

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on 3rd December 2025 at Benians Pavilion, at 6.00pm**

MEMBERS PRESENT: Cllrs McAllister, Smith, R Pullen, Medhurst and M Pullen
IN ATTENDANCE: Louise Steele Locum Clerk
7 Members of the Public
APOLOGIES: None

25.90 PC APOLOGIES FOR ABSENCE

There were none, but Cllr Medhurst had indicated he would be late and arrived at 6.34pm.

25.91 PC OPEN SESSION – PUBLIC PARTICIPATION

Several members of the public spoke, making clear their objections to application number 50216/002.

25.92 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

25.93 PC COMMITTEE MINUTES

On the grounds that the draft minutes had not been circulated with the meeting agenda it was agreed to defer the consideration of the minutes of the Planning Committee meetings held on the 4th June and 5th November 2025 to a subsequent meeting.

25.94 PC FOR DISCUSSION

25.94.1

02-10-2025	EHDC-25-1152-FUL	Avalon House Winchester Road, Four Marks, Alton, Hampshire, GU34 5JB	Approval is sought for the demolition of an existing dwelling to be replaced by a new self-build dwelling.	10/12/2025
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Comment:

The Parish Council has no objection to this application and defers to the Planning Officer.

25.95 PC TO NOTE DECISIONS NOTIFIED AND PENDING

A summary on decisions notified, appeals and update on decisions pending was deferred to a future meeting.

25.96 PC LATE APPLICATIONS

25.96.1

	50216/002	Land West Of Millfield Alton Lane, Four Marks, Alton, Hampshire	Outline application - demolition of structures and stables for the construction of up to 100 dwellings with new and improved vehicular and pedestrian access points, parking, public open space, biodiversity area, landscaping, sustainable urban drainage system (SuDS) and	03/12/2025 – extension to 4/12/2025 granted
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			associated works. All matters reserved except for a means of access (Access from Blackberry Lane).	
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Four Marks Parish Council strongly objects to these proposals and the way they have been presented. In addition to the Parish Council's previous comments on this application it has been brought to our attention that the traffic layout by Tesco has new drawings only reported in the Appendix of the developers response to the Highways response. This is totally unacceptable; new drawings should not be buried like this. 7256-SK08 shows a complete re lay out of parking in front of Tescos and arrows which can only be described as lethal. Cars are expected to enter and exit directly onto the A31. The loss of eight parking spaces is totally unacceptable as parking is in short supply and is to be made worse by Boundaries Surgery expansion.

Four Marks Parish Council objects to this application and refers the Planning Officer to the letter that was submitted by the Parish Council in December 2024. The Council considers that the same points are still valid despite the changes submitted and would also like to note that there is a TPO on the Beech tree at the entrance to the proposed site. This tree would suffer harm, specifically at the roots if a safe visibility splay was provided.

None of the changes made address the issues already raised

In summary

Surface water flooding does not take into account the effect of adjacent developments

The entrance is too narrow and out of character

Traffic measures do not address the quantum of housing proposed removing 8 parking places at Oak Green will not move people to use walking and cycling they will simply drive to Alton instead as under the current conditions it is too polluted and dangerous to walk/cycle . To encourage walking and cycling measures already proposed by the Neighbourhood Plan and parish councils such as roundabouts and measures to slow traffic on the A31 to a safe level for pedestrians and cyclists should be implemented.

The measures to reduce speed on Blackberry Lane are welcomed but look poorly implemented due to the restriction on width. Improvements to Junctions on the A31 for cycling and pedestrian access, although welcome, do not address the issue of average actual speed of traffic being 40mph and local access is difficult.

The proposal to put street lighting in is against PC policy:

“Ensure external lighting within the village remains minimal and maintain commitment to clear night skies in line with the South Downs National Park Authority’s dark skies policy, ensuring a protected and continual wildlife friendly night time environment. South Downs National Park are The Parish Council does not believe that street lighting is needed for safety and it is not present in most areas of Four Marks without any safety problems.

25.96.2

	EHDC-25-1321-FUL	Laburnums Brislands Lane, Four Marks, Alton, Hampshire, GU34 5AE	The proposal is for a self-build three-bedroom bungalow.	19/12/2025
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Comment:

The Parish Council has no objection to this application and defers to the Planning Officer.

25.97 PC ADDITIONAL PLANNING MATTERS

25.97.1 To receive update on Neighbourhood Plan.

As chairman of the Neighbourhood Plan Steering Group Cllr McAllister gave the following update:

“The housing needs assessment and site options will be made public at drop-in sessions to be held on 13 & 14 December 2025 and public feedback sought via questionnaire on preferred locations to build 1168 houses. The target is to get to Regulation 14 consultation (which is public feed back on the plan proposed to be submitted to the planning authority) by spring 2026. The allocations will need to be in line with the emerging Local Plan (its target being Regulation 19 consultation in July 2026). It is intended to produce a master plan for the village in parallel with the site allocation process. We will be calling for help on this activity early in the new year.”

25.97.2 To receive any correspondence

Reference was made to correspondence on behalf of Bewley Homes and Cala Homes (Southern) suggesting meeting the parish council regarding a mixed-use development at Lymington Bottom Road. The Clerk was advised to send the correspondent a copy of the *Protocol on Planning Application Meetings with Landowners, Developers or their Agents ('Developers')*, and to put the question of a meeting to Full Council.

25.98 NEXT SCHEDULED MEETING: Wednesday 7th January 2025

25.99 MEETING CLOSED: 7.00pm