

FOUR MARKS PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
Held on Wednesday 7th August 2024, commencing at 7.00pm
At Benians Pavilion.

MEMBERS PRESENT: Cllr Paul McAllister (Chairman), Cllrs Pullen (M), Pullen (R), Smith and Medhurst
IN ATTENDANCE: Jo Tsigarides (Clerk)
APOLOGIES: None

24.58 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

24.59 PC Open Session, Public Participation

Resident one enquired about what action the Parish Council would take to protect the village since the new Housing Secretary's announcement regarding changes to the NPPF and housing targets. The proposed increase would mean an annual number of 1074 for East Hampshire District Council to meet. The resident asked the Council to appeal to EHDC for special consideration to be given to Four Marks and asked Councillors to be proactive. The Chairman advised that this would be discussed further later in the meeting.

With no further items to add, the Open Session ended at 7.10pm.

24.60 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS

There were no declarations of interest.

24.61 PC PLANNING COMMITTEE MINUTES

Cllr M Pullen asked that his initial was inserted into a comment that he had made to distinguish between himself and another Councillor.

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 Minutes of the Planning Committee meeting held on the 3rd July 2024.

24.62 PC NEW APPLICATIONS

APPLICATIONS FOR DISCUSSION

15/07/2024	37418/004	24 Tawny Grove, Four Marks, Alton, GU34 5DU	Reduce laterals encroaching on property of 1No. Oak tree (A1) by up to 3 Metres to gain a clearance of 2 Metres from tree and property (E.H.243) (Winchester Road Four Marks) Tree Preservation Order 1991
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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, due to the high amenity value of the trees would like to ensure that the work proposed is appropriate but defer to the planning officer's knowledge and decision in this regard.

12/07/2024	29550/037	Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH	Detached care home with associated landscaping and car parking (as amended by plans and additional information received 27 April 2024, 4 June 2024 and 12 July 2024).
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Four Marks Parish Council has previously lodged a holding objection to this application (7th March 2024, 26th June 2024 – reaffirmed the holding objection as it felt that information provided was not adequate). The Council now notes the addition of further reports including a parking note, transport report, ecological reports and drainage plans. The Council believes that there are still issues with these reports:
 The drainage plans submitted do not include any infiltration testing and so the Council considers that there is not enough information provided to comment fully. The Council submits flooding evidence of this area from last winter so that the Case Officer can see why the Council considers that this information is so crucial.
 There are concerns over the parking provision and although it is noted that there is not a recommended number for care home car parks, the time-based study provided is inadequate. The longevity of the visitors has not been fully considered and there are concerns over the parking spaces that are along the boundary. The surrounding properties to this building already report nuisance, noise and light disturbance and the parking so close to neighbouring properties will make this worse.
 The Council reaffirms its previous comments made on the dates above and would like to lodge a strong objection to this application.

25/07/2024	60464	1 Lapwing Way, Four Marks, Alton, GU34 5FD	Various tree works – see application.
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The Council would like to note that the address is not 1 Lapwing Way although the What Three Words locations do seem to correspond to the sketch map provided. On that basis, the Council makes the following comment:

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, due to the high amenity value of the trees would like to ensure that the work proposed is appropriate but defer to the planning officer's knowledge and decision in this regard.

31/07/2024	54841/007	Beverley, 165 Winchester Road, Four Marks, Alton, GU34 5HY	Section 73 application to vary condition 11 (approved plans) of 54841/006 (Detached dwellinghouse with new access from Pheasant
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			Close) to allow for the substitution of amended plans.
The Council has only been able to find a change to the pedestal wall feature and would have appreciated a document detailing the proposed changes. On the basis that this is the only change, the Council defers to the expertise of the Case Officer.			

24.63 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The Clerk presented recent decisions to the Committee.

24.64 PC FOR CONSIDERATION

24.64.1 To discuss response from EHDC regarding complaint letter from FMPC in December 2023.

A response had been received from EHDC regarding the compliant letter sent on the 7th December 2024. The response stated that the Planning Policy Manager had considered that the Council's issues had been resolved at a Teams call held on the 6th December 2024 with Councillors and the Planning Policy team. This was not the case, and the date of the letter would imply that the Council still felt that there were unresolved issues. Although the Settlement Hierarchy was subsequently published along with the methodology, the Committee still considers that it should have been privy to the methodology beforehand. This is a point which the Committee were not prepared leave as this could have in impact in the future.

The Clerk was asked to respond to this email to state that the Council was not satisfied with the response.

With regard to the complaint sent about the EHDC Planning Committee meeting held on the 8th May 2024, a holding response had been received but the expected date for the complaint to have been dealt with had been left blank. The Clerk was asked to pursue this.

24.65 PC ADDITIONAL PLANNING MATTERS

24.65.1 To receive updates from Committee Chairman.

Correspondence from a resident was noted inviting Councillors to meet with them before they submit a planning application.

The Chairman informed the Committee that following a meeting of the Neighbourhood Plan Steering Group on Tuesday 6th August 2024, a notification would be sent to EHDC that the project of reviewing the existing Neighbourhood Plan, to include site allocations and a design code would be commencing imminently.

There was a broad discussion on the changes to the NPPF and revised housing targets that EHDC would have to meet. The NPSG would be responding to the accompanying consultation which had a deadline of the 24th September 2024, but would be focussing on two points, concerning the South Downs National Park and the affordability method used. It was agreed that the Parish Council would follow this and provide a response.

24.66 PC Next scheduled meeting: 11th September 2024

24.67 PC Meeting closed at 8.20pm.