

FOUR MARKS PARISH COUNCIL
Minutes of the Meeting of the Planning Committee
Held on Wednesday 6th August 2025, commencing at 6.00 pm at Benians Pavilion.

MEMBERS PRESENT: Cllrs McAllister, Pullen (M), Pullen (R), and Smith
IN ATTENDANCE: Louise Steele (Locum Clerk)
Two members of the public
APOLOGIES: Cllr Medhurst

25.50 PC APOLOGIES FOR ABSENCE

There were no apologies for absence all members of the Committee being present

25.51 PC Open Session, Public Participation

A member of the public made representations about EHDC-25-0774-OUT pointing out that the application was misleading in its descriptions of the local area and that it was essential to keep highlighting that fact because District Councillors considering the application may not be familiar with Four Marks.

25.52 PC DECLARATIONS OF INTEREST AND REQUEST FOR DISPENSATIONS

Councillors made no declarations of interest.

25.53 PC PLANNING COMMITTEE MINUTES

Deferred to the next meeting of the Committee.

25.54 PC FOR DISCUSSION

25.54.01

11/07/2025	EHDC-25-0678-HSE	13 Windmill Fields, Four Marks, Alton, Hampshire, GU34 5HJ	Vehicle hardstanding with dropped kerb for highway access	26/08/2025
Four Marks Parish Council has no objection to this application				

25.54.02

14/07/2025	EHDC-25-0774-OUT	Land North Of Alton Lane, Four Marks	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.	05/08/2025
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Four Marks Parish Council objects to this application on a number of grounds:

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 etc.

The Parish Council's Planning Committee heard and shared concerns raised by a member of the public about the misleading descriptions given in the Planning Statement that accompanies this application. The site is in a rural location which is in no way densely populated.

25.54.03

14/07/2025	EHDC-25-0792-HSE	Old Forge, 54a Blackberry Lane, Four Marks, Alton, Hampshire, GU34 5DF	Refurbishment of existing driveway. New front wall and side wall with new pedestrian gate. Install new electric gate. Install new soak away.	04/08/2025
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The proposal is totally out of keeping with the street scene because a hedge is being removed and the replacement wall urbanises the street scene.

25.54.04

16/07/2025	EHDC-25-0773-FUL	Hawthorn Farm Willis Lane, Four Marks, Alton, Hampshire, GU34 5AP	Replacement storage building on existing Class E business site.	06/08/2025
The Parish Council defers to the Planning Officer in this application.				

25.54.05

17/07/2025	EHDC-25-0715-HSE	17 Elm Tree Place, Four Marks, Alton, Hampshire, GU34 5GN	Conversion of part of an existing Double Garage into Habitable Space Remove dividing wall between garage and play room. Change Garage door with window on Front Elevation.	07/08/2025
The Parish Council defers to the Planning Officer in this application.				

25.54.06

27/07/2025	EHDC-25-0769-HSE	Hawthorn Farm Willis Lane, Four Marks, Alton, Hampshire, GU34 5AP	Porch and Replacement Balcony	14/08/2025
The Parish Council defers to the Planning Officer in this application.				

25.55 PC TO NOTE DECISIONS NOTIFIED AND PENDING

Consideration of a summary of notified decisions, appeals and updates on pending decisions was deferred to a subsequent meeting.

25. 56 PC LATE APPLICATIONS

26/06/2025	EHDC-25-0372-RES	Mount Royal, Four Marks, GU34 5AH	Application for the approval of all outstanding reserved matters for the development of 60 residential dwellings with associated parking,	14/08/2025
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			landscaping, open space (including play area), infrastructure and works (pursuant to outline permission 56082/004)	
Four Marks Parish Council is pleased to see the improvements made to this application however, it remains concerned that the development will not make any significant contribution to upgrade Lymington Bottom junction or schools or community facilities. The SUDs exceedance is likely to flood houses on Lymington Bottom.				

25.57 PC ADDITIONAL PLANNING MATTERS

25.57.01 To receive update on Neighbourhood Plan.

The Chairman gave a brief update on the Neighbourhood Plan which is awaiting options.

25.57.02 To receive any correspondence

There was none

25.58 PC Next scheduled meeting: Wednesday 3rd September 2025

25.59 PC Meeting closed at 7.00 pm