

FOUR MARKS PARISH COUNCIL

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

MEMBERS PRESENT: Cllr S Thomas, (Chair) Cllrs Shaun McCarthy and Anne Tomlinson
IN ATTENDANCE: Ms Sarah Goudie (Clerk), Cllr Janet Foster and no members of the public
APOLOGIES: Cllrs Tim Brake and John Hammond

18.20 PC OPEN SESSION

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

Cllr Tomlinson raised a planning issue that she had been made aware of, but that had not been notified to the Parish Council nor local residents, however during the course of the meeting, automatic notification did come through and the application will be discussed at the next planning committee meeting.

Cllr Foster advised members that the Clerk had been approached by the landlord of the Parish Office, who was unilaterally removing the current peppercorn rent privilege and increasing the rent to current market value. It was agreed that all options would be need investigated and brought back to Full Council for decision.

There being no further items, the Open Session closed at 7.45pm. **Standing Orders were applied.**

18.21 PC APOLOGIES FOR ABSENCE

Apologies for absence was received from Cllrs Tim Brake and John Hammond, both apologies were noted and accepted.

18.22 PC DECLARATIONS OF INTEREST

There were no declarations of interest

18.23 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 7th February 2018, previously circulated, were proposed as a true reflection of the meeting by Cllr McCarthy, seconded by Cllr Tomlinson, approved by members and signed by the Chairman.

Matters arising:

- The Clerk confirmed that she had tried to contact the tree officer with reference to the alleged works that had been carried out on a tree awarded protection to the rear of a property in Hunters Drive, but despite having sent a reminder email, had still to date received no response.

18.24 PC PLANNING MATTERS

New applications:

1. Reference No: 57689
Location: Land rear of Winchester road, Gloucester Close & St Faiths Close
Proposal: TPO EH709 – Oak Tree – Prune 3 to 4 metres

The Clerk presented to members various items of documentation to identify the location of the relevant trees under the above TPO, including photographs, as the sketch plan included in the planning documentation was indecipherable. The Clerk also had for reference the documents referring to the planning application for the properties in Cotswold Close, in which the tree officer confirmed that he was satisfied with the proximity of the gable end of house to the Oak Tree awarded protection.

The Parish Council would like to raise the following concerns over this planning application:

- The application title indicates that it is just T1 of TPO EH709 that they wish to prune back, however note the text contained within the application form itself intimates that they would like to apply for works to both T1 and the trees within G1.
- Whilst supportive of the removal of deadwood for health and safety reasons, both T1 and G1 lie within the SINC and wildlife buffer zone respectively, and any additional works may not only have a detrimental effect on the trees themselves but on the surrounding wildlife. Please note the lower left limb of T1 houses a bat box.
- The tree officer confirmed, following a change in layout of the initial Reserved Matters application (22160/006), that he was satisfied with the proximity of the tree to the house in Plot 7 (now 5 Cotswold Close) which was built in accordance with the submitted Arboricultural Method statement and tree protection plan.

Four Marks 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 is of the opinion that the works are absolutely essential to the health of the tree.

Therefore, in summary, the Parish Council would be supportive of the removal deadwood of all trees contained within G1 and T1, which does not require an application, however would only support minimal pruning providing it is essential to the health of the tree and would not have any undue effect on the protected wildlife.

18.25 PC PLANNING MATTERS

Appeals notified:

1. Reference: 22086/009 Appeal Ref: APP/M1710/TPO/6669
Location: Green Lea, The Shrave, Four Marks
Proposal: T2 Larch, the most northerly tree in Group 2 of TPO EH727 – Fell

It was agreed that no additional representation would be submitted.

Decisions notified:

1. Reference No: 54621/001 PARISH: Four Marks
Location: 22 Kingswood Rise, Four Marks, GU34 5BD
Proposal: T1 Oak, crown reduction to 11m with a radial branch spread of 6m to north, east and west and 3.5m to south, crown lift to 4m and remove epicormic growth
Decision: CONSENT Decision Date: 7 February 2018
2. Reference No: 36394/004 PARISH: Four Marks
Location: Hawthorn Lodge, 214 Kingswood Rise, Four Marks, GU34 5BD
Proposal: T1 Oak, crown reduce by 15% and remove dead branches.
Decision: CONSENT Decision Date: 7 February 2018
3. Reference No: 57632 PARISH: Four Marks
Location: 21 Hazel Road, Four Marks, Alton, GU34 5EY
Proposal: Infill porch below the existing canopy and change windows and door to white upvc.
Decision: PERMISSION Decision Date: 9 February 2018
4. Reference No: 57586 PARISH: Four Marks
Location: Chards House, Station Approach, Four Marks, Alton, GU34 5HN
Proposal: Oak framed car barn/carport
Decision: PERMISSION Decision Date: 9 February 2018
5. Reference No: 30065/026 PARISH: Four Marks
Location: Ranch Farm Industrial Park, Willis Lane, Four Marks, Alton, GU34 5AP
Proposal: Lawful Development Certificate for an Existing Use - Change of use of land for the siting of a mobile home used for residential purposes.

Decision: LAWFULNESS CERTIF - EXISTING - PERMITTED
Decision Date: 22 February 2018

6. Reference No: 25843/005 PARISH: Four Marks
Location: 33a Telegraph Lane, Four Marks, Alton, GU34 5AX
Proposal: Prior notification for three 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 [amended description]
Decision: Gen Permitted Development Conditional
Decision Date: 21 February 2018
7. Reference No: 30065/025 PARISH: Four Marks
Location: Ranch Farm Industrial Park, Willis Lane, Four Marks, Alton, 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
Decision: CERTIFICATE OF LAWFULNESS - PERMITTED
Decision Date: 21 February 2018

Late decision notified:

8. Reference No: 37901/003 PARISH: Four Marks
Location: Public Open Space between 26-28 Kingswood Rise, Four Marks
Proposal: T1 Oak, fell, T2 Oak reduce overhang; T3 reduce canopy
Decision: CONSENT Decision Date: 28 February 2018 report; one replacement of same species with a minimum height of 1.3 metres.

18.26 PC PLANNING ISSUES – UPDATE

- Removal of permitted development rights
Cllr Thomas confirmed that EHDC have carried out a review of available office space within the district, and due to a current shortage, is proposing to remove permitted development rights by making direction under Article 4(1) in some locations. However, this will not have immediate effect and not likely to come into force until 2019. Planning applications can still be applied for in the usual way. Representations can be made to the Local Authority up to 30 March 2018.
- Ropley Neighbourhood Plan
Having read the proposed Ropley Neighbourhood Plan, members were supportive and noted some interesting aspects. It was agreed that a congratulatory note be sent to the Neighbourhood Plan team, wishing them luck with the referendum, together with an offer of perhaps working together and look for mutual collaborations in the future. It was noted that due to recent changes to the NPPF, Neighbourhood Plans are likely to carry less weight from May 2019.
- LAA
Cllr Thomas confirmed that although the call had gone out for sites for land availability (LAA), it is likely to be at least 8 weeks before the sites are collated, a further 8 weeks or so for site visits and consideration. Therefore, there is not likely to be any published lists/maps until at least the Autumn 2018.
- Local Plan 1st Review
Cllr Thomas confirmed that the scheduled meeting for the Neighbourhood Planning team at EHDC had been postponed due to the unavoidable unavailability of some parties, and following the recent proposed changes to the NPPF, there could be changes made to the current Planning Framework. The first draft of the EHDC Local Plan 1st Review (now mandatory) is likely to be out October/November, followed by a period of about 6 months of consultation and examination. The current 5 year plan ends in May 2019, and until the 1st Review is adopted, our area may be more vulnerable to more speculative development applications.

18.27 PC DEVELOPERS CONTRIBUTIONS/CIL

The Clerk had previously circulated the report on CIL payments, which had been concise and informative. However, the accompanying spreadsheet was not, and it was agreed that this should have had far more detail given at application level, with dates audit trail information.

It was noted that both the neighbouring parishes of Chawton and Medstead had CIL payments due, and that some of the new dwellings on which CIL payments had been collected, were on the Four Marks periphery, the occupants of which would almost certainly use of Four Marks' infrastructure, yet there were currently no agreements nor proposals for neighbouring parishes to receive any financial benefit.

Concern was expressed that without a proper spreadsheet to follow, the situation could end up in the same predicament as the S106 payments are currently in.

The issue of the non-payment of developers' contributions was raised again, and it was agreed that this should be investigated as there must be an audit trail or spread sheet for each Ward, detailing S106 payments and a record of collections and payments. It was agreed that it should not be up to the Parish and Town Council's themselves to monitor payments and keep a list, but the Local Authority, and that this information should be available upon request.

It was confirmed that the District Councillor was attending a meeting at Penns Place the next day and had agreed to take the Parish Council's statement, prepared by the Clerk, as evidence, and raise the Parish Council's concerns with a request that extra measures should be put in place to sort the situation out as a matter of urgency.

18.28 PC NEXT MEETING

Wednesday 4th April 2018, 7.30pm at the Village Hall.

18.29 PC The Chairman closed the meeting at 8.25pm

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Chairman