice in section 7 of the NPPF. At 59 dwellings per hectare, it is over development of the site and more consistent with an urban development, which concurs with the Landscape Officer's comments.

Highways have also raised concerns with the proposals as submitted and, therefore, taking all the issues raised, the Parish Council object to the application.

2. Reference No: 25145/004  
Location: Timberline, 103 Lymington Bottom, Four Marks, GU34 5AH  
Proposal: L shaped single storey extension to rear

Four Marks Parish Council have no objection to the proposed L shaped single storey extension to the rear, in addition to the recently approved and marginally changed extension plans, approved under 25145/003, however would like to comment on the proposed new driveway exit, as shown in drawing RC-001-RC-014. The Parish Council would like to request that there is minimal hedge loss in creating the new access point, and suggest a permeable surface for the extended driveway, as it is well known that Lymington Bottom is a historic river bed with regular problems with water run off following heavy rain.

3. Reference No: 22237/006  
Location: The Wrekin, The Shrave, Four Marks, GU34 5BJ  
Proposal: Two storey front and side extensions, single storey rear extension following demolition of garage/utility

Four Marks Parish Council would like to object to this application which, although is in the Parish of Chawton, is in the settlement of Four Marks.

The proposals would affect the amenity of the neighbouring and adjacent properties, as the proposals are overbearing and out of scale. The proposed extensions would dominate the host property and not be subservient to the main dwelling, resulting in overdevelopment of the plot. The resultant dwelling would have a detrimental effect on the street scene, being visible from the main A31.

The proposals are contrary to Policy HE2 of EHDC Local Plan Second Review, CP29 of the JCS Local Plan, Government advice in Section 7 of the National Planning Policy Framework and guidance contained within Four Marks Parish Council's own adopted Village Design Statement for residential extensions, and therefore respectfully ask the Planning Officer to refuse this application.

4. Reference No: 57586  
Location: Chards House, Station Approach, Four Marks GU34 5HN  
Proposal: Oak framed car barn/car port  
No objection. Comments by: 18<sup>th</sup> January 2018
5. Reference No: 57632  
Location: 21 Hazel Road, Four Marks, GU34 5EY  
Comments by: 18<sup>th</sup> January 2018

Proposal: Proposed porch to infill below the existing canopy, windows and door to be white upvc  
No objection.

6. Reference No. 36394/004  
Location: Hawthorn Lodge, 14 Kingswood Rise, Four Marks, GU34 5BD  
Proposal: Oak – crown reduce by 15% and remove dead branches

The Parish Council do not support the unnecessary pruning or removal of trees and hedgerows that offer positive amenity. However in this instance would be supportive of the proposed works if the Arboriculturalist is of the opinion that these works are essential to the health of the tree and are kept to a minimum.

## 18.06 PC PLANNING MATTERS

### Decisions notified:

1. Reference No: 51273/001 PARISH: Four Marks  
Location: 1 St Faith Close, Four Marks, Alton, GU34 5AY  
Proposal: Copper Beech (T1 in Tree Preservation Order (EH273) 1992) - Crown thin by 20% and prune back north western side of the canopy to achieve a clearance from the fabric of Meryon House of no more than 2 metres.  
Decision: CONSENT Decision Date: 29 November, 2017
2. Reference No: 56928 PARISH: Four Marks  
Location: 9 Prince's Place, Four Marks, Alton, GU34 5FU  
Proposal: Conversion of internal garage to office. Replace garage door with window and brick surround.  
Decision: PERMISSION Decision Date: 27 November, 2017
3. Reference No: 26778/003 PARISH: Four Marks  
Location: Old Orchard, 86 Telegraph Lane, Four Marks, Alton, GU34 5AW  
Proposal: Detached dwelling after demolition of existing (amended by plans received on 20/10/17 and 22/11/17)  
Decision: PERMISSION Decision Date: 1 December, 2017
4. Reference No: 52141/003 PARISH: Four Marks  
Location: Badgers Retreat, 30a Telegraph Lane, Four Marks, GU34 5AX  
Proposal: Oak T1 - crown lift to 5m, tip back limb in service lines to give clearance of 1m from service wires/telegraph pole, crown thin by 10% to remove crossing branches.  
Beech T2 - crown lift to 5m, crown thin by 10% to remove crossing branches.  
Decision: CONSENT Decision Date: 5 December, 2017
5. Reference No: 23072/013 PARISH: Four Marks  
Location: Highdown, Boyneswood Road, Medstead, Alton, GU34 5DY  
Proposal: Beech (T3) - raise eastern canopy to 3-4m above garden and adjacent footpath  
Decision: CONSENT Decision Date: 18 December, 2017
6. Reference No: 57585 PARISH: Four Marks  
Location: 8 Maple Place, Four Marks, Alton, GU34 5GL  
Proposal: Prior notification for single storey development extending 3.5m beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8m and a maximum height of 3.35m  
Decision: Gen Permitted Development Conditional  
Decision Date: 18 December, 2017

7. Reference No: 53305/016 PARISH: Medstead  
Location: Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton  
Proposal: Deed of Variation of S106 Agreement on application 53305/001 to vary the planning obligation for affordable housing to consist of three Shared Equity units (plots 18,19 and 20).  
Decision: APPROVAL Decision Date: 19 December, 2017

**18.07 PC PLANNING UPDATE – OTHER MATTERS**

There were no additional planning matters discussed, as these were covered under discussions within the Open Session.

**18.08 PC EHDC CONSULTATIONS**

• **LOCAL INFORMATION REQUIREMENTS**

The Clerk briefly outlined the changes contained within the consultation, and it was agreed that the Clerk would circulate the email for consideration and comment at the Full Council meeting on Wednesday 17<sup>th</sup> January 2018.

• **DRAFT SUPPLEMENTARY PLANNING DOCUMENTS**

The Clerk briefly outlined the content of the consultations, and as above it was agreed that the Clerk would circulate the email for consideration and comment at the Full Council meeting on Wednesday 17<sup>th</sup> January 2018.

**18.09 PC NEXT MEETING**

Wednesday 7<sup>th</sup> February 2018, 7.30pm at the Village Hall.

**18.10 PC The Chairman closed the meeting at 8.32pm**

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Chairman