

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 2nd May 2018, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

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

18.40 PC OPEN SESSION

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

The member of public in attendance, introduced themselves as a new member of the community living on the new Medstead Farm development and is interested in the Parish Council and wishes to understand how they engage with the local community, noting there is a wide spectrum of age groups and wonders how the Parish Council liaise with the village as a whole. Cllr Thomas gave a brief insight into how the Parish Council operates and fits within the local government tiers, providing infrastructure for recreation. Cllr Tomlinson advised of the various ways the Parish Council attempts to engage with the public by way of the Annual Parish Meeting, the annual village picnic, a church run event, the website, notice boards, and social media. There are also monthly articles in the Four Marks News publication, and the publications own Facebook site.

The member of public acknowledged what had been said and was keen to offer help and assistance in any way that they could. Cllr Thomas advised that the Parish Council elections take place next May (2019), and it was hoped that there would be enough Councillor nominations for an elected Council. Only 4 of the current Councillors are elected, the others have all been co-opted during the four year term. Cllr Black added that there appears to be a good deal of apathy, and lack of people who wished to become involved at community level. However, they were advised of other ways of becoming involved in the coming year, for example, the Festival Committee. The Clerk already had their contact details and agreed to keep in touch.

Cllr Tomlinson asked the Planning Committee to investigate why there is no paperwork available, with reference to Condition 12 of the Land West of Brambles decision notice. The condition states lighting proposals should be submitted and approved prior to installation, but there is nothing on the planning portal. The lights have been installed and are contrary to Four Marks' dark skies policy and would like it questioned why other developments have been refused high level lighting elsewhere in the village, yet this development in the countryside appears not to have been subject to the same restrictions.

It was agreed that the Clerk should write a formal letter to the District Councillor, asking her to investigate further and ask for evidence of the lighting request and subsequent approval of the type of lighting that has been installed.

There being no further items, the Open Session closed at 8.00pm. **Standing Orders were applied.**

18.41 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

18.42 PC DECLARATIONS OF INTEREST

Cllr Tomlinson declared an interest in item 7 and agreed not to take part in any discussion or voting.

18.43 PC COMMITTEE MINUTES

- The Minutes of the Planning Committee Meeting held on Wednesday 4th April 2018, previously circulated, were proposed as a true reflection of the meeting by Cllr Brake, seconded by Cllr Tomlinson, approved by members and signed by the Chairman.
- Matters arising:

- The Clerk confirmed that she had submitted the additional representation on the Ashdell Farm appeal as discussed and agreed, and had responded to the ESSO pipeline consultation, as agreed.
- The Clerk also confirmed that she was in receipt of the TPO for all trees within the curtilage of 20 Telegraph Lane.

18.44 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

1. Reference No. 55275/006
 Location: Land East of Kitwood Place, Lyeway Lane, Ropley, SO24 0DA
 Proposal: Lawful development certificate existing – in order to confirm the lawful implementation of the permission 55275/002
The Parish Council decided that as this was a lawful development certificate procedural application, there was no further comment to make, and agreed not to submit a formal response.
2. Reference No: 26778/004
 Location: Old Orchard, 86 Telegraph Lane, Four Marks, GU34 5AW
 Proposal: Proposed timber garden shed, green house and 3 no. conservation style roof lights to main house (rear elevation)
No objection.
3. Reference No: 24993/007
 Location: Jayswood Cottage, Hawthorn Lane, Four Marks, GU34 5AU
 Proposal: Alterations to fenestration and doors on cottage and ancillary barn, internal alterations to barn, installation of fence on top of brick wall and detached home office/store.
No objection to the proposals.
4. Reference No: 24993/008
 Location: Jayswood Cottage, Hawthorn Lane, Four Marks, GU34 5AU
 Proposal: Listed building consent for alterations to fenestration and doors on cottage and ancillary barn, internal alterations to barn, installation of fence on top of brick wall and detached home office/store.
No objection to the proposals and defer to the planning officer's recommendation with reference to the listed building consent.
5. Reference No: 55258/011
 Location: Land north of Boyneswood Lane, Medstead (Bargate site)
 Proposal: Deed of Variation of permission 55258/004 and appeal decision M1710/1/14/2225146 (revised details received 12 April 2018)
As this application is in the parish of Medstead, it was agreed not to comment on this application as Medstead Parish Council would respond as appropriate.
6. Reference: 57759
 Location: Nestledown, Alton Lane, Four Marks, GU34 4AL
 Proposal: Lawful development certificate proposed – alterations to side slopes, rear dormer loft conversion
No objection.
7. Reference: 56027/010
 Location: Land West of Brambles, Willis Lane, Four Marks
 Proposal: Demolish existing stable/cowshed and replace with new, incorporating hard standing
Due to the ongoing issues with this development, and the lack of information provided, it was agreed not to comment on this application.
8. Reference: 24352/004
 Location: Redwood, 22 Bernard Avenue, Four Marks, GU34 5DQ
 Proposal: Single storey rear extension and front entrance porch
No objection.

9. Reference: 35788/001
 Location: 22 Yarnhams Close, Four Marks, GU34 5DH
 Proposal: Conversion of garage to habitable accommodation with internal ground floor alterations
No objection to the proposals as submitted, however would like to raise concern over the proximity of the works to the trees covered by TPO EH194, and would seek reassurance, or a condition, that there will be no damage to the trees or root protection area during the construction period.
10. Reference: 57749/001
 Location: 5 Cotswold Close, Four Marks GU34 5JZ
 Proposal: T1 Oak, tip reduce lateral limbs on the eastern side of the canopy only to give 3 metre clearance from the western elevation of the property.
Whilst the Parish Council do not support any removal of, or unnecessary maintenance to, trees and hedges, in this instance will defer to the Arboriculturalist's decision and that the proposed works are appropriate and necessary.
11. Reference: 57775 Comments by: 24th May 2018
 Location: 47 Winchester Road, Four Marks GU34 5HG
 Proposal: Two storey building comprising ground floor warehouse and three bed apartment above following demolition of existing barn/store.
Four Marks Parish Council have no objection to the proposal however would raise concern over the narrow access point to the building and that there would be adequate parking.

18.45 PC PLANNING MATTERS – DECISIONS NOTIFIED

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| 1. | Reference No:
Location:
Proposal: | 23291/028
Lymington Farm Industrial Estate, Lymington Bottom Road, GU34 5EW
Change of use and redevelopment to provide a terrace comprising three residential dwellings. | <i>PARISH: Medstead</i> |
| | Decision: | REFUSAL | Decision Date: 3 April, 2018 |
| 2. | Reference No:
Location:
Proposal: | 22334/010
Recreation Ground, Brislands Lane, Four Marks, Alton
Oak, the southern most tree of the 2 Oaks in G1 of TPO (EH 885) 2012 - reduce canopy by 2 metres with a finished canopy radius of 4 metres and a overall finished height of 12 metres. | <i>PARISH: Four Marks</i> |
| | Decision: | CONSENT | Decision Date: 6 April, 2018 |
| 3. | Reference No:
Location:
Proposal: | 57699
Harchester, 5 Spencer Close, Four Marks, Alton, GU34 5JG
Single storey side extension | <i>PARISH: Four Marks</i> |
| | Decision: | PERMISSION | Decision Date: 6 April, 2018 |
| 4. | Reference No:
Location:
Proposal: | 57749
5 Cotswold Close, Four Marks, Alton, GU34 5JZ
Oak Tree (T1 in TPO (EH 709) 2006) - Prune 3 to 4 metres. | <i>PARISH: Four Marks</i> |
| | Decision: | REFUSAL | Decision Date: 17 April, 2018 |
| 5. | Reference No:
Location:
Proposal: | 57689
TPO number EH709, Land rear of Winchester Road, Gloucester Close & St Faith Close, Winchester Road, Four Marks, Alton
3 Oaks; G1 in TPO (EH 709) 2006. - Reduce crown spread radius of tree branches extending over the garden to 6 metres. | <i>PARISH: Four Marks</i> |
| | Decision: | REFUSAL | Decision Date: 17 April, 2018 |
| 6. | Reference No:
Location:
Proposal: | 22086/008
Green Lea, The Shrave, Four Marks, Alton, GU34 5BJ
Raise roof and conversion of chalet bungalow to form two chalet | <i>PARISH: Four Marks</i> |

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| Decision: | bungalows.
PERMISSION | Decision Date: 20 April, 2018 |
| 7. Reference No: | 24292/007 | PARISH: Four Marks |
| Location: | Thistledown Farm, Alton Lane, Four Marks, Alton, GU34 5AJ | |
| Proposal: | Detached double garage and storage space above | |
| Decision: | PERMISSION | Decision Date: 25 April, 2018 |
| 8. Reference No: | 36078/001 | PARISH: Four Marks |
| Location: | 37 Thorn Lane, Four Marks, Alton, GU34 5BX | |
| Proposal: | Increase in roof height to provide accommodation at first floor level and two storey side extension | |
| Decision: | PERMISSION | Decision Date: 25 April, 2018 |

18.46 PC ADDITIONAL PLANNING ISSUES

- NALC Consultation: Unauthorised developments and encampments. The Clerk agreed to resend the consultation link for comments prior to sending a Parish Council response.
- The suggested road name of Perry Way for the development at 27 Lymington Bottom roadway, was agreed.
- Local Plan Review and other issues update. To date an Appeal from Gladman Developments had not been received. Diana Tennyson is doing work on wildlife surveillance in the area. It was not known whether the current traffic surveys being carried out are private or HCC, but it is suspected that it may be private companies. The call for land for the next Land Availability Assessment (LAA) was due to end shortly. Members were reminded that these were offers of land, not land which would be developed at this stage. Cllr Thomas is attending the Local Plan Review workshop on 16th May, 6.30pm at Penns Place, Cllr Tomlinson agreed to take the second available place. As Four Marks and South Medstead have already exceeded their allocations, if additional housing is required, it had been intimated that there were favoured sites elsewhere in the district, but that this was not a guarantee, as the non-delivery of sites in the SDNP would have to be fulfilled by areas outside the park. Any concerns or questions should be sent to the District Councillor.

18.47 PC NEXT MEETING

Wednesday 6th June 2018, 7.30pm at the Village Hall.

18.48 PC The Chairman closed the meeting at 8.45pm

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Chairman