

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 6<sup>th</sup> December 2023, commencing at 7.30pm  
At the Benians Pavilion**

**MEMBERS PRESENT:** Cllr Paul McAllister (Chairman), Cllrs Pullen, Black, Smith and Medhurst  
**IN ATTENDANCE:** Jo Tsigarides (Clerk)  
District Councillor Neal Day  
Eight members of the public

**23.87 PC APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**23.88 PC Open Session, Public Participation**

MOP1 made several observations regarding planning application 59097/002 and provided the Committee with a written report. They described the impact that the business had had on their lives and gave details of light nuisance, issues with odour being emitted and additional traffic in the residential area. They appealed to the Council to make an objection to the application. Breaches of temporary permission.

**23.89 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS**

Cllr Smith declared an interest in Agenda item 6.1. The Committee agreed that he could remain in the meeting, but not participate in the discussion.

**23.90 PC PLANNING COMMITTEE MINUTES**

It was **RESOLVED** to approve the Minutes of the Planning Committee meeting held on Wednesday 1<sup>st</sup> November 2023, following proposal by Cllr Medhurst, seconded by Cllr Smith, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

**23.91 PC NEW APPLICATIONS**

**PLANNING MATTERS**

**APPLICATIONS FOR DISCUSSION**

<b>FOR DISCUSSION</b>				
<b>Date received</b>	<b>Ref No:</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>
	<a href="#">52723/002</a>	Nestledown, 3 Lymington Bottom Road, Four MarksGU34 5DL	Refurbishment of a dilapidated, late 1970s Bungalow. Addition of a second floor over one half of the existing 4 bedroom, single storey dwelling to provide a four bedroom family home. This will include 3 double bedrooms upstairs with one ensuite and a family bathroom. Reconfiguration of the downstairs space to create a kitchen-dining room, lounge, and study with one ensuite bedroom. Conversion of the existing single garage/workshop into a garden	

			office with cloakroom. Replacement of all windows and doors.	
<p>Four Marks Parish Council objects to this application. The first observation made is that the application and the plans are inconsistent. The number of bedrooms is incorrect and the garden office with cloakroom detailed in the description is in fact a unit with a separate bedroom, kitchen facility and shower room. Regardless of whether the drawing or the description in the application are correct, either plan would be out of keeping with the surrounding properties and dominate the neighbouring bungalows.</p> <p>There are concerns as to whether there would be issues with overlooking into the surrounding properties due to the increased height and positioning of windows. Despite site visits, the Council is unable to ascertain the scale of this potential issue and so asks that the planning officer considers this and if permission is given, that a condition related to overlooking and placement of windows is attached.</p>				
	<a href="#">59097/002</a>	12 Fairfield Green, Four Marks, Alton, GU34 5BL	Continued use of Cat Hotel following temporary permission.	
<p>Four Marks Parish Council strongly object to this application for continued use of the cat hotel following temporary permission.</p> <p>The Council has been advised by neighbouring residents that the temporary permission granted for this business has been breached on several grounds. The impact on the local community has been significant and several long-term residents in this area have appealed to the Council to act on their behalf as their quality of life has been significantly impacted by the increased traffic, disturbance caused by light emissions and odour. The Council questions the height of the fence, noting that permission must be sought to erect a fence over a height of 2m. This is out of character in this residential area and a marked difference to the neighbouring properties.</p> <p>This business which is a operates under a franchise agreement has resulted in increased car journeys and traffic in what is a family orientated residential area of Four Marks and the Council considers that the additional request regarding the waste collection would impact this further. 5.30am for a waste collection is not stated in local bin collection times and would be disruptive to the community.</p> <p>There is a dark skies policy in Four Marks, and it is considered that as the light emissions could contravene this policy, the Council asks that if permission is granted, that this policy is reflected in the restrictions regarding the light emissions.</p>				
	<a href="#">52254</a>	Land North East of Belford House, Lymington Bottom, Four Marks	Outline planning application with all matters reserved except for means of access up to 95 dwellings to include the provision of vehicular access point, public open space, landscaping, sustainable drainage systems (SuDS) and up to 2,100 m2 of land in a flexible Class E(e) (Commercial, Business and Service) and Class F2(a) (Local Community) use.	<b>19/12/23 – extension agreed until 28/12/23. Propose to defer to Full Council on 20<sup>th</sup> December 2023.</b>

	<a href="#">22652/006</a>	Deerhurst, The Shrave, Four Marks, Alton, GU34 5BH	2 dwellings, 1 detached garage, creation of new access off Oakwood View with landscaping to the rear & associated works	
Four Marks Parish Council does not object to this application but asks that consideration is given to 1-3 Oakview regarding access and construction traffic to ensure that any disturbance is minimised.				

**23.92 PC APPEALS**

**23.92.1 To note/discuss appeal ref application 56082/004**

The Councils response was sent into the planning inspectorate on the 20<sup>th</sup> November 2023 and there was nothing further to add at this stage. There was a discussion about who might like to go along in person.

**23.93 PC TO NOTE DECISIONS NOTIFIED AND PENDING**

**23.93.1 To receive a summary of decisions notified, appeals and update on decisions pending.**

The Clerk provided a summary of decisions.

**23.94 PC ADDITIONAL PLANNING MATTERS**

**23.94.1 To discuss actions to challenge Settlement Hierarchy and allocation of large sites.**

Cllrs McAllister and Pullen had had a virtual meeting with the Planning Policy Manager on the 6<sup>th</sup> December 2023 and it was advised that the Settlement Hierarchy and allocation of large sites will be disclosed before Christmas as part of a meeting Agenda that will be issued.

**Meeting closed 8.11pm**

District Councillor Day informed the Council that District Councillors had been invited to a preview of the Local Plan on the 19<sup>th</sup> December 2023. He was unsure as to whether he would be permitted to share any information from this meeting but agreed to attend the Full Council meeting on the 20<sup>th</sup> December 2023 and share any information that he could.

DC Day read out an email that he had sent to the Chairman of East Hampshire District Council noting the lack of engagement and response that he had had when acting on behalf of residents in response to planning issues and complaints that were flagged during the community meeting which took place on the 8<sup>th</sup> October 2023.

**Meeting opened 8.16pm**

The Committee discussed the correspondence that had taken place with the Planning Policy Manager, and they considered the response that had been received to be unsatisfactory. It was agreed that a complaint would be sent to the Chairman of East Hampshire District Council. This would be a formal complaint about the lack of transparency and openness that had been encountered by the Council.

It was agreed that the Clerk and Planning Committee Chairman should draft the letter which would then be circulated to Councillors for further comment.

**23.95 PC Meeting Closed at 8.25pm.**

**23.96 PC Next meeting TBC**