

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 4th July 2018, commencing at 8.30pm 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: Sarah Goudie (Clerk), 3 members of the public
APOLOGIES: None.

18.60 OPEN SESSION

The Applicant of planning application no. 33296/013, was in attendance and gave the Parish Council some background information on the proposal, highlighting the lack of local facilities available for vulnerable adults. They confirmed that they have worked on the original proposal, taking into consideration advice given, to ensure the least impact on neighbouring properties.

Mr Maloney, from the Neighbourhood Plan Steering Group commended the applicant on her work to date, and offered his support with the application. He also wished to ask whether the Parish Council were aware of the ESSO Pipeline proposals. The Chairman confirmed that they were, and this issue had been discussed at several previous meetings. Cllr McCarthy had attended the previous drop in session and advised that they are approachable and making changes following each consultation. They had also offered to come and talk to the Parish Council if they so wished.

There being no further items, Cllr Thomas closed the open session at 8.42pm. **Standing Orders were applied.**

18.61 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

18.62 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

18.63 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 6th June 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.

18.64 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

- Reference No. 52149/002 Comments by: 4th July 2018
Location: High Beeches, Boyneswood Road, Four Marks/Medstead, GU34 5DY
Proposal: T1 Norway Spruce, fell, Option 1
T2 Beech – raise south easterly facing canopies to 5 metres from ground level, T3 Beech – raise south easterly facing canopies to 5 metres from ground level, T4 Beech – reduce lower north easterly facing primary branch growing over the roof by approx.. 4 metres, leaving a final length of approx.. 5 metres. Reduce 3 north easterly facing primary branches within the upper canopy of approx.. 3 metres leaving a final length of approx. 6 metres. Prune lower canopy away from the south westerly elevation of the dwelling giving a clearance of approx.. 4 metres, raise remaining canopy over pergola to approx.. 4 metres from ground level. Thin remaining canopy by approx. 20%.
T5 Ash – Fell

Proposal: Two storey accommodation containing residents bedrooms, communal area and managers accommodation

The Parish Council note that the applicant has sought pre-application advice and has made changes to the original withdrawn proposal and taken note of the concerns raised previously.

The proposal is now well screened and has been moved from the rear to the side of the existing dwelling, the ridge height has been lowered and the footprint reduced.

Whilst acknowledging Policy 1 of the Medstead and Four Marks Neighbourhood Plan refers to inappropriate development of residential gardens, the Parish Council believe that this would not harm local character, is adequately screened, of minimal impact and the benefits of providing this kind of facility far outweigh any harm.

However, concern has been raised over the proximity of the trees to the proposed accommodation and would ask that an appropriate survey and protection plan is compiled to ensure the health of these trees, as they are of high amenity value and offer the screening referred to above.

In summary, the Parish Council are fully aware that this type of accommodation is sorely needed for vulnerable adults, they note the applicants changes to the original proposal, and subject to an approved tree protection plan, fully support this application.

18.65 PC PLANNING MATTERS – DECISIONS NOTIFIED

1. Reference No: 24352/004 PARISH: Four Marks
Location: Redwood, 22 Bernard Avenue, Four Marks, Alton, GU34 5DQ
Proposal: Two single storey rear extensions, front entrance porch and extension of rear decking area.
Decision: PERMISSION Decision Date: 6 June, 2018
2. Reference No: 35788/001 PARISH: Four Marks
Location: 22 Yarnhams Close, Four Marks, Alton, GU34 5DH
Proposal: Conversion of garage to habitable accommodation with internal ground floor alterations
Decision: PERMISSION Decision Date: 4 June, 2018
3. Reference No: 57759 PARISH: Four Marks
Location: Nestledown, Alton Lane, Four Marks, Alton, GU34 5AL
Proposal: Lawful development certificate proposed - alterations to side slopes, rear dormer loft conversion
Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED
Decision Date: 4th June, 2018
4. Reference No: 39557/001 PARISH: Four Marks
Location: Timbers, 39 Winston Rise, Four Marks, Alton, GU34 5HP
Proposal: Conversion of garage to habitable accommodation with room over, new single garage with room over and single storey rear extension.
Decision: PERMISSION Decision Date: 20 June, 2018
5. Reference No: 35788/003 PARISH: Four Marks
Location: 22 Yarnhams Close, Four Marks, Alton, GU34 5DH
Proposal: Larch T1, T2, T6 in the row to the west of the applicant's property (Numbers to those referred to in application). - Fell
Decision: CONSENT Decision Date: 20 June, 2018

The clerk had received an email from the case officer explaining his decision to allow the removal of these trees. T2 was in a dangerous condition and its removal would have left T1 in a detrimental condition. T6 was physically touching the property, and pruning back to give sufficient clearance would

acknowledge that whatever schemes are in place, parents will drive to the school, and a different option for resolving the car parking issue should be devised.

18.67 PC NEXT MEETING

Wednesday 5th September 2018, 7.30pm at the Village Hall.

18.68 PC The Chairman closed the meeting at 9.45pm

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Chairman