

## **FOUR MARKS PARISH COUNCIL**

### **Minutes of the Meeting of the Planning Committee Held on Wednesday 4<sup>th</sup> 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.

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#### **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.

A resident in attendance commended the applicant on her work to date, and offered their support with the application. They 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 6<sup>th</sup> 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: 4<sup>th</sup> 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: 4<sup>th</sup> 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

have removed a large part of the tree canopy and so was not considered viable. The proposed felling, he believed would have 'limited impact on local amenities and may also benefit the adjacent trees'.

6. Reference No: 57749/001 PARISH: Four Marks  
Location: 5 Cotswold Close, Four Marks, Alton, GU34 5JZ  
Proposal: T1 Oak – Tip reduce lateral limbs on the eastern side of the canopy only to give 3 metres clearance from the western elevation of the property.  
Decision: CONSENT Decision Date: 18 June, 2018
7. Reference No: 35788/002 PARISH: Four Marks  
Location: 22 Yarnhams Close, Four Marks, Alton, GU34 5DH  
Proposal: Larch T3, T5 and Pine T4, T7 in the row to the west of the applicant's property (Numbers to those referred to in application). – Fell.  
Decision: REFUSAL Decision Date: 20 June, 2018
8. Reference No: 21763/005 PARISH: Four Marks  
Location: Westwood, 119 Lymington Bottom, Four Marks, Alton, GU34 5AH  
Proposal: Creation of new access and remodel the driveway to service the existing property.  
Decision: PERMISSION Decision Date: 15 June, 2018
9. Reference No: 57775 PARISH: Four Marks  
Location: 47 Winchester Road, Four Marks, Alton, GU34 5HG  
Proposal: Two storey building comprising ground floor warehouse and three bed apartment above following demolition of existing barn/store  
Decision: WITHDRAWN Decision Date: 22 June, 2018

#### **18.66 PC ADDITIONAL PLANNING ISSUES AND HCC CONSULTATION RESPONSES**

- LAA. Approximately 50% of the 260 submitted sites have already been discounted and the remaining sites have further assessment stages to go through before any reports are issued for consultation.
- The Local Plan First Review is moving forward and the Neighbourhood Plan Steering Group are in regular discussions and have been reassured that the Neighbourhood Plan should still be in date, should the Local Plan become 'out of date'.
- To date, no further appeals have been received, although there is a new application pending for a second phase at Friars Oak Farm, Boyneswood Road, Medstead.
- HCC Consultation for street lighting, supported passenger transport services and the concessionary travel scheme. Deadline for comments 5<sup>th</sup> August 2018.

Councillors had all had the opportunity to take an initial look at the consultation and it was agreed that a Parish Council submission should be sent. It was agreed that this should be a formal Agenda item for the next Full Council meeting, so that all Councillors have the opportunity to look at the proposals, and the Clerk agreed to recirculate the email prior to the meeting.

Initial comments were supportive of switching off the lights during certain hours to fit in with the dark skies policy. However, there were more concerns with reference to the changes proposed for the passenger transport services and who this would affect the most, and some of the proposals defeat the objective of other proposals for savings. It is vital that everyone reads the presentation given at the recent meetings, that unfortunately we did not have a representative to attend.

- HCC Hampshire County Permit Scheme. Consultation to introduce permit schemes in order to improve Highway Authorities' ability to minimise disruption from street and road works. Deadline for comments 31<sup>st</sup> July (60 page document)

Not all Councillors appeared to have received the initial email, and therefore it was agreed that the Clerk should resend, and that this too should be a formal Agenda item for discussion to agree a Parish Council submission.

- Planning committee fully endorse the Open Spaces Committee's decision that the proposed park and stride scheme proposed by HCC is just not viable from the Recreation Ground, and that they should

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 1<sup>st</sup> August 2018, 7.30pm at the Village Hall.

**18.68 PC The Chairman closed the meeting at 9.45pm**

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Chairman