

**FOUR MARKS PARISH COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**Held on Wednesday 7<sup>th</sup> February 2024, commencing at 7.30pm**  
**At Benians Pavilion**

**MEMBERS PRESENT:** Cllr Paul McAllister (Chairman), Cllrs Pullen (M), Pullen (R), Black, Smith and Medhurst  
**IN ATTENDANCE:** Jo Tsigarides (Clerk)  
Two members of the public.

**24.10 PC APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**24.11 PC Open Session, Public Participation**

MOP 1 praised the Committee Chairman and the Chair of Fight for Four Marks for the oral representations that they provided in the public inquiry ref 56082/004.

They then advised that they had attended the Open Spaces Committee meeting and cautioned that planning permission may be needed if the car parking spaces at Oak Green parade were repainted to an increased width.

They also discussed another Open Spaces matter where hedging along the A31 was raised in terms of restricting access to Kingswood Copse.

The Clerk noted that the EHDC Planning Committee meeting which was scheduled to be held on Thursday 15<sup>th</sup> February 2024 had been cancelled due to legislative changes.

**24.12 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS**

Cllr Smith declared an interest in Agenda item 7.1 but as the Committee were not discussing this in order to make representation etc, it was decided that he should stay in the meeting.

**24.13 PC PLANNING COMMITTEE MINUTES**

Cllr M Pullen corrected an administrative error but subject to this, it was:

**RESOLVED** to approve the Minutes of the Planning Committee meeting held on Wednesday 3<sup>rd</sup> January 2024 following proposal by Cllr R Pullen, seconded by Cllr Smith, and agreed by all Councillors as a true reflection of the meeting and were duly signed by the Chairman.

**24.14 PC NEW APPLICATIONS**

**PLANNING MATTERS**

**APPLICATIONS FOR DISCUSSION**

FOR DISCUSSION				
Date received	Ref No:	Location	Proposal	Decision
26.01.24	<a href="#">35707/007</a>	Flintstones, 45 Lymington Bottom, Four Marks, Alton, GU34 5AH	1.5 Metre crown reduction and all round balancing and thinning of 2No. Yew Trees (T1 and T2) (E.H.221) (Kings Drake, Lymington Bottom, Four Marks) Tree Preservation Order 1989	

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.  
 With respect to this application, the Council defer to the planning officer's decision in this regard.

25.01.24	<a href="#">60114</a>	Magnum, Alton Lane, Four Marks, GU34 5AL	: Raising ridge height of existing bungalow to provide first floor accommodation forming a hip to gable extension. Single storey side extension with internal reconfigurations, porch to front and detached garage to front with studio above	
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Four Marks Parish Council has no objection in principle to this application but does request that attention is paid to the potential issue of overlooking into the neighbouring property/land, that the regulations are observed regarding the installation height of the velux windows and also requests that the office/studio space is not allowed to be converted into habitable accommodation.

**24.15 PC TO NOTE DECISIONS NOTIFIED AND PENDING**

59097/002 – 12 Fairfield Green, Four Marks, Consent.

Consent was given for a temporary permission for a limited period of twelve months and the specific response to the PC objection was read out to the Committee. The Clerk would circulate this, and the Committee asked that the planning officer concerned is contacted to ensure that the enforcement team monitor whether the conditions prescribed are met.

**24.16 PC ADDITIONAL PLANNING MATTERS**

**24.16.1 Update on Inquiry ref: 56082/004**

Cllr McAllister presented an overview of the inquiry to date and how it was progressing. There had been a major legislative change to the NPPF on Monday 5<sup>th</sup> February 2024, which stated that local authorities with an up to date local plan or one in progress would no longer need to demonstrate a deliverable five year housing land supply. Instead, they would only have to demonstrate a four year supply. The ramifications of this were discussed in detail and explained to the Committee.

The inquiry would continue further into the week and possibly end on the 13<sup>th</sup> February 2024 at the latest. A decision would be made by the 5<sup>th</sup> March 2024.

**24.16.2 Response to draft Local Plan**

Cllr McAllister proposed that a working group was formed to agree a response in principle to the emerging local plan consultation so that it can be approved at the next meeting of the Full Council on the 21<sup>st</sup> February 2024. The Clerk would circulate some dates and it was agreed that all Councillors on the Committee should try and attend this meeting.

**24.16.3 Review of protocol on Planning Application meetings with landowners, developers or their agents.**

The policy was discussed with a suggestion that it is amended to permit more open communication where the developer is submitting a planning application on a designated site. If allowed, the meetings would need to be in the public domain, with an officer in attendance and a planning representative from EHDC would also be invited. A code of conduct for developers could also be included.

The Clerk will amend the policy in conjunction with the Committee Chairman for presentation to the Full Council.

**24.17 Next scheduled meeting: 4<sup>th</sup> March 2024**

**24.18 Meeting closed at 9.00pm.**