

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 7th February 2018, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

MEMBERS PRESENT: Cllr S Thomas, (Chair) Cllrs Tim Brake, John Hammond, Shaun McCarthy and Anne Tomlinson
IN ATTENDANCE: Ms Sarah Goudie (Clerk), 1 member of the public
APOLOGIES: None

18.11 PC OPEN SESSION

Cllr Thomas opened the meeting, welcomed members and the member of the public and asked for items for the Open Session.

A resident in attendance from Badger Close had no issues to raise but just wished to sit in on the meeting.

Cllr Brake raised the Brislands Lane/Lymington Bottom junction works and expressed his extreme concern over the protruding kerbstones and that fact that larger vehicles would have extreme difficulty turning right into Brislands Lane from Lymington Bottom and from Blackberry Lane to Brislands Lane. Cllr Thomas advised that a complaint should be made sooner rather than later, and Cllr Brake agreed to write an email to Cllr Rob Humby highlighting the concerns. The Clerk advised that Cllr Kemp Gee was meeting with Cllr Rob Humby that day to talk about the ongoing issues with this junction.

Cllr Thomas reported on the previous evening's Community Forum meeting at Alton, which he had attended with Cllrs Hammond and Foster. All had been disappointed with the poor turnout particularly as the presentations were extremely informative. Cllr Thomas and Cllr Hammond felt that the subject of the development of community resilience and the importance of having household action plans in place should be shared with the wider community. The Clerk reported that Cllr Foster had already been in contact to ask them to speak at the APM.

The Clerk raised a letter she had been sent as an occupant of a unit in the Lymington Barns complex with reference to Article 4 (1) Direction; Removal of permitted development rights for changes of use from office/light industry to residential. It was agreed to circulate the letter for discussion and comment at next month's Planning Committee meeting.

Cllr McCarthy questioned works that were being carried out on some trees with TPO's on in Hunters Drive and, as no application appears to have been submitted, it was agreed to investigate and advise the Planning Authority, as appropriate.

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

18.12 PC APOLOGIES FOR ABSENCE

There were no apologies for absence. The Clerk informed the members of Cllr Black's resignation from the Committee. The Chairman thanked Cllr Black for her commitment and participation during the past year.

18.13 PC DECLARATIONS OF INTEREST

There were no declarations of interest

18.14 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 3rd January 2018, previously circulated, were proposed as a true reflection of the meeting, by Cllr Tomlinson seconded by Cllr Tomlinson, approved by members and signed by the Chairman.

There were no matters arising.

18.15 PC PLANNING MATTERS

New applications:

1. Reference No: 37901/003
Location: Public Open Space, 26-28 Kingswood Rise, Four Marks
Proposal: T1 oak – fell – tree in decline
T2 oak – reduce overhang of no 28 reducing canopy spread
T3 oak – reduce back from house to leave 4m canopy spread
Plant 3 x Quercus robur, within 1m radius of mulch circles

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 consider that the works are appropriate and necessary.

The Parish Council are pleased, however, to note the proposal to replace T1 with three Quercus robur, but are concerned that the suggested whips or feathered trees would not be adequately sized replacements in an area of public open space with little or no protection. A more substantial size would be favoured, and would suggest a larger more robust replacement with a minimum 10-12 cm girth, more in line with other recent local Parish Council open space planting.

2. Reference No: 37932/009
Location: The Walk, 55 Lymington Bottom, Four Marks, GU34 5AH
Proposal: T1 Horse Chestnut – reduce external canopy by a max of 2m (keeping wound size below 70mm, leaving finished radius of approximately 4m and finished height of approx. 14m)

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 considers that the proposals are reasonable and would not be detrimental to the health of the tree.

3. Reference No: 25843/005
Location: 33a Telegraph Lane, Four Marks, GU34 5AX
Proposal: Lawful development certificate proposed – detached garage
No objection

4. Reference No: 25843/005
Location: 33a Telegraph Lane, Four Marks, GU34 5AX
Proposal: Prior notification for two single storey developments extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.5 metres and a maximum height of 2.9 metres

No objection

18.16 PC PLANNING MATTERS

Decisions notified:

1. Reference No: 57419 PARISH: Four Marks
Location: Haystacks, Barn Lane, Four Marks, Alton, GU34 5JA
Proposal: Detached wooden garage, detached stable, tack room, mower store and workshop/cart store
Decision: PERMISSION Decision Date: 22 December, 2017
2. Reference No: 34918/008 PARISH: Four Marks
Location: 70 Winchester Road, Four Marks, Alton, GU34 5HR
Proposal: Variation of condition number 14 of planning permission 34918/005 to allow substitution of plan showing the new position of windows W7 and W9 on the rear elevation (amended drawings received 13/11/2017)
Decision: PERMISSION Decision Date: 21 December, 2017

3. Reference No: 23626/003 PARISH: Four Marks
 Location: 70 Blackberry Lane, Four Marks, Alton, GU34 5DG
 Proposal: Oak (T1 in Tree Preservation Order (EH 426) 2000) - Crown Lift to 5 metres.
 Decision: CONSENT Decision Date: 28 December, 2017
4. Reference No: 21567/002 PARISH: Four Marks
 Location: Autumn Cottage, Kitwood Lane, Four Marks, Alton, SO24 0DB
 Proposal: Increase in roof height to form first floor living accommodation, dormer windows to front and rear and extension to front (AMENDED DESCRIPTION 07/11/2017 AND ADDITIONAL INFORMATION RECEIVED 02/01/2018).
 Decision: PERMISSION Decision Date: 3 January, 2018
5. Reference No: 57556/001 PARISH: Chawton
 Location: Watercress House, The Shrave, Four Marks, Alton, GU34 5BH
 Proposal: Ash (A1) - Thin 10%. Ash (A2) - Fell. Ash (A3) - Thin 10%. Ash (A4) - Fell. Oak (O1) - Thin 20%. Oak (O2) - Thin 20%. Oak (O3) - Thin 20%. Oak (O4) - Thin 10%. Oak (O5) - Thin 20%. Hawthorn (H1) - Fell. Hawthorn (H2) - Fell. Hawthorn (H4) - Fell. (position of trees and reference numbers as shown on application plan).
 Decision: CONSENT Decision Date: 11 January, 2018
6. Reference No: 57551 PARISH: Four Marks
 Location: 29 Lily Road, Four Marks, GU34 5GF
 Proposal: Garage door to existing car port
 Decision: PERMISSION Decision Date: 19th January, 2018
7. Reference No: 51953/001 PARISH: Four Marks
 Location: Land West of 15 Kingswood Rise, Four Marks
 Proposal: T1 Oak, northernmost tree – reduce spread on eastern side towards grounds of no. 15 to leave spread of 7m
 Decision: CONSENT Decision Date: 23rd January 2018
8. Reference No: 50679/002 PARISH: Four Marks
 Location: Public Open Space between 45-47 Penrose Way, Four Marks
 Proposal: T1 black pine, pruning, various
 Decision: CONSENT Decision Date: 23rd January 2018
9. Reference No: 55712 PARISH: Four Marks
 Location: The Barn, Alton Lane, Four Marks, Alton
 Proposal: Conversion of building to residential with associated parking and landscaping (additional information received on 10/10/2017 - Structural Condition Report).
 Decision: PERMISSION Decision Date: 24 January 2018
10. Reference No: 56082/001 PARISH: Four Marks
 Location: Mount Royal, 46 Lymington Bottom, Four Marks, Alton, GU34 5AH
 Proposal: Outline application - residential development of up to 65 dwellings with public open space, landscaping and sustainable drainage systems (SuDS) and the demolition of one dwelling to form a vehicular access point from Lymington Bottom. (Means of access to be considered)
 Decision: REFUSAL Decision Date: 30 January 2018

Late decision notified:

11. Reference No: 25145/004 PARISH: Four Marks
 Location: Timberline, 103 Lymington Bottom, Four Marks, Alton, GU34 5AH

Proposal: Modifications to permission 25145/003 including: removal of two dormers in rear (east) roof slope and provision of five rooflights in rear (east) roof slope, first floor window in side (south) elevation, three rooflights in side (north) roof slope, addition of an 'L' shaped single storey extension to rear and minor ground floor fenestration changes. (description amended by email dated 15 January 2018).

Decision: PERMISSION Decision Date: 31 January 2018

18.17 PC PLANNING ISSUES – UPDATE

- Government policies – 5 year review and other policy changes.
Cllr Thomas confirmed that the Local Plan Part 3 was being rolled into the 5 year review. A Committee working group had been established, which the District Councillor was a member of and taking a very keen interest in. The aim is to ensure that the local authority is vulnerable as short a time as possible for speculative development. Cllr Thomas emphasised that it must be communicated to the local community that this is the Government changing direction and not the Local Authority. The Local MP, Damian Hinds, has already been lobbied to speak to the housing minister to emphasise the fact that this new direction unfairly penalises those authorities like EHDC for having a local plan in place, and had been made aware of the displeasure of both the district and parish councillors.
- Neighbourhood Plan
Conversations had been had with the local authority and the Neighbourhood Plan Steering Group. Although the Government have imposed the new regulations, it does appear that they didn't realise that it would affect incumbent Neighbourhood Plans as there is no link. A meeting has been arranged on 6th March with Simon Jenkins and Vicky Potts to see what needs to be done and Cllr Thomas advised he will be able to report back at the next Planning Committee meeting. It may be that as the plan is not yet 5 years old, it may still be viable, even when the Local Plan is 'out of date'.

A question raised was, how do we build a non-sustainability argument? It was agreed that this should be investigated.
- Cllr Thomas advised that a 'stop notice' had been served on the area outside the site where permission had been granted on the Land West of Brambles, Willis Lane, as hard standing had been laid where landscaping was proposed.
- There had been further notification that the Ward Boundary Review proposals had been amended although there were no changes to the original proposals for Four Marks, but Alton and Horndean and Rowlands Castle. This had been circulated, but it was agreed there was no further comments to make.
- Cllr Tomlinson referred to the draft Ropley Neighbourhood Plan, that had been circulated, highlighting some interesting items; no two dwellings should be the same, a restriction on construction traffic and changes of use. It was agreed that Four Marks Parish Council should submit a formal comment on the proposals and it was agreed that this should be an Agenda item, either at the Planning Committee or Full Council dependent upon the consultation deadline.

18.18 PC NEXT MEETING

Wednesday 7th March 2018, 7.30pm at the Village Hall.

18.19 PC The Chairman closed the meeting at 8.28pm

.....
Chairman