

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 4th April 2018, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

MEMBERS PRESENT: Cllr S Thomas (Chair) Cllrs Tim Brake, John Hammond, and Anne Tomlinson
IN ATTENDANCE: Ms Sarah Goudie (Clerk), Cllr Janet Foster and 3 members of the public
APOLOGIES: Cllr Shaun McCarthy

18.30 PC OPEN SESSION

Cllr Thomas opened the meeting, welcomed the members of the public and asked if anyone had anything to raise under the open session

A resident, from Lymington Bottom, wished to once again thank the Parish Council for their support with the Gladman application and intimated that he had heard that they would be going to Appeal, he asked what the next steps would be if the Appeal was dismissed. Cllr Thomas confirmed that the Planning Authority were expecting Gladman to Appeal and were fully prepared. The Appeal may have already been lodged but may take weeks for validation. It is likely to held as an Inquiry. Cllr Thomas advised the resident to wait to see which refusal policies they are appealing against then work on a rebuttal. If the Appeal is upheld, then the only option would be a judicial review, but there would need to be a strong case.

A second Lymington Bottom resident queried the Local Plan first review and changes to the NPPF reported in previous minutes, and Cllr Thomas appraised them of the current situation. He confirmed that, although the Local Plan will become out of date in June 2019, leaving the planning authority vulnerable to speculative development, the Neighbourhood Plan will still have weight despite proposed changes to the NPPF and Local Plan. The Neighbourhood Plan Steering Group and the Chairmen of both the Medstead and Four Marks Parish Councils were meeting with EHDC imminently to discuss the changes to the Local Plan and NPPF.

Another member of the public wished to speak about the Appeal referenced below for Ashdell Farm and advised the Committee of additional neighbourhood support. Cllr Thomas advised the resident that this would be discussed later in the meeting.

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

18.31 PC APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr McCarthy, which was acknowledged and approved.

18.32 PC DECLARATIONS OF INTEREST

There were no declarations of interest

18.33 PC COMMITTEE MINUTES

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

There were no matters arising.

18.34 PC APPLICATIONS FOR DISCUSSION

1. Reference: 57699
Location: Harchester, 5 Spencer Close, Four Marks, GU34 5JG
Proposal: Single storey side extension

No objection.

2. Reference: 56027/006
Location: Land West of Brambles, Willis Lane, Four Marks
Proposal: Four sheds for storage in connection with the four approved pitches

The Parish Council strongly object to this application, as follows:

- The block plan is not indicative of the actual proposed location of the sheds in relation to the 4 static pitches, 4 tourer pitches and 4 day/utility rooms, already granted permission under planning applications 56027 and 56027/001.
- The proposed size and materials of the sheds also raise concern, giving the appearance of more permanent structures, and would request a condition to be imposed, if permission is granted, to prevent commercial activity on site, or future change of use to residential.
- Four additional structures would add to an already over developed site within the countryside and causing further harm to the character of the surrounding rural area and refer to planning application 56027/003 for a further four tourer pitches, which was refused for this reason.

Whilst acknowledging that each planning application should be considered in their own right, this application must be viewed in context with the former permissions granted to give a true picture of how the site will be viewed with an additional four structures. The proposed additional development, albeit storage facilities, appears excessive, and is contrary to policies CP19 and CP29 of the EHDC Local Plan :Joint Core Strategy and paragraph 7 of the NPPF, being an undesirable expansion and intensification of the existing pattern of development in this countryside location. It would be out of keeping, visually intrusive and of further detriment to this rural area.

3. Reference: 24292/007
Location: Thistledown Farm, Alton Lane, Four Marks
Proposal: Detached double garage and storage space above

The Parish Council have no objection to this proposal in principle, however would like it noted that the block plan does not show the dwelling with the extensions as proposed and approved in planning application 24292/007. Due to the size and location of the proposed garage, the Parish Council would request that any hedge screening is retained and preferably enhanced and would respectfully request the planning officer imposes a condition that the garage cannot be converted to residential accommodation in the future.

4. Reference: 36078/001
Location: 37 Thorn Lane, Four Marks, GU34 5BX
Proposal: Increase in roof height to provide accommodation at first floor level and two storey side extension

The Parish Council have no objection to the proposal in principle, however are concerned that there does not appear to be any height measurements, so are unable to determine whether the proposed extended dwelling will become out of step and character with the existing street scene and would ask the planning officer to ensure that there is no loss of amenity to the neighbouring properties.

5. Reference: 50702/001
Location: 7 Merlin Road, Four Marks, GU34 5de
Proposal: Variation of condition 7 to allow substitution of plans

The Parish Council have no objections in principle to the substitution of plans and note the changes to the first floor and inclusion of accommodation in the roof space to create a second floor. However, there does not appear to be any height measurements, so difficult to ascertain whether there is an increase in height to accommodate the second floor and would seek reassurance that the new dwelling is still in keeping with the neighbouring properties, and not likely to dominate the street scene or affect the amenity to neighbouring properties.

18.35 PC PLANNING MATTERS NOTIFIED

Appeals:

- Reference: SDNP/17/02202/FUL Inspectorate ref: APP/Y9507/W/17/3186788
Location: Ashdell Farm, Headmoor Lane, Four Marks, GU34 5ES
Proposal: Change of use from B8 industrial, storage and distribution to residential, construction of chalet style bungalow
Appeal start date: 8th March 2018 Representations by: 12th April 2018

Cllr Thomas reminded members of the original application which is situated in the South Downs National Park, detailing the Parish Council's initial consultation submission and the reasons for refusal being contrary to three local policies. Whilst the Parish Council were sympathetic to the applicant's proposals, the application site is outside the settlement policy boundary. At the time of discussion, the Parish Council had not been aware of local support but noted that four supporting comments had been submitted subsequent to the Parish Council discussing the application and had been made aware that further letters of support were being submitted with additional Appeal documentation.

Cllr Thomas advised that Policy CP10 may be considered favourably if the development had been identified in an adopted Neighbourhood Plan or has clear community support as demonstrated through a process which has been agreed by the Local Planning Authority in consultation with the Parish or Town Council. However, no such process was in place at the application stage.

It was agreed to send further representation, acknowledging the neighbouring support, and partial compliance with CP10, but also noting that there had been no changes in policy and therefore the application is still contrary to CP1, CP2, CP10 and CP19 of the EHDC Local Plan : Joint Core Strategy.

Decisions:

- Reference No: 22237/006 PARISH: Chawton
Location: The Wrekin, The Shrove, Four Marks, Alton, GU34 5BJ
Proposal: Two storey front & side extensions, single storey rear extension following demolition of garage/utility room (amended plans received 27/02/18).
Decision: PERMISSION Decision Date: 7 March 2018
- Reference No: 37932/008 PARISH: Four Marks
Location: The Walk, 55 Lymington Bottom, Four Marks, Alton, GU34 5AH
Proposal: T1 Horse Chestnut - reduce external canopy by a max of 2m (keeping wound size below 70mm), leaving finished radius of approx 4m and finished height of approx 14m
Decision: REFUSAL Decision Date: 12 March 2018
- Reference No: 25843/006 PARISH: Four Marks
Location: 33a Telegraph Lane, Four Marks, Alton, GU34 5AX
Proposal: Lawful development certificate proposed - detached garage
Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED
Decision Date: 13 March 2018
- Reference: 56027/005 Comments by: 4th April 2018
Location: Land West of Brambles, Willis Lane, Four Marks
Proposal: Demolish existing stable/cowshed and replace with a new barn incorporating stables, hay, feed store and tractor shed with associated access track (part retrospective)
Decision: WITHDRAWN Decision Date: 22nd March 2018

18.36 PC GENERAL PLANNING ISSUES – UPDATE

Cllr Thomas confirmed that the new manager of the Arboricultural department at EHDC will be offering training at Parish Council level and also advised that there was currently an application in process to award protection to some specimen trees within the Parish.

The postponed meeting between the Neighbourhood Plan Steering Group, Cllr Pullen, Cllr Thomas and EHDC head of planning and policy has now been rescheduled, and Cllr Thomas advised he would report back on any changes or recommendations following that meeting.

Cllr Hammond asked for progress on the LAA site request. Cllr Thomas advised that this would be closed in the next three weeks but that it was likely to be some time before the report is published but confirmed that the report would be discussed once issued.

18.37 PC EHDC CONSULTATION DRAFT STATEMENT OF COMMUNITY INVOLVEMENT.

Cllr Thomas advised that this consultation was part of the Local Plan review to set out processes for consultation and to meet legal requirements. Having read the document he had not found anything of note, and unless there were any other comments on the proposals, which there were not, it was agreed that it was not necessary to submit any representation.

18.38 PC NEXT MEETING

Wednesday 2nd May 2018, 7.30pm at the Village Hall.

18.39 PC The Chairman closed the meeting at 8.40pm

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Chairman