



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

In attendance: Jo Tsigarides (Clerk)

26.80 PC APOLOGIES FOR ABSENCE

Cllr Medhurst sent apologies due to work commitments which were duly accepted by the Council.

26.81 PC OPEN SESSION – PUBLIC PARTICIPATION

With no members of the public present, the Open Session concluded at 6.01pm and Standing Orders were applied.

26.82 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

26.83 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 5th August 2026.

26.84 PC FOR DISCUSSION:

26.84.1 [EHDC-26-0648-HSE Householder](#)

Application Proposal:

Single storey timber clad annex with slate roof to accommodate elderly parents to rear of existing property.

Applicant: Helen Neville

Agent: Mr Adrian Neville (1st architects)

Application Location: 56 Telegraph Lane, Four Marks, Alton, Hampshire, GU34 5AX

Consultation End Date: 02-09-2026

COMMENT: Four Marks Parish Council objects to this application as it falls outside of the Settlement Policy Boundary as detailed in the Medstead and Four Marks Neighbourhood Plan and it is considered to be 'backland development' as it is a separate dwelling situation in a garden. The proposal is out of the building line on Telegraph Lane and the Council considers that it is not subservient to the main dwelling.

The Council has concerns that if permitted, in the future, this could be separately occupied and urges the Planning Officer that if they are minded to approve the application, there is a condition that the building could not be separately occupied.

26.84.2 [EHDC-26-0766-LDCP](#)

Application Type:

Lawful Development Certificate Proposed

Application Proposal:

Lawful Development Certificate for a proposed use: Change of Use from a Dwelling (Use Class C3) to a residential children's home (Use Class C2)

Applicant: Patel

Initial:

Agent: Smith (Cruciform Ltd)

Application Location: SOUTHWOOD FARM Headmoor Lane, Four Marks, Alton, Hampshire, GU34 3ES

Consultation End Date: 31-08-2026

COMMENT: Four Marks Parish Council objects to this Lawful Development Certificate and suggests that the location is too remote for the proposed use. There is a lack of accessibility to local infrastructure and services and residents of the home would be isolated from the local community. The roads around the building are rural in nature and there is no pavement for residents to safely walk.

The Council suggests that there should be a restriction that only children from Hampshire should be allowed placement. Historically facilities within the village with out of area residents have not been within the jurisdiction of Hampshire services and so not subject to adequate inspection. By having children from Hampshire, the Council would be satisfied that inspections would take place by Hampshire County Council or the new Unitary Authority.

26.84.3

[EHDC-26-0657-FUL](#)

Application Type:

Full Planning Application

Application Proposal:

Demolition of the existing bungalow and construction of a replacement self-build single dwelling comprising a 1.5-storey pitched gable element and a single-storey element with an open terrace above, together with the erection of a new detached garage and the renovation of the existing studio outbuilding.

Applicant: Mr Philip Toy

Agent: Mr Kit Chan (Adam Knibb Architects)

Application Location: OAK TREE COTTAGE Brislands Lane, Four Marks, Alton, Hampshire, GU34 5AE

Consultation End Date: 25-08-2026

COMMENT: Four Marks Parish Council has no objection to this application and notes that there is no change to the street scene.

26.84.4

[EHDC-26-0849-PA3Q2](#)

Application Type:

Prior Approval - Buildings on agricultural units to dwellinghouses use and works (a) and (b)

Application Proposal:

Change of use of agricultural building to form 2 dwellings including associated, non-structural alterations, comprising new walls, windows and doors and provision of services and internal alterations.

Applicant: (none) (Dell House Development Limited)

Agent: Ms Francesca Pepper-Bone (Luken Beck mdp Ltd)

Application Location:

BARNS ADJACENT TO DELL HOUSE FARM Hawthorn Road, Four Marks, Alton, Hampshire, GU34 3ER

Consultation End Date: 06-09-2026

26.84.5

[EHDC-26-0845-PA3Q2](#)

Application Type:

Prior Approval - Buildings on agricultural units to dwellinghouses use and works (a) and (b)

Application Proposal:

Change of use of agricultural building to form 1 dwelling including associated, non-structural alterations, comprising new walls, windows and doors and provision of services and internal alterations.

Applicant:(none) (Dell House Development LTD)

Agent: Ms Francesca Pepper-Bone (Luken Beck MDP Ltd)

Application Location:

Initial:

Consultation End Date: 23-08-2026

COMMENT: (Committee Considered both applications for Dell House Farm together)

Four Marks Parish Council has reservations about the land in question and suggests that prior approval is required due to potential contamination.

26.85 PC LATE APPLICATIONS:

Application Reference Number:

EHDC-26-0752-RES

Application Type:

Reserved Matters

Application Proposal:

Reserved matters approval (appearance, layout, scale and landscaping) pursuant to outline permission 58788/002 for 95no. residential units, car parking, internal roads, public open space, landscaping and other associated infrastructure

Applicant:

(none) N. W. Read

Agent:

(none) Lucy Topp (Black Box Planning)

Application Location:

LAND TO THE WEST OF Longbourn Way, Medstead, Alton, Hampshire

COMMENT: Four Marks Parish Council lodges a strong objection to this application noting that the layout is restrictive and does not consider the actual parking and traffic concerns. Already the existing surrounding roads are under pressure from excess traffic and a lack of parking.

In terms of the layout, there are forty six larger homes and this does not reflect the need in the village as demonstrated by the Neighbourhood Plan Housing Needs Assessment. This study shows that there is no local need for four bed or larger market houses.

The Committee agreed to discuss application EHDC-26-0044-HSE at the next meeting of the Full Council on the 16th September 2026 as it had only been received that afternoon.

26.86 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The Clerk reported that the spreadsheet had been updated with one further permission.

There was a discussion regarding the S106 contributions on new developments. Cllr Thomson noted her correspondence regarding wildlife issues at 131 Winchester Road site.

26.87 PC ADDITIONAL PLANNING

26.87.1 To receive update on Neighbourhood Plan.

Cllr McAllister gave an oral report about the progress of the Neighbourhood Plan. SEA screening was submitted last week, for reg 14 preparation. Currently the group are in the process of meeting with all of the Developers to do Master Planning.

Cllr R Pullen has been disappointed with the professionalism of the replies given by the Neighbourhood Plan Steering Group. He has requested that spelling and grammar are checked before responses are sent.

26.87.2 To receive any correspondence.

A member of the public had been responded to following their email to the Council. The Clerk was asked to investigate what had happened with the Electors' meeting and it was advised by Cllr Thomson that the portfolio holder for Highways had changed.

26.87.3 To Discuss the letter required for the Secretary of State in regard to the Allotment Pathway and the relevant documentation.

The Clerk was instructed to seek advice on the process of obtaining permission for the disposal and replacement of

Initial:

allotment land. This would be presented to the Full Council at their next meeting.

26.88 PC NEXT SCHEDULED MEETING: Wednesday 7TH October 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: