

## **Four Marks Parish Council**

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 6<sup>th</sup> December 2017, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks**

**MEMBERS PRESENT:** Cllr A Tomlinson, (Chair) Cllrs Tim Brake, John Hammond and Shaun McCarthy  
**IN ATTENDANCE:** Mrs Sarah Goudie (Clerk), 2 members of the public  
**APOLOGIES:** Cllr S Thomas  
**ABSENCE:** Cllr K Black

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#### **17.107 PC OPEN SESSION**

Due to the fact that Cllr Thomas was unavoidably detained and unable to make the meeting, Cllr Anne Tomlinson took the Chair and opened the meeting, inviting comments for the open session.

David Aston and Arthur Barlow wished to thank the Parish Council for their support and detailed objection submitted with reference to application 56082/001, Mount Royal, 46 Lymington Bottom, and were delighted to note that there were 428 public objections, and commented on the strong village feeling over this application. When asked, the Clerk confirmed that there was unlikely to be a decision before the end of January. It was noted that Diana Tennyson had been carrying out subsequent wildlife surveys, with further surveys to be carried out in the Spring, which would be vital should the application be refused and the applicant goes to Appeal.

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

#### **17.108 PC APOLOGIES FOR ABSENCE**

An apology was received from Cllr Simon Thomas, his apology was accepted.

#### **17.109 PC DECLARATIONS OF INTEREST**

There were no declarations of interest

#### **17.110 PC COMMITTEE MINUTES**

The Minutes of the Planning Committee Meeting held on Wednesday 1<sup>st</sup> November 2017, previously circulated, were proposed as a true reflection of the meeting, by Cllr McCarthy seconded by Cllr Hammond, approved by members and signed by the Chairman.

There were no matters arising.

#### **17.111 PC PLANNING MATTERS**

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

1. Reference No: 57585  
Location: 8 Maple Place, Four Marks GU34 5GL  
Proposal: Prior notification for single storey development extending beyond 3.5 beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8m and a maximum height of 3.35m  
  
No comment.
2. Reference No: 57419  
Location: Haystacks, Barn Lane, Four Marks GU34 5JA  
Proposal: Detached wooden garage, detached stable, tack room, mower store and workshop/cart store  
  
No objection.
3. Reference No: 23626/003  
Location: 70 Blackberry Lane, Four Marks, GU34 5DG

Proposal: T1 Oak, crown lift to 4m and crown thin by 30% and remove ivy from trunk

Due to the current local tendency of removal of trees and hedges and heightened concerns that the village is losing its identity, particularly in areas such as Blackberry Lane, the Parish Council would not support any 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 the absolute minimum.

4. Reference No: 30065/025  
Location: Ranch Farm Industrial Park, Four Marks, GU34 5AP  
Proposal: Lawful Development Certificate for an Existing Use – change of use of land for the siting of a mobile home for residential purposes.  
No objection.
5. Reference No: 30065/026  
Location: Ranch Farm Industrial Park, Four Marks, GU34 5AP  
Proposal: Lawful Development Certificate for an Existing Use – change of use of land for the siting of a mobile home for residential purposes.  
No objection.
6. Reference No: 57556  
Location: Watercress House, The Shrave, Four Marks, Alton, GU34 5BH  
Proposal: Ash (A1) - Thin 20%. Ash (A2) - Fell. Ash (A3) - Thin 20% Ash (A4) - Fell. Oak (O1) - Thin 20%. Oak (O2) - Thin 20%. Oak (O3) - Thin 20%. Oak (O4) - Thin 20%. Oak (O5) - Thin 20%. Hawthorn (H1) - Fell. Hawthorn (H2) - Fell. Hawthorn (H3) - Fell. Hawthorn (H4) – Fell

Whilst this application is not in the Parish of Four Marks, the property is on the periphery of the village and due to the extent of the works proposed to trees that are part the landscape as you approach and leave the village, the Parish Council would like to comment on this application.

Four Marks Parish Council do not support any unnecessary pruning or removal of trees and hedgerows that offer positive amenity and form an integral part of the landscape, and are extremely concerned over the amount of trees to be felled within this proposal. Unless there was a good reason in that they are diseased or of a health and safety concern, would have to object to their removal, and if that is the case, then would request an agreed replacement planting plan put in place to ensure the rural nature of this location is kept.

Whilst objecting to the removal of the trees, the Parish Council do acknowledge that some of the trees identified for pruning work may well benefit from some essential maintenance to ensure their health and vitality for the future, but would ask that any pruning work is kept to an minimum.

7. Reference No: 57551  
Location: 29 Lily Road, Four Marks, GU34 5FG  
Proposal: Garage door to existing car port  
No objection, providing it is in keeping with the immediate vicinity.

#### **LATE APPLICATIONS:**

As the following applications reach their deadline prior to the next Planning Committee Meeting it was agreed to discuss the following applications, received since the agenda was issued, as follows:

8. Reference No: 51953/001  
Location: Land West of 15 Kingswood Rise, Four Marks  
Proposal: T1 Oak, reduced spread on Eastern side towards grounds of no. 15 to leave spread of 7m  
The Parish Council would not support any 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.

9. Reference No: 54621/001

Location: 22 Kingswood Rise, Four Marks

Proposal: T1 Oak – crown reduction to 11m with a radial breach spread of 6m to north, east and west and 3.5m to south, crown lift to 4m and remove epicormic growth.

The Parish Council would not support any 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.

10. Reference No: 50679/002

Location: Public Open space between 45-47 Penrose Way, Four Marks

Proposal: T1 Black pine – remove pendulous branch from SE canopy (origin at circa 10m) pruning back to parent limb; reduce 2 x branches extending over ridge line of dwelling by up to 2m back to appropriate natural target pruning points to achieve a western spread of no less than 7m and no more than 8m (with position determined by appropriate pruning points to avoid stubs). Remove cones from above grounds of no 45.

The Parish Council would not support any 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.

## 17.112 PC PLANNING MATTERS

### Decisions notified:

1. Reference No: 36729/006

PARISH: Four Marks

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

Proposal: T1 Sycamore. The most easterly of 3 Sycamores in the rear garden of the property. - Crown thin by 20% and Crown lift up to 4 metres.  
T3 Sycamore The most westerly of 3 Sycamores in the rear garden of the property - Crown thin by 20% and Crown lift up to 4 metres.

Decision: CONSENT Decision Date:

2. Reference No: 25382/020

PARISH: Four Marks

Location: Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH

Proposal: White poplar T16 - remove

Decision: WITHDRAWN Decision Date: 2 November, 2017

3. Reference No: 57530

PARISH: **Chawton**

Location: Land at Herries to Little Oaks, rear of 6 Hunters Drive, Four Marks, Alton

Proposal: Oak Tree on top of railway embankment - Fell

Decision: REFUSAL Decision Date: 6 November, 2017

4. Reference No: 56824/002

PARISH: Four Marks

Location: 36 Windmill Fields, Four Marks, Alton, GU34 5HL

Proposal: Retention of detached timber garage for secure storage of private collection of classic vehicles

Decision: PERMISSION Decision Date: 6 November, 2017

5. Reference No: 57086/001

PARISH: Four Marks

Location: 39 Penrose Way, Four Marks, Alton, GU34 5BG

Proposal: Retention of conversion of upper floor of detached garage to office/gym

Decision: PERMISSION Decision Date: 8 November, 2017

6. Reference No: 28581/001

PARISH: **Chawton**

Location: Bramble Dene, The Shrave, Four Marks, Alton, GU34 5BH

- Proposal: 2 storey extension to side and increase of boundary wall to 1.5 metres [further amended plans received 30.10.17]  
Decision: PERMISSION Decision Date: 17 November, 2017
7. Reference No: 22160/010 PARISH: Four Marks  
Location: 1 Gloucester Close, Four Marks, Alton, GU34 5HX  
Proposal: Oak (T4 in Tree Preservation Order (EH709) 2006 - Crown lift to 5 metres (without removing any major structural limb) and crown reduce lateral branches by 20% to leave a finished crown spread radius of 7 metres (no reduction in height and no crown thinning).  
Decision: CONSENT Decision Date: 17 November, 2017
8. Reference No: 55275/004 PARISH: Four Marks  
Location: Land East of Kitwood Place, Lyeway Lane, Ropley, Alresford, SO24 0DA  
Proposal: Lawful development certificate existing - use of land for external storage (class B8)  
Decision: LAWFULNESS CERTIF - EXISTING - REFUSED  
Decision Date: 17 November, 2017
9. Reference No: 50826/002 PARISH: Four Marks  
Location: Twelford, 1 Thorn Lane, Four Marks, Alton, GU34 5BT  
Proposal: Single storey side and rear extension following demolition of garage and store.  
Decision: PERMISSION Decision Date: 17 November, 2017
10. Reference No: 32794/003 PARISH: Four Marks  
Location: Hawthorn Cottage Farm, Willis Lane, Four Marks, Alton, GU34 5AP  
Proposal: Replacement tractor and implement store  
Decision: PERMISSION Decision Date: 20 November, 2017
11. Reference No: 57537 PARISH: Four Marks  
Location: 7 Penrose Way, Four Marks, Alton, GU34 5BG  
Proposal: Oak in rear garden - Crown lift to 3 metres, tip reduce the southern section of the canopy to leave a finished crown spread (radius) of 7 metres and tip reduce the north western stem of the tree to leave a finished height of 11.5 metres tall.  
Decision: CONSENT Decision Date: 22 November, 2017
12. Reference No: 24292/006 PARISH: Four Marks  
Location: Thistledown Farm, Alton Lane, Four Marks, Alton, 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 (amended by plans received on 9/10/17 and 15/11/17)  
Decision: PERMISSION Decision Date: 21 November, 2017

### **Appeal Decision**

1. Reference No: 21763/004  
Location: Westwood, 119 Lymington Bottom, Four Marks, GU34 5AH  
Proposal: Detached dwelling  
Appeal Decision ALLOWED Decision Date: 3<sup>rd</sup> November 2017

The Clerk confirmed that a letter had been sent to the Planning Inspectorate highlighting the concerns raised over the decision not to impose the condition with reference to times of construction times and delivery vehicles, and that a response had been received. However, the response appears contradictory and supportive of our concerns, but Councillors are wary that this may be a typographical error. The response was also supportive of the fact that the inspector was provided with insufficient evidence, for instance, accident stats and figures for vehicle movements, to impose the condition. The Clerk raised concern that the Inspector may not have been given all the details that were provided within the previous application that was withdrawn, which clearly showed the issue with traffic, however concern was raised that the Inspector did not carry out due diligence and if they had, would have seen all the information verifying the concerns. It was agreed that a further letter should be sent highlighting

the apparent support and to try and ascertain whether the Inspector was actually in possession of all relevant information.

The Clerk was asked to draft a response for approval.

**17.113 PC PLANNING UPDATE – OTHER MATTERS**

There were no further planning issues to discuss.

**17.114 PC WARD BOUNDARY COMMISSION CONSULTATION**

Following receipt of a copy of the submission from the EHLA in response to the above consultation, where they raise their concern of over estimating the electorate and propose splitting the area into three single councillor wards, following discussion, the Councillors agreed that, they were supportive of the original proposal of a three councillor ward, as proposed, rather than three single wards, and that our comment should reflect that. It was agreed that a confirmation email that all Councillors were in agreement with the supportive comment, prior to submission before the deadline of 11 December 2017.

**17.115 PC NEXT MEETING**

Wednesday 3<sup>rd</sup> January 2018, 7.30pm at the Village Hall.

**17.116 PC The Chairman closed the meeting at 8.25pm**

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Chairman