

FOUR MARKS PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
Held on Wednesday 6th November 2024, commencing at 6.00pm
At Benians Pavilion.

MEMBERS PRESENT:	Cllr Paul McAllister (Chairman), Cllrs Pullen (M), Pullen (R), Smith and Medhurst
IN ATTENDANCE:	Julie Russell (Clerk to Medstead PC), Victoria Ursulean (Assistant Clerk) No members of the public.
APOLOGIES:	None

24.86 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

24.87 PC Open Session, Public Participation

Nothing was raised in the open session.

With no further items to raise, the Open Session ended at 6.01pm and Standing Orders were applied.

24.88 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS

None

24.89 PC PLANNING COMMITTEE MINUTES

On the proposal of Cllr M. Pullen, which was seconded by Cllr R. Pullen, and with all Councillors in agreement it was **RESOLVED** to approve the Minutes of the Planning Committee meeting held on the 2nd October 2024.

24.90 PC FOR DISCUSSION.

24.90.1 – To discuss appeal response.

23/10/2024	APP/M1710/3349565 60040	Land east of Lanark Cottage, Alton Lane, Four Marks, Alton	Construction of 10 detached dwellings with associated access and landscaping	27 th November 2024
<p>The clerk has contacted Planning Policy and Case Officer Susie Ralston, to confirm EHDC's response. EHDC currently plan to defend the appeal although this may change. A case officer for the appeal has not yet been appointed. Four Marks Parish Council needs to decide whether to fully participate in the appeal using Rule 6, or alternatively just make a written representation using its original objections. The statement of common ground will be key to this decision as the council will not be able to reintroduce objections that are agreed as common ground. Also, the council noted that there is considerable work involved with a Rule 6 representation.</p> <p>Four Marks Parish Council's original objections included distance from the local amenities and bus stop, its position on a greenfield site outside the settlement boundary, the lack of affordable housing, increased traffic and the change in the character of the road. EHDC however is not concerned by the distance to amenities. Other issues discussed with the site include the entrance through the hedgerow in the SINC and drainage.</p> <p>Written rebuttal statement(s) are needed by the inspectorate by 27th November. The meeting date is set for 10th January to submit evidence and agree common ground. Four Marks Parish Council's decision on its approach will be agreed after further contact with EHDC.</p>				

20.90.2 – Late applications

06/11/2024	60662/001	Land between Conway & Millfield, Alton Lane, Four Marks, Alton	Variation of condition 16 of 60062 to allow substitution of layout plan 1306.402 with 24/24/01 proposed garage/site layout plan	
The Council would like to defer to the expertise of the Case Officer.				
5/11/24	51645/004	20 Kingswood Rise, Four Marks, Alton, GU34 5BD	1) Oak - carry out 3-4 metres height and crown reduction leaving an overall height 10-12 metres and overall width of 9-11 metres. Also carry out crown maintenance removing all major deadwood, rubbing and diseased branched. 2) Conifer on left hand side of rear garden - dismantle to ground level 3) Maple in rear garden - carry out a 2-3 metre crown reduction leaving an overall height of 8-10 metres and an overall width of 7-9 metres, to also carry out crown raise removing 1t column.	
<p>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.</p> <p>With respect to this application, the Council defer to the planning officer's decision in this regard.</p>				
	49313/011	Woodcote, Boyneswood Road, Medstead, Alton, GU34 5DY	Single storey front extension to existing hallway, conversion of garage into new kitchen with external and internal alteration	

The Council would like to defer to the expertise of the Case Officer.

1/11/24	22214/004	62 Telegraph Lane, Four Marks, Alton, GU34 5AX	Single storey rear extension and associated landscaping.	
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The Council would like to defer to the expertise of the Case Officer.

1/11/24	53202/003	Kefalonia, 96 Blackberry Lane, Four Marks, Alton, GU34 5DJ	Retrospective application for a single storey rear extension	
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The Council would like to defer to the expertise of the Case Officer

24.91 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The Clerk presented recent decisions to the Committee.

With regard to 60612/002 (Land between The Laces and Hawthorn Farm, Willis Lane, Four Marks, Alton), permission was refused for 'change of use of agricultural field to dog exercise field' but the company is still trading. The clerk was asked to contact EHDC Planning Enforcement.

24.92 PC ADDITIONAL PLANNING MATTERS.

24.92.1 To receive update on Neighbourhood Plan and drop-in sessions/community event.

Two consultants are to be interviewed for the Neighbourhood Plan on Friday 8th November with the steering group meeting the following week to make a decision. Out of five consultants approached, two were too busy and one could only help in the latter stages. It is planned that the successful consultant will update the site allocations and design codes. The costs are more favourable than initially thought and the steering group will apply for grants. There is a cap of £8k for design codes and £10k for site allocations.

Councillors agreed to postpone the community meeting to January 26th and the hall has been booked (2-5pm). Smash and F4F have withdrawn in order to not compromise their neutrality in the early stages of the Neighbourhood Plan when the methodology is proposed before actual sites. The delay was agreed in order to give more notice to the public, so that there will be news on the neighbourhood plan and to wait for more information on the community building.

24.92.2 To receive any correspondence.

There has been correspondence from Susie Ralston and Adam Harvey regarding applications 60040 (already covered).

There is no further update on the complaint raised with EHDC Planning.

24.93 PC Next scheduled meeting: 4th December 2024

24.94 PC Meeting closed at 7.05pm.