

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 6th June 2018, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

MEMBERS PRESENT: Cllr S Thomas (Chair) Tim Brake and Anne Tomlinson
IN ATTENDANCE: Sarah Goudie (Clerk)
APOLOGIES: Cllrs John Hammond and Shaun McCarthy

18.49 PC ELECTION OF CHAIRMAN

Cllr Brake proposed Cllr Thomas to continue as Chairman, the proposal was seconded by Cllr Tomlinson, the nomination was approved, and carried unanimously. Cllr Thomas thanked members and opened the meeting.

18.50 PC OPEN SESSION

There were no members of public in attendance, however Cllr Brake wished to raise an item of note that there were thieves in the area who had been caught attempting to steal road signs, it was assumed for scrap metal value. The Clerk reported the theft of the old metal bench from the Cemetery and it seems likely that these may well have been the culprits. There being no further items, Cllr Thomas closed the open session at 7.35pm. **Standing Orders were applied.**

18.51 PC APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Hammond and McCarthy, the apologies were acknowledged and accepted.

18.52 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

18.53 PC TERMS OF REFERENCE

It was RESOLVED to approve the current Terms of Reference with no amendments.

18.54 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 2nd May 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.

Matters arising.

The Clerk apologised that the action from the last meeting, the letter to the District Councillor, had not been sent, and confirmed that this would be done as a matter of urgency.

18.55 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

1. Reference No: 35788/002

Location: 22 Yarnhams Close, Four Marks, GU34 5DH

Proposal: 5 x Larch – Fell, 2 x Pine – Fell – replace with 3 x silver birch

Four Marks is recognised as a village of hedgerows and established trees and their retention are referred to in both the Medstead and Four Marks Neighbourhood Plan and Village Design Statement, being a long standing and fundamental character of this upland settlement.

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 Local Authority's Arboriculturalist is of the opinion that the works are absolutely essential for both the health of the tree or health and safety of the general public.

The Parish Council have noted that this application has generated significant public interest and have sought professional advice to ensure that they comment appropriately and would like to make the following comments on the points raised in the Arborist's report.

- The 5 Larch and 2 Corsican Pine referred to in this application are indeed of high amenity value. They are in a prominent position in the community and can be viewed from all directions.
- There is no visual evidence of decline or failure within the canopies, from the road side.
- That a tree is 'unlikely to remain viable for more than 10 years' is not a valid reason for removal.
- There is, as stated, evidence of deadwood, however this could easily be removed to address the concerns of branches dropping.
- Silver Birch is not a worthy replacement for Larch or Corsican Pine due to their reduced longevity.
- T4 Corsican Pine. The prominent inclusion is part of the natural stem union, and the bifurcation is common in Corsican Pine. As with the Larch, both species have a high resin content with increased levels of elasticity. Unless the Arborist can provide evidence of disease or decay, the tree should not be removed.
- The Parish Council do concur however that it would make sense to remove T2, as this tree is leaning on T1, and its removal would benefit T1, and would not leave an obvious gap or undue exposure for the remaining trees. Removal of more than one however, would leave the remaining trees exposed and susceptible to potential wind loading due to height and location.
- T5, T6 and T7. Unless evidence can be provided of disease or decay within the root system jeopardising the health and stability of the trees, the presence of paving or decking at their base is not sufficient reason to remove the trees.

The Parish Council are surprised by the content of the Arborist's report which, with no evidence of structural failure provided, is superficial and inconclusive. However, they are in agreement that the trees have been neglected over the years and that they would all benefit from some sensitive maintenance, which would benefit neighbouring properties and other members of the community who enjoy their amenity value.

Therefore, in summary, the Parish Council object to the removal of all but T2 but would support appropriate maintenance. However, should the case officer be minded to approve some or all of the felling would request replacement planting of a more appropriate species.

2. Reference No: 21763/005
Location: Westwood, 119 Lymington Bottom, Four Marks, GU34 5AH
Proposal: Creation of new access and remodel driveway to service existing property
No objection.
3. Reference No: 39557/001
Location: Timbers, 39 Winston Rise, Four Marks GU34 5HP
Proposal: Conversion of garage to habitable accommodation with room over, new single garage with room over and single storey rear extension
No objection.
4. Reference No: 50075/005
Location: Tedesco, Boyneswood Road, Medstead, GU34 5DY
Proposal: T1 Oak – crown lift reducing the lowest branch above garden to approximately 8m. Crown reduction by approx.. 4m removing uppermost branch. Crown reduce lateral branches by 3 metres to leave a crown spread radius of approximately 3M.

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 Local Authority's Arboriculturalist is of the opinion that the works are essential, for both the health of the tree or health and safety of the general public, and therefore defer to his decision on this application.

5. Reference No: 26778/005
Location: Old Orchard, 86 Telegraph Lane, Four Marks, GU34 5AW

Proposal: Variation of condition 8 of 26778/003 to allow substitution of drawings to show 3 no. conservation style roof lights on main roof
No objection.

6. Reference No: 57826
Location: Matchbox House, Alton Lane, Four Marks, GU34 5AL
Proposal: Single storey extension to side

No objection to the proposals, however due to the close proximity of the proposed extension to the adjacent Oak Tree, would like to ensure that the applicant puts appropriate measures in place so that the Root Protection Area is not compromised.

18.56 PC PLANNING MATTERS – DECISIONS NOTIFIED

1. Reference No: 50702/001 PARISH: Four Marks
Location: 7 Merlin Road, Four Marks, Alton, GU34 5DE
Proposal: Variation of condition 7 of 50702 - to allow substitution of approved plans
Decision: PERMISSION Decision Date: 2 May, 2018
2. Reference No: 57723 PARISH: Four Marks
Location: 36 Winston Rise, Four Marks, Alton, GU34 5HP
Proposal: Lawful development certificate proposed - loft conversion with rear dormer and velux windows
Decision: LAWFULNESS CERTIF - PROPOSED – PERMITTED
Decision Date: 3 May, 2018
3. Reference No: 34149/013 PARISH: Chawton
Location: Oaklands, The Shrave, Four Marks, Alton, GU34 5BH
Proposal: Ash (T1), The most westerly tree in Group 2 of Tree Preservation Order (EH 720) 2007. Crown lift western side of canopy to 7 metres and shorten lowest (remaining) branch extending north west to a suitable growing point to give 4 metres clearance from the roof of Oaklands.
Decision: CONSENT Decision Date: 9 May, 2018
4. Reference No: 26778/004 PARISH: Four Marks
Location: Old Orchard, 86 Telegraph Lane, Four Marks, Alton, GU34 5AW
Proposal: Proposed timber garden shed and green house (amended description and plans received on 11/5/18)
Decision: PERMISSION Decision Date: 17 May, 2018

LATE NOTIFICATIONS:

5. Reference No: 56027/006 PARISH: Four Marks
Location: Land West of Brambles, Willis Lane, Four Marks, Alton
Proposal: Four sheds for storage in connection with the four approved pitches
Decision: REFUSAL Decision Date: 18 May 2018
6. Reference No: 55275/006 PARISH: Four Marks
Location: Land East of Kitwood Place, Lyeway Lane, Ropley, Alresford, SO24 0DA
Proposal: Lawful development certificate existing - in order to confirm the lawful implementation of the permission 55275/002
Decision: LAWFULNESS CERTIF - EXISTING - PERMITTED
Decision Date: 30 May, 2018

18.57 PC ADDITIONAL PLANNING ISSUES

Cllr Thomas and Cllr Tomlinson briefly referred to the planning review meeting they attended at East Hampshire District Council and both felt that it was beneficial if not a little chaotic. Cllr Thomas confirmed that the Local Plan review had been temporarily halted whilst they await comments from Hampshire Highways, but is

otherwise progressing efficiently to expected timelines. EHDC are still objecting strongly to the SDNPA expecting EHDC to deliver their housing shortfall under the "Duty To Co-operate.

The LAA allocations would shortly be available, but it was agreed that it needs to be reiterated that these are just offers of lands, and not actually sites agreed for development. Both Parish Councils and Neighbourhood Plan steering group would be working together to make sure the public are aware of the facts.

18.58 PC NEXT MEETING
Wednesday 4th July 2018, 7.30pm at the Village Hall.

18.59 PC The Chairman closed the meeting at 8.10pm

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Chairman