

FOUR MARKS PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
Held on Wednesday 5th February 2025, commencing at 7.30pm
At Benians Pavilion.

MEMBERS PRESENT: Cllrs Paul McAllister, Pullen (M), Pullen (R), Smith and Medhurst
IN ATTENDANCE: Victoria Ursulean (Assistant Clerk)
Six members of the public
APOLOGIES: None

25.01 PC APOLOGIES FOR ABSENCE

None.

25.02 PC Open Session, Public Participation

Resident One had raised concerns over trees being cut on a neighbouring building site on Alton Lane which were not listed in the arboriculturist report. He had also witnessed the workmen digging through the tree's root system. He had raised a complaint on 23rd January and not received a response as yet. Cllr McAllister agreed to also file a complaint and include correspondence to the District Councillors, noting that digging through a root system would also affect the wildlife in an adverse way. It was suggested that the Thakeham site contained some oak trees which are at risk and should have TPOs on them. The Assistant Clerk agreed to notify the tree officer. With no further items raised, the Open Session ended at 7.45pm and Standing Orders were applied.

25.03 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS

None.

25.04 PC PLANNING COMMITTEE MINUTES

On the proposal of Cllr R Pullen which was seconded by Cllr Medhurst and with all Councillors in agreement it was **RESOLVED** to approve the Minutes of the Planning Committee meeting held on the 4th December 2024.

25.05 PC FOR DISCUSSION.

25.05.01

28/10/24	58000/005 East Hants East Hampshire District Council Application 179949	Laurel Lodge Alton Lane, Four Marks, Alton, Hampshire,	Construction of detached storage building to rear	Exp 05/03/25
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The Council objects to this application on the grounds that they can not see any justification for it. The plot holder no longer runs horses and the day rooms constructed previously appears to be occupied. Should the Planning Officer be minded to grant permission, the Council requests the following conditions.

1. The building is to be removed should Gypsy/Traveller use cease
2. Its use is restricted to non commercial.
3. All permitted development rights are revoked.

25.05.02

15/11/24	55712/004 East Hants East Hampshire District Council Application 179984	Long Acre Alton Lane, Four Marks, Alton, Hampshire, GU34 5AJ	Discharge Condition 9 - Materials of approved application 55712/003	Exp. 22/01/25, EXTENSION GRANTED
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The Council are aware that the materials list was not submitted with the original plans, which were approved dependent upon specifying materials.

The Council defers to the expertise of the Planning Officer in this instance.

25.06 PC Late applications

There were no late applications.

25.07 PC TO NOTE DECISIONS NOTIFIED AND PENDING

The council received and noted a summary of notified decisions, appeals and updates on pending decisions (circulated in advance).

25.08 PC ADDITIONAL PLANNING MATTERS.

25.08.01 To receive update on Neighbourhood Plan and drop-in sessions.

The Neighbourhood Plan (NP) had their first meeting with the Locality. The housing requirement for Four Marks and Medstead is 1142 which is 37% of the current housing stock. The first stage has already been established which was to ask the Locality to assess the housing need. This would give grounds to reduce the numbers. The second stage will be the design code, establishing patches to maintain, and the third stage will be site allocation assessment. The size of the houses can be restricted to the outcome of the needs assessment.

The Community Update drop in session had seen over 150 residents in attendance, and currently 169 questionnaires have been completed. The main feedback received were concerns regarding traffic infrastructure and flooding.

Resident two mentioned that there was a big increase in flooding over the last three years between Blackberry Lane and Alton Lane which runs down the valley onto Lymington Bottom.

Councillors asked the members of public to send in any photographs to the Clerk.

25.08.02 To receive any correspondence.

It was noted that a response had not been received regarding a complaint letter sent to EHDC.

Resident three asked what Hampshire Highways was going to do with all of the traffic caused by so many new houses. Highways response had been that they were unwilling to enhance the capacity of the roads and were only prepared to make improvements in pedestrian and cycle access. There is another Highways meeting in March.

25.09 PC Next scheduled meeting: Wednesday 5th March 2025

25.10 PC Meeting closed at 8.04pm