

FOUR MARKS PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Held on Wednesday 3rd October 2018, commencing at 7.30pm At the Village Hall, Lymington Bottom, Four Marks

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

18.87 OPEN SESSION

Cllr Thomas welcomed everyone to the meeting and invited items under the open session. There were no issues raised, the open session closed at 7.32pm. **Standing Orders were applied.**

18.88 PC APOLOGIES FOR ABSENT

An apology for absence was received from Cllr Hammond, the apology was acknowledged and accepted.

18.89 PC DECLARATIONS OF INTEREST

Cllr Tomlinson declared an interest in planning item 56027/13 and would not take part in the discussions or vote as appropriate.

18.90 PC COMMITTEE MINUTES

The Minutes of the Planning Committee Meeting held on Wednesday 5th September 2018, previously circulated, were proposed by Cllr Brake, and seconded by Cllr McCarthy, as a true reflection of the meeting, the Minutes were then duly signed by the Chairman.

Matters arising.

The Clerk confirmed that a letter had been sent to Ofsted with reference to the operation of Benjamin UK, she confirmed she would circulate to Full Council.

18.91 PC PLANNING MATTERS – NEW APPLICATIONS FOR DISCUSSION

- 18.91.1 Reference: 35548/003
Location: 21 Penrose Way, Four Marks, GU34 5BG
Proposal: T1 Oak, fell (replant with a red oak species in RH corner of rear garden size 10-12 cm girth)
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 Planning Officer is of the opinion that the works are essential for the both the health of the tree or health and safety of the general public. However, in this instance the Parish Council note that the tree does appear in serious decline, and that the applicant has proposed a replacement and therefore would support the application, but as always defer to the Planning Officer's decision.
- 18.91.2 Reference: 57686
Location: 64 Pheasant Close, Four Marks, GU34 5FH
Proposal: Single storey extension to detached garage and conversion into an annexe (amended red edge 15/8/18) (amended description 18/9/18) – pre decision amendment
No further comment, previous submission still applicable.
- 18.91.3 Reference: 55275/007
Location: Land East of Kitwood Place, Lyeway Lane, Alresford, SO24 0DA

Proposal: Two replacement dwellings with associated parking following demolition of two dwellings

The Parish Council are unable to comment on this application as it was not made clear what was actually being proposed, the Clerk was asked to contact the Planning Officer for clarification. However, it was agreed that the Parish Council would be strongly opposed to any residential development in this location, as it is in countryside, amongst agricultural buildings, and against policy.

18.92.4 Reference: 56027/013
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 of the sheds, which are much larger than your average domestic storage provision. Should the planning officer be minded to approve this application, the Parish Council would request a condition to prevent use for any commercial activity or future change of use to residential.
- Four additional structures of this size 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 applications 56027/003 and 56027/006 for a further four tourer pitches, and four sheds for storage, which were both 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.

Late applications:

18.92.5 Reference: 26888/004
Location: 78 Blackberry Lane, Four Marks, GU34 5DG
Proposal: Single storey rear extension, new porch, increase in roof height to provide accommodation at first floor level (as amended by plans received 27 September 2018)
No objection. The Parish Council note the applicant's changes made in line with the planning Officer's recommendations.

18.91.6 Reference: 24993/009
Location: Jayswood Cottage, Hawthorn Lane, Four Marks GU34 5AU
Proposal: Variation of condition 3 to allow substitution of plans relating to the garden office
No objection.

18.91.7 Reference: 57749/003
Location: 5 Cotswold Close, Four Marks, GU34 5JZ
Proposal: T1 Oak, prune back over garden by 2m leaving a 7m branch length. Maximum pruning diameter of 60mm. Thin canopy by 10% over garden by removal of epicormic growth only. Tree is encroaching over garden and general tree maintenance.

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 Planning Officer is of the opinion that the works are essential for the both the health of the tree or health and safety of the general public. This application appears to be in addition to work already consented under planning permission 57749/001. The tree is located within the SINC and offers positive amenity, the Parish Council would only support remedial or maintenance work that would be beneficial to the health of the tree and local wildlife, and therefore defer to the Planning Officer's decision on this application.

18.92 PC PLANNING MATTERS – DECISIONS NOTIFIED

- 18.92.1 Reference No: 50334/006 PARISH: Four Marks
Location: Land South of 4 and 5, Gloucester Close, Four Marks, Alton
Proposal: Retention of outbuilding on land accessed from Lymington Bottom [amended description]
Decision: PERMISSION Decision Date: 10 September 2018
- 18.92.2 Reference No: 30065/027 PARISH: Four Marks
Location: Ranch Farm Industrial Park, Willis Lane, Four Marks, Alton, GU34 5AP
Proposal: Lawful Development Certificate for Existing Use - Change of use of land for the siting of a mobile home for residential purposes.
Decision: LAWFULNESS CERTIF - EXISTING - PERMITTED
Decision Date: 10 September 2018
- 18.92.3.1 Reference No: 25843/007 PARISH: Four Marks
Location: 33a Telegraph Lane, Four Marks, Alton, GU34 5AX
Proposal: Replacement dwelling with accommodation in the roof space and detached garage following demolition of existing dwelling and garage.
Decision: PERMISSION Decision Date: 14 September 2018

18.93 PC TREE PRESERVATION ORDERS

Reference: 53976/TP1 TPO no. ((EH1105)2018
Location: To the front of 6 Station Approach, Four Marks, GU34 5HN
Tree: T1 Oak

The Clerk reported on two recent incidences involving local trees with protection orders in Blackberry Lane, the first had lost a substantial branch, and was being appropriately made safe by Hampshire Highways and the second involved a burst water main but SEW had managed to successfully divert the water supply away from the roots to protect the tree.

18.94 PC BENIANS PAVILION REFURBISHMENT PLANS

The plans for the refurbishment of the Benians Pavilion, previously circulated, were discussed briefly, although no-one from the Benians Committee attended, so it was not possible to discuss the proposals appropriately.

There were queries raised on planning permission requirements, both with the local authority and Sport England, but neither were able to be answered.

However, it was agreed that as it was important to move forward, Phase I, the enlarging of the hall, was approved, subject to relevant planning approvals, and members of the Benians Committee should be requested to attend the Full Council meeting to discuss the proposals in more detail and enable the Council to make an informed decision.

18.95 PC ADDITIONAL PLANNING MATTERS AND UPDATE

- LAA sites workshop, Monday 29th October, a change from original date. Cllrs Thomas and Hammond are to attend. Cllr Thomas reminded Councillors that although the sites had been offered, there was

no indication that any would be built on and that any proposed sites within the Four Marks area would be actively defended up to 2028 and possibly beyond.

- The SINC woodland is for sale. The Clerk advised that she had noted this for discussion at the Open Spaces meeting.
- Work continues with the Local Plan Second Review. Members of the Neighbourhood Plan Steering Group had attended a meeting with the District Councillor. The Steering Group to report back in due course on the minuted list of actions from that meeting. The decision for the EHDC area's Spatial Strategy is imminent, after which sites across the district can be reviewed for potential allocations.

18.96 PC NEXT MEETING
Wednesday 7th November 2018, 7.30pm at the Village Hall.

18.97 PC The Chairman closed the meeting at 8.15 pm

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Chairman