

FOUR MARKS PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
Held on Wednesday 3rd July, commencing at 7.30pm
At Benians Pavilion.

MEMBERS PRESENT: Cllr Paul McAllister (Chairman), Cllrs Pullen (M), Pullen (R), Smith and Medhurst
IN ATTENDANCE: Jo Tsigarides (Clerk)
 Three Members of the public.

24.49 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

24.50 PC Open Session, Public Participation

Resident one discussed application 30800/13 and they were particularly alarmed about the proposed block of flat at the entrance to the development which would require the removal of Silver Birch trees. They noted that there was no planned footpath and that they were concerned about the SINC area. Cllr McAllister advised that the HCC Highways response was that there was no objection from a transport point of view.

Resident two spoke about the same application and that they were very concerned about the access into the development, reporting that they had almost had several collisions when other drivers had been surprised at them turning onto Lapwing Way. They thought that this additional turn would cause further issues.

24.52 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS

Cllr Pullen declared that he was friends with some direct neighbours of 131 Winchester Road, but it was agreed that he would be permitted to remain in the meeting.

24.53 PC PLANNING COMMITTEE MINUTES

On the proposal of Cllr R Pullen, which was seconded by Cllr Medhurst, and with all Councillors in agreement it was:

RESOLVED to approve the meetings from the Planning Committee meeting held on the 5th June 2024.

24.54 PC NEW APPLICATIONS

APPLICATIONS FOR DISCUSSION

FOR DISCUSSION				
07/06/2024	30572/017	Hawthorn Farm, Willis Lane, Four Marks, Alton, GU34 5AP	Construction of a detached double garage (retrospective)	
The Parish Council notes that the garage in question has been in place for over four years, and requests that any future changes go through the proper channels. On this basis, there is no objection to the retrospective permission.				
12/06/2024	60439	7 Lily Road, Four Marks, Alton, GU34 5GF	Two storey side extension	

Four Marks Parish Council strongly objects to this application. The application is for a two-storey side extension but the plans show a separate dwelling with its own entrance and facilities. In accordance with the EHDC Vehicle Parking Standards Supplementary Planning Document (2018), four parking spaces should be provided, not the three shown. The Council suggests that as there is no capacity for a fourth space, this application should be rejected or alternatively, amended to a true extension, with the separate front entrance removed so that the three spaces comply with the policy.				
13/06/2024	60434	30 Fairfield Green, Four Marks, Alton, GU34 5BL (easthants.gov.uk)	Single storey rear extension	
Four Marks Parish Council has no objection to this application and defers to the Planning Officer.				
17/06/2024	55712/003	The Barn (Land between Cranford House & Rowandale House), Alton Lane, Four Marks, Alton	Removal of barn and construction of a two storey dwelling with associated landscaping and boundary treatment	
Four Marks Parish Council objects to this application as the proposed building is not on the same site as the existing barn, therefore, falling out of the scope of Class Q permitted development. This is therefore to be treated as an application outside the SPB and not as a replacement agricultural building. It is contrary to CP19 (JCS Local Plan) and Policy One of the Medstead and Four Marks Neighbourhood Plan. There are issues with sustainability and the distance from the proposed dwelling from the local amenities (over 800m), meaning that residents would depend on car to access facilities.				
26/06/2024	30800/013	Land Rear of, 131 Winchester Road, Four Marks, Alton	22 dwellings with associated access, car and cycle parking, landscaping and drainage	
<p>Various points were discussed, with an agreement to defer to the meeting of the Full Council on the 17th July 2024:</p> <ul style="list-style-type: none"> • Environmental issues/destruction of an irreplaceable habitat for badgers, deer, slow worms, bats and dormice (Diana Tennyson has agreed to supply further environmental information) • Object to purchase of off-set credits, this is of no benefit to Four Marks. • Transport – issues over additional left turn off of A31, which is already at 80 percent capacity. • No footway along the access road, potentially dangerous for pedestrians. • No turning points or passing places meaning that refuse collection will be difficult and lack of accessibility for emergency vehicles. Cars and others would need to reverse up and down the road as it is only single capacity. • Currently outside of Settlement Policy Boundary (CP19) • Issues with drainage and water pump. Questions over who would be responsible for the ongoing maintenance of the proposed system. • Manipulation of traffic data. 				

24.55 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The Clerk went through the recent decisions which had been circulated to the Committee.

24.56 PC ADDITIONAL PLANNING MATTERS

24.56.1 To discuss complaint letter

Cllr R Pullen made some observations about the way that the letter was addressed. The Clerk had had a notification that it had been received, but no further response. It was agreed that if a response had not been received by the 15th July 2024, a follow up email would be sent to find out what progress had been made. The Clerk was also asked to follow up on the complaint email sent to EHDC in December 2023 as no response had been received.

24.56.2 Any updates from Committee Chairman

Cllr McAllister had held a pre-meeting with District Councillor Richardson who was now on the Planning Committee at EHDC and they had discussed various issues surrounding the Tilted Balance.

24.57 Next scheduled meeting: 7th August 2024

24.58 Meeting closed at 8.30pm