

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on 4th February 2026 at Benians Pavilion, at 6.00pm**

MEMBERS PRESENT: Cllrs McAllister, Smith, R Pullen, and Medhurst (arrived 6.05pm)
IN ATTENDANCE: Louise Steele Locum Clerk
APOLOGIES: Three Members of the Public (of whom two arrived at 6. 14pm)
One

26.10 PC APOLOGIES FOR ABSENCE

Apologies were received from Cllr M Pullen.

26.11 PC OPEN SESSION – PUBLIC PARTICIPATION

One member of the public spoke to EHDC-25-0774-OUT specifically stating that Highways have not modelled the impact of that application on the Five Lanes junction and the member of the public was concerned that EHDC would not have the fortitude to resist.

26.12 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

26.13 PC COMMITTEE MINUTES

On the proposal of Cllr R Pullen which was seconded by Cllr Smith and with all Cllrs in agreement, it was **RESOLVED** to approve the Minutes of the Planning Committee meetings held on the 4th June and 5th November 2025 and 7th January 2026.

26.14 PC FOR DISCUSSION

26.14.1

| | | |
|---|--|---|
| <u>EHDC-26-0004-TPO</u> | Belford House, 93 Lymington Bottom, Four Marks, Alton, Hampshire, GU34 5AH | T2 - Hawthorn: remove fallen stem and remaining dead tree from neighbouring field to avoid nuisance to neighbouring landowner. T3 - Cherry tree removal to avoid nuisance to neighbouring landowner. T4 - Cherry tree with ivy to be felled to ground level as risk of tree failure onto adjacent car parking bays. T5 - Dead Ash tree removal as risk of failure over driveway or adjacent property. TG6 - Beech trees: clear lower dangerous deadwood branches. |
| Comments: Four Marks Parish Council would tend to presume in favour of retaining a healthy tree and therefore queries the proposed removal of T3 and T4. However, in this and all other aspects of the application the parish council defers to the expertise of the Arboricultural Officer. | | |

26.14.2

| | | |
|---|--|---|
| <u>EHDC-25-0774-OUT</u> | Land To The West Of Landport Alton Lane, Four Marks, Alton, Hampshire, | Outline application (with all matters reserved except means of access) for up to 88 no. (class C3) residential dwellings (including 40% affordable dwellings) including a new vehicular access, pedestrian and cycle paths, parking spaces, public open space, biodiversity enhancement, landscape planting, surface water attenuation, associated infrastructure and |
|---|--|---|

| | | |
|--|--|---|
| | | <p>other associated works</p> <p>Reason for re-consultation - The amendments entail the following changes to the application and additional information. The amendments to the application entail changes to the illustrative master plan and connectivity plan, in which a footpath is shown to be provided to connect with the site to the north. The additional/ amended plans and documents include the following:</p> <p>Parameter Plan (ref: 1360.03 A) - this is submitted as a replacement of that previously lodged in June 2025 (ref: 1360.03) which should be formally superseded;</p> <p>Illustrative Masterplan (ref: 1360.02 A) - this is submitted as a replacement of that previously lodged (ref: 1360.02), which should be formally superseded;</p> <p>Context Plan (ref: 1360.04) - this new plan is submitted for consideration, and shows recent planning approvals / resolutions on adjacent and nearby sites;</p> <p>Highways Response Technical Note (dated January 2026) - prepared by Odyssey, and responding to Hampshire Highways comments to the planning application;</p> <p>Ecological Impact Assessment (dated January 2026) - prepared by Ecosa, and submitted as a replacement of the Interim Ecological Assessment Report (dated June 2025) previously lodged, which should be formally superseded; and</p> <p>Letter to the LLFA (dated 4th December 2025) - prepared by Abley Letchford, and responding to Hampshire Flood & Water Management Team comments to the planning application.</p> |
|--|--|---|

Comments:

Four Marks Parish Council reiterates its previous objection to this application there are a number of grounds and these are below. In terms of the new documents the parish council has the following new comments to make it is claimed that the one of the Five Lanes does not have any traffic, this is Gradwell Lanes which is used as an informal one-way traffic scheme during school drop-off and pick up so the peak times assessment was carried out at the wrong time. Further the cumulative effect of all developments is not taken into account in the traffic numbers.

The distance from local services precludes this development from being sustainable; with the exception of trips to the junior school all journeys will be undertaken by car.

The cumulative potential harm of this planning application should be considered alongside that caused by applications 20252/004, 50216/002, 29550/037, EHDC-25-0313-OUT, EHDC-25-0372-RES which are all in close proximity. None of the utilities can cope with this level of development; doctors' surgeries and schools are already full for the next five years. There is no local infrastructure proposed in this development adding to local facilities or in mitigation of the extra traffic. The junctions at Telegraph Lane and Lymington Bottom will reach capacity with EHDC-25-0372-RES; this development along with the other developments listed must add capacity to enter and exit Lymington Bottom, Boyneswood Road and Telegraph Lane.

Exceedance from the planned SUDs feature will travel to Belford House and flood it and Lymington Bottom. The catchment of surface water by this site in its current undeveloped state reduces the already extensive flooding at Five Lanes; the reduction in permeable surface will make flooding at Five Lanes worse.

The ecology report mentions various protected species such as hazel dormice.

26.15 PC LATE APPLICATIONS

| | | |
|---|---|------------------|
| EHDC-25-1195-TPO | High Beeches Boyneswood Road, Medstead, Alton, Hampshire, GU34 5DY | 1) Spruce - Fell |
| Comments: Four Marks Parish Council defers to the expertise of the Arboricultural Officer. | | |

26.16 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The summary on decisions notified, appeals and updates on decisions pending was received.

26.17 PC ADDITIONAL PLANNING MATTERS

26.17.1 The Committee received an update on the Neighbourhood Plan which is currently in the process of undertaking due diligence in relation to site allocation. It is hoped that the plan will get to "Regulation 14" by April. The Neighbourhood Plan Steering Group is meeting at 9am every Thursday and Cllr R Pullen has been invited to join the group.

26.17.2 There was **no** correspondence to receive.

26.18 NEXT SCHEDULED MEETING: Wednesday 4th March 2026

26.19 MEETING CLOSED: 18.31 pm