

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 3rd January 2024, commencing at 7.00pm
At the Benians Pavilion**

MEMBERS PRESENT: Cllr Paul McAllister (Chairman), Cllrs Pullen (M), Pullen (R), Black, Smith and Medhurst
IN ATTENDANCE: Jo Tsigarides (Clerk)

24.01 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

24.02 PC Open Session, Public Participation

Cllr Pullen (M) enquired about whether housing information about the village was readily available and was informed that the 2021 Census Data is available on the ONS website. Cllr McAllister would send the link out to Councillors.

Cllr Pullen (M) when considering the need for three bed, affordable homes asked what methods and tools the Council could use to try and prevent the volume of applications for extensions on these types of properties. A discussion took place on Design Codes and development orders.

24.03 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS

There were no declarations of interest.

24.04 PC PLANNING COMMITTEE MINUTES

Cllr Pullen (M) reminded the Clerk to distinguish between the two Councillor Pullens that were serving on the Committee in the Minutes.

It was **RESOLVED** to approve the Minutes of the Planning Committee meeting held on Wednesday 6th December 2023, following proposal by Cllr Pullen, seconded by Cllr Medhurst, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

24.05 PC NEW APPLICATIONS

PLANNING MATTERS

APPLICATIONS FOR DISCUSSION

FOR DISCUSSION				
Date received	Ref No:	Location	Proposal	Decision
27/11/23	38571/001	45 Penrose Way, Four Marks, Alton GU34 5BG	Porch to front	Registered
The Council does not object to this application and notes that the proposal is in keeping with surrounding properties.				

01/11/23	60242	Whyte Gate, The Shrave, Four Marks, Alton, GU34 5BJ	Garage to front garden area. Ground floor rear and side extensions with conversion of existing garages into habitable accommodation.	Registered
The Council does not object to this application and defers to the Planning Officer's expertise in this regard.				
08/11/23	59097/002	12 Fairfield Green, Four Marks, Alton, GU34 5BL	Continued use of Cat Hotel following temporary permission.	Registered
The Council lodged a strong objection to the original application and wishes to reaffirm this, in particular the point about the size of the fence which is out of keeping with neighbouring properties. It has also been noted that out of the thirty five comments in support of this application, at least thirty of them are stated as customers of the service and the Council would like to highlight this to the Planning Officer as it may be that these customers do not reside near to the cattery and therefore, do not experience any of the detrimental impact of the business. It also notes that a further two comments could be biased as they are submitted from an employee and a contractor who has been working at the site for a long period.				
05/12/23	22567/001	The Wickets, 4 Bernard Avenue, Four Marks, Alton, GU34 5DQ	Single storey rear extension and conversion of roof to habitable accommodation & two storey side extension following demolition of conservatory to side & rear and detached garage	Registered
The Council has no objection to this application and defers to the Planning Officer's expertise in this regard. It would like to highlight the dramatic change to the street scene should the application be permitted.				
12/12/23	60213/001	4 Yarnhams Close, Four Marks, Alton, GU34 5DH	Variation of Condition 4 of 60213 - to reflect the changes to the external material finish included on drawing 2178-14 B	Registered
The Council has no objection to this application and defers to the Planning Officer's expertise in this regard.				
30/11/23	28961/007	Providence, Weathermore Lane, Four Marks, Alton, GU34 5AN	Single storey side and rear wrap around extension	Registered
The Council has no objection to this application and defers to the Planning Officer's expertise in this regard.				

24.06 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The Clerk provided a summary of decisions notified to the Committee.

24.07 PC ADDITIONAL PLANNING MATTERS

Cllr McAllister requested that items 7.2 and 7.3 were switched, with a discussion of the emerging local plan taking place first and all were in agreement.

24.07.1 Chairmans update/any additional matters

The Chairman confirmed that the response to application 52254 had now been submitted to the Planning Officer after an extension had been agreed due to the timing of the Full Council meeting and the festive period.

The Clerk was asked to organise a meeting with the relevant Planning Officer to discuss the inquiry regarding planning application 56082/004. The Council had already submitted a written response, but the intention is to make a verbal representation at the Inquiry. The Chairman had been working with a local interest group who also plan to speak and so this meeting would ensure that the three parties making representation cover separate points.

There was a discussion about S106 funding and the strategic CIL funding window which opens on the 29th January 2024. The Clerk advised that a report will be produced for the Full Council on the 17th January which will include information on the available funding. It had been noted that the Open Spaces generic S106 funding had been depleted to approx. £300 and the Clerk was asked to make enquiries about where the funds had been allocated.

24.07.2 To discuss emerging Local Plan

Cllr McAllister presented information about the emerging Local Plan and noted that due to the timescale of Regulation 19 (July 2024), that there could be an influx of planning applications over the coming months that try and evade the development targets that will be set out.

Using ONS data, the Committee were taken through the current planning applications, ones that had been given permission and presented with an overview of the whole village in terms of planning.

The Committee discussed how to handle the potential developments, and any opportunities that may arise from them in terms of village infrastructure.

24.07.3 To discuss working group for Vision Statement

At the Full Council meeting held on the 20th December 2023, it had been agreed that a working party should be set up to create a vision statement for the Council. Cllr McAllister offered to lead the working group session and facilitate the discussion. Dates would be sent to the Clerk to arrange the meeting, with Councillors and the community being invited to take part. This vision statement would cross over all Committees.

24.08 PC Meeting Closed at 8.50pm

24.09 PC Next meeting 7th February 2024