



Minutes of the Meeting of the Planning Committee held at Benians Pavilion on Wednesday 5th August 2026 at 6.00pm

Members' Present: Cllrs McAllister, Smith, R Pullen, M Pullen, Thomson and Medhurst

In attendance: Mrs Debbie Batley (Locum Clerk) and 5 members of the public

26.71 PC APOLOGIES FOR ABSENCE – None given

26.72 PC OPEN SESSION – PUBLIC PARTICIPATION

The Chair reminded all MOP's that no individual speaker may exceed a maximum of 3 minutes. All public participation, and the duration of this item will be at the discretion of the Chairman.

An email had been previously sent by one of the MOP's, and it was agreed that the PC would provide a written reply.

A question was raised regarding the requested Electors Meeting – deferred to the Clerk would investigate the matter.

The agent for one of the applications explained why their application was similar to other houses being built in the same area.

26.73 PC DECLARATIONS OF INTEREST
There were no declarations of interest.

26.74 PC COMMITTEE MINUTES
On the proposal of Cllr M Pullen, which was seconded by Cllr Thomson with all Cllrs in agreement, it was **RESOLVED** to approve the Minutes of the Planning Committee meeting held on the 1st July 2026.

26.75 FOR DISCUSSION:

EHDC-25-0055-OUT Outline Planning Permission

Application Proposal: Outline application for up to 115 new homes; formation of means of vehicular access onto Winchester Road and pedestrian and cycle links to Barn Lane and a pedestrian link to Four Marks Recreation Ground; laying out of green infrastructure comprising play space, new landscaping and habitat creation; allotments; and drainage and other infrastructure. (With Some Matters Reserved) (Access to be Considered)

Applicant: Hallam Land

Agent: Owen Jones (LRM Planning Ltd.)

Application Location: Land South of Winchester Road, Four Marks

Comment:

The access & egresses to the A31 - how do we make the developers understand this, we need to raise a concern that this is not safe

Drainage report is disappointing as deep bore soakaways are proposed in the retention pond due to lack of shallow infiltration. Maintenance of deep bore soakaways needs to be covered in planning condition.

All criteria covered shop dropped in favour of oak green improvements.

Initial:

Safer route to school may be amended to improvements on Uplands Lane and Brislands Lane if Green Lane, Gradwell Lane, is not feasible.

See development framework plan for paths, allotments and vehicle access to allotments all ok from our perspective.

Defer to the Clerk contact Cllr Cox on the plans for the Barn Lane pathways and routes

Archery fence type all agreed see WCHAR

Noted that the PC need to ensure payment received at beginning of development for path and archery

EHDC-26-0388-PIP - Permission in Principle

Application Proposal: Erection of 3 detached single dwellings following demolition of existing barns and temporary dwelling.

Agent: Mr Mike Cole (Bell Cornwell LLP)

Application Location: FIR TREES FARM Alton Lane, Four Marks, Alton, Hampshire

Comment:

Previous Comment:

The site is located approximately 1.5 miles from the village centre in a rural location, outside the settlement policy boundary, on a 60-mph road with no pavements.

1. Unsustainable location

Permission in Principle is intended to establish whether a site is suitable in principle, having regard to location, land use and amount of development. The location of this site is a fundamental concern.

Future occupiers would be reliant on the private car for most everyday needs. Although the village may appear relatively close "as the crow flies", the actual route is along a rural road with no footways/pavements, limited protection for pedestrians, and traffic travelling at national speed limit / 60 mph. This materially restricts safe and realistic walking access to services and facilities.

As a result, the site does not represent a genuinely sustainable location for residential development.

2. Poor and unsafe pedestrian accessibility

A distance of around 1.5 miles to the village centre may in some circumstances be walkable, but here the issue is not distance alone: it is the quality and safety of the route.

The road is rural in character, lacks pavements, and carries fast-moving traffic. This is likely to discourage or prevent walking by:

- children,
- older people,
- those with mobility impairments,
- people pushing prams, and
- anyone attempting to access the village on foot in poor weather or in darkness.

A site cannot reasonably be regarded as sustainable if residents are effectively forced to drive because there is no safe pedestrian connection to day-to-day services.

3. Highway safety concerns

The combination of a 60-mph road, rural conditions, and no pavement provision raises clear highway safety concerns. Even if the detailed design would come later, the issue at Permission in Principle stage is whether the site is suitable in principle. Where safe and suitable access to services is inherently constrained by the surrounding road environment, that weighs strongly against granting PiP.

This is especially relevant if future residents would be expected to walk to the village, bus stops, schools, shops, or other community facilities via an unprotected roadside environment.

4. Outside the settlement policy boundary

The site is also outside the settlement policy boundary (SPB). That is an important policy objection in its own right. Unless there is a clear policy basis for residential development in this countryside location, granting

Initial:

Permission in Principle would undermine the plan-led approach and could weaken the purpose of the settlement boundary in directing development to appropriate and sustainable locations. If the development plan seeks to focus growth within defined settlement boundaries, this proposal appears to conflict with that strategy.

5. Permission in Principle is not appropriate here

PiP is not simply an administrative shortcut; it still requires the local planning authority to be satisfied that the site is suitable in principle. In this case, the site's rural location, distance from the village centre, absence of pavements, high-speed adjoining road, and location outside the SPB all indicate that it is not suitable in principle for housing-led development.

Comment: In the Councils view, this makes the site an unsuitable location for housing-led development in principle and The Parish Council will object to the application - No change to objection

EHDC-25-0410-FUL Full Planning Application

Application Proposal: Detached dwelling with associated parking, cycle shed and landscaping following demolition of existing temporary dwelling.

Agent: Mike Cole (Bell Cornwell LLP)

Application Location: FIR TREES FARM Alton Lane, Four Marks, Alton, Hampshire

Comment:

Previous Comment

Four Marks Parish Council would like to lodge a strong objection to this application and refers the case officer to the Medstead and Four Marks Neighbourhood Plan which is valid until 2028 where there is a defined Settlement Policy Boundary. The application is outside of the SPB and therefore contravenes policy one in the above plan. Land outside of the settlement policy boundary is considered to be countryside and CP19 of the JCS applies in that the countryside should be protected for its own sake. This application is not necessary for farming, forestry or any rural enterprise.

The large house on the application would be replacing a temporary building with an agricultural tie and so the Council considers that any development on this site should have an agricultural link.

Position not changed

EHDC-26-0779-TPO Tree Preservation Order

Application Proposal: x1 Oak Tree No 2 - crown raise 3 m above ground level all round. Localised tip reduction on selective lateral branches on house side - provide clearance of roof of property.

Applicant: Mrs Victoria Ursulean (Four Marks Parish Council)

Application Location: SCOUT HALL Uplands Lane, Four Marks, Alton, Hampshire

Four Marks Parish Council declined to Comment

EHDC-26-0609-OUT Outline Planning Permission

Application Proposal: Outline application for Up to three detached dwellings with vehicle access from Alton Lane

Agent: Richard Lowe (RL Architecture)

Application Location: THE PADDOCK Alton Lane, Four Marks, Alton, Hampshire, GU34 5AJ

Strong objection similar to EHDC-26-0388-PIP

The proposal is out of keeping with street scene, there are no requirement for large houses see NP HNA report (zero requirement for this size of house). Unsustainable location due to distance from services other than school

EHDC-26-0777-TPO Tree Preservation Order

Application Proposal:

1 x Ash Tree - reducing by 30% - advice Stage 1 Ash Die Back 1 x Sycamore Tree - crown lift 1 x Oak Tree - reduce branches by 4 m 1 x Cherry Tree - trim branches touching the property - to balance tree

Initial:

Applicant: Mrs Trudy Wayman

Application Location: 89A Winchester Road, Four Marks, Alton, Hampshire, GU34 5HS

Refer to EHDC Arboricultural Officers

EHDC-26-0596-TPO Tree Preservation Order

Application Proposal: T1 1 Oak tree prune back sides of canopy by 1-2m with a maximum pruning diameter of 50mm and thin by 10% by removing epicormic growth. Over garden only.

Agent: Mr Nicholas Davies (C&D Trees Ltd)

Application Location: 1A Goldcrest Way, Four Marks, Alton, Hampshire, GU34 5FE

Refer to EHDC Arboricultural Officers

EHDC-24-0089-FUL Full Planning Application

Application Proposal: Contemporary four-bedroom house with an integral garage and an integrated landscape design (Self build custom dwelling).

Agent: Kate Harris (MJH Architects)

Application Location: LAND NORTH OF GAMBREL, Four Marks, Alton, Hampshire

Note: This application has appeared again due to a report from the Arboriculture Officer

Comment: Noted again that under FM NP there is no need for four-bedroom houses in Four Marks

EHDC-26-0620-FUL Full Planning Application

Application Proposal: Erection of 2x dwellings

Agent: Mr Michael Bingham (Murray Planning)

Application Location: Land Adjacent to Downside Kitwood Road, Four Marks, Alton, Hampshire

Strong Objection outside of settlement boundaries in countryside, not within walking distance to service centre or anything else bar the school.

EHDC-25-0774-OUT Outline Planning Permission

Application Proposal: 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 other associated works.

Applicant: Gillings Planning (Gleeson Land Limited)

Application Location: LAND TO THE WEST OF LANDPORT Alton Lane, Four Marks, Alton, Hampshire

Note: Update with some comments - FMPC objected Feb 2026

Comments:

Four Parish Council reiterates its previous objection to this application. There are a number of grounds which are set out below. In terms of the new documents the parish council adds the following new comments; it is claimed that one of the of the "Five Lanes" does not have any traffic - this is Gradwell Lane which is used as part of a informal one-way traffic scheme during school drop-off and pick-up so the peak times assessment in the transport report was not correctly timed. Further the accumulation of all developments in 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

Initial:

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 etc. The supporting information is full of errors & badly written.

EHDC-25-1297-FUL Full Planning Application

Application Proposal: Demolition of existing outbuilding and erection of two dwellings with garages and car barns, with associated accesses and landscaping. One dwelling to be delivered as a self-build unit.

Agent: Natalie Fellows (Fellows Planning Limited)

Application Location: OAKWOOD HOUSE, 102 Telegraph Lane, Four Marks, Alton, Hampshire, GU34 5AW

Note: New Plan submitted – FMPC objected in Jan 2026

No change in objection - NP HNA shows no requirement for houses of this type

Four Marks Parish Council objects to this application on the grounds that the proposal is outside the settlement boundary, too far from the village centre; further that houses of this type are not required as they are very large and against policy 1 of the Neighbourhood Plan

26.76 LATE APPLICATIONS:

26.77 TO NOTE DECISIONS NOTIFIED AND PENDING

To receive a summary on decisions notified, appeals and update on decisions pending.

26.78 ADDITIONAL PLANNING

26.78.1 To receive update on Neighborhood Plan.

26.78.2 To receive any correspondence

26.79 NEXT SCHEDULED MEETING: **Wednesday 2nd September 2026**

EXCLUSION OF PRESS AND PUBLIC

In accordance with the Public Bodies (Admission to Meetings) Act 1960, the Council have the right to exclude the public and press from a meeting in respect of confidential or sensitive information which is prejudicial to the public interest and may pass a resolution, without notice, to do so.

Signature:

Date:

Initial: