

**FOUR MARKS PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
Held on Wednesday 5<sup>th</sup> June 2024, commencing at 6.30pm  
At the Benians Pavilion**

**MEMBERS PRESENT:** Cllr Paul McAllister, Cllr R Pullen, Smith, Cllr M Pullen and Medhurst  
**IN ATTENDANCE:** Jo Tsigarides, Clerk  
**MEMBERS OF THE PUBLIC:** Three members of the public, District Councillor Roland Richardson arrived at 7.25pm.

**24.38 PC ELECTION OF CHAIRMAN**

Cllr McAllister was elected as the Committee Chairman (proposed by Cllr R Pullen, seconded by Cllr Smith and with all in agreement).

Cllr R Pullen was elected as the Vice Chairman (proposed by Cllr McAllister, seconded by Cllr M Pullen, all in agreement).

**24.39 PC APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**24.40 PC OPEN SESSION – PUBLIC PARTICIPATION**

Resident one, identified themselves and advised that they live close to the area to the rear of 131 Winchester Road which is proposed to be included in the revised Settlement Policy Boundary within the Draft Local Plan. They expressed concerns about the information that they had received from Metis Homes about a proposed development and made enquiries about the progress of the revised Neighbourhood Plan. Cllr McAllister informed the resident that Four Marks Parish Council had allocated £30 000 for the project and had agreed that the NPSG should include site allocations.

With there being no further items to raise, the Open Session concluded at 8.45pm.

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

There were no declarations of interest.

**24.42 PC PLANNING MINUTES**

On the proposal of Cllr M Pullen, which was seconded by Cllr Smith, and with all Councillors in agreement, it was **RESOLVED** to approve the Minutes of the Planning Committee meeting held on Wednesday 1<sup>st</sup> May 2024.

**24.43 PC NEW APPLICATIONS (AS ATTACHED)**

FOR DISCUSSION				
Date received	Ref No:	Location	Proposal	Decision
17/05/24	<a href="#">60402</a>	46 Goldcrest Way, Four Marks, Alton, GU34 5FE	Crown reduce lateral spread by 2 Metres and crown lift to 3 Metres of 1No. Oak Tree (T19) (E.H.460) (Land to the South of Winchester Road, Four Marks) Tree Preservation Order 2002	

In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees (and hedgerows) within the environment, would only support work to, and removal of, trees (or hedgerows) that would not be detrimental to the health and stability of any remaining trees, and necessary for reasons of essential maintenance, or health and safety of persons and property.

With reference to this application, the Council defers to the Planning Officer's expertise in this regard.

22/05/2024	<a href="#">39323/010</a>	Melrose, Alton Lane, Four Marks, Alton, GU34 5AJ	Application for a Lawful Development Certificate for an Existing Use of building as dwellinghouse
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The Council defers to the expertise of the Planning Officer to confirm the legality of this application.

23/05/2024	<a href="#">60419</a>	3 Penrose Way, Four Marks, Alton, GU34 5BG (easthants.gov.uk)	Rear single storey extension.
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The Council has no objection and defers to the Planning Officer.

#### 24.44 PC APPLICATIONS IN NEIGHBOURING VILLAGE

The Committee agreed that whilst they are not included in the Consultee list, that they would submit a comment directly to the case officers for each application. It was noted that due to works on the Planning Portal, there had been extensions on both applications. 27000/005 now had a deadline of 21<sup>st</sup> June 2024 and 55318/001 now had a deadline of 23<sup>rd</sup> June 2024. With consideration given to this, the Planning Committee made initial observations (below) but it was agreed that further research would be done in preparation for the meeting of the Full Council on the 19<sup>th</sup> June 2024 where the comments would be finalised.

<a href="#">55318/001</a>	<b>Land West of Beechlands Road, South Medstead</b>	Outline application with all matters reserved except for access, for up to 70 dwellings with vehicular and pedestrian accesses, public open space, landscaping and drainage and associated works.
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*The Council strongly objects to this application, it considers that it would result in an overbearing impact on the local infrastructure in Four Marks (shops/facilities) along with an unacceptable increase on traffic along Boyneswood Road which is already over capacity and in turn add to the pressure on the A31.*

*The Manual for Streets had been used in the applicants submission but it was noted that they had been selective in their use and omitted to include the beginning of Paragraph 4.4.1, where it is explained that walkable neighbourhoods are 'typically characterised by having a range of facilities within 10 minutes' (about 800m) walking distance of residential areas which residents may access comfortably on foot.' The council considers that the manipulation of the guidance is unacceptable.*

*The Council also disagrees with the way that the NTS survey results are presented in 'bucket' form and has spent time reconstructing the data so that the true averages can be obtained. The applicant claims that trips up to one mile would be walked 80% of the time, and trips up to two miles would be walked 30% of the time, when in fact through correct interpretation of the data, trips of up to one mile would be walked 46% of the time and trips of up to two miles would be walked 19% of the time. The only conclusion that can be made by the correct application of the statistics is that this development would be 'car driven'.*

The Council notes that this is not an allocated site, and outside of the Settlement Policy Boundary, and therefore contravenes CP19.

<a href="#">27000/005</a>	Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP	53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works, following the demolition of 61 Lymington Bottom Road.
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Comments as above reiterated. Also noted that inclusion of this site would bring the housing figure to 529, when the allocation in the pending Local Plan is 210.

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

The Clerk advised that there were two additional decisions that had been received:  
56774, 73a Winchester Road, Permission 23/5/2024  
58185, Unit 3 Old Magpie Works, Lawfulness Certificate, Refused 22/5/24

**24.45 PC FOR CONSIDERATION**

**24.45.1 To discuss letter of complaint regarding EHDC Planning Committee meeting held on 8<sup>th</sup> May 2024**

The Committee discussed the draft notes provided by Cllr McAllister and it was agreed the Clerk would draft a complaint letter around these points which would be sent to Gill Kneller (Chief Executive), Richard Millard (Leader) and the Monitoring Officer. The letter would be reviewed at the next Full Council meeting before it was sent.

**24.45.2 To discuss 'Call for Brownfield Sites' Survey.**

Suggested sites were the golf course and the scrap yard on Hawthorn Lane. The Clerk would complete the survey on the 6<sup>th</sup> June 2024.

**24.46 PC NEXT MEETING: 3<sup>rd</sup> July 2024**

**24.47 PC MEETING CLOSED: 7.32pm.**

