

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on 3rd September 2025 at Benians Pavilion, at 6.00pm**

MEMBERS PRESENT:	Cllrs McAllister, Smith, R Pullen, M Pullen and Medhurst
IN ATTENDANCE:	Victoria Ursulean Assistant Clerk
APOLOGIES:	District Councillor Richardson
	None

25.60 PC APOLOGIES FOR ABSENCE
None

25.61 PC OPEN SESSION – PUBLIC PARTICIPATION
District Councillor Richardson expressed his wishes to work with the Parish Council on planning applications, and moving forward would like to be kept up to date with any objections held against applications received.

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

25.63 PC COMMITTEE MINUTES
On the proposal of Cllr M Pullen, which was seconded by Cllr Smith, and with all Councillors in agreement, it was **RESOLVED** to approve the Minutes of the Open Spaces Committee meeting held on the **6th August 2025**.

25.64 PC FOR DISCUSSION

25.64.1

11/03/2025	EHDC-25-0313-OUT	87 Lymington Bottom, Four Marks, Alton, Hampshire, GU34 5AH	Outline application for residential development of up to 65 dwellings with associated public open space, landscaping, and sustainable drainage systems (SuDS). All matters reserved except for means of vehicular access.	10/09/2025
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After reviewing the changes to access, including the drainage strategy which implies that 75mm of water is acceptable run-off on the access road, the Council strongly objects to this application. The basis being that further sequential testing is required, particularly in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk). Due to there being five applications in close proximity, there is also the cumulative effect this will have on raising the water table.

It is noted that there is no s106 for mitigation of road junctions and no s106 for community infrastructure (including, but not limited to: Benians Pavilion, Scout Hut and Village Hall).

25.64.2

07/06/2025	<u>EHDC-25-0704-TPO</u>	29 Penrose Way, Four Marks, Alton, Hampshire, GU34 5BG	1 x Hawthorn - to fell and replace.	08/10/2025
<p>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.</p> <p>With respect to this application, the Council defers to the planning officer's decision in this regard.</p>				

25.64.3

30/07/2025	<u>EHDC-25-0901-TPO</u>	Causton House Trinity Hill, Medstead, Alton, Hampshire, GU34 5LT	T6 on submitted plan - 1 x Golden Lawson Cypress - to fell.	24/09/2025
<p>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.</p> <p>With respect to this application, the Council defers to the planning officer's decision in this regard.</p>				

25.64.4

15/07/2025	<u>EHDC-25-0856-TPO</u>	Land at Goldcrest Way, Four Marks, Alton, Hampshire	T23 Old Ash Stump - to Fell. G2 – Small Oak (2nd in the line) - Pollard to 5m. T22 - Ash - Reduce the tree by 2m all round. All trees shown on submitted site plan.	09/09/2025
<p>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.</p> <p>With respect to this application, the Council defers to the planning officer's decision in this regard.</p>				

25.64.5

08/08/2025	<u>EHDC-25-0932-TPO</u>	TPO Eh243, Winchester Road, Four Marks Winchester Road, Four Marks, Alton, Hampshire	T1) Reduce Pinus nigra by up to 1.5m to suitable growth points to reduce weight. Final height will be approximately 18m and width 10m. T2) Reduce Pinus nigra by up to 1m vertically and 2m laterally to suitable growth points to reduce weight. Final height will be approximately 18m and width 10m. T3) Reduce 2x Quercus robur by up to 1.5m to suitable growth points. This is to maintain size due to proximity to railway	03/10/2025
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			and neighbouring garden. Final height will be approximately 14m and width 9m	
<p>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.</p> <p>With respect to this application, the Council defers to the planning officer's decision in this regard.</p>				

25.64.6

12/08/2025	EHDC-25-0949-DCON	Mount Royal, Four Marks, GU34 5AH	Discharge Condition 14 (written scheme for programme of archaeological evaluation) of Outline Consent 56082/004 - Outline planning application for demolition of 46 Lymington Bottom, Four Marks and the erection of up to 60 dwellings with vehicular access point, public open space, landscaping and sustainable drainage systems (SuDS). All matters reserved except for means of access	01/10/2025
As this is a discharge of archaeological conditions, the Council have no comment to make.				

25.65 PC TO NOTE DECISIONS NOTIFIED AND PENDING (as attached)

a summary on decisions notified, appeals and update on decisions pending was received.

25.66 PC LATE APPLICATIONS

04/11/2024	50216/002	Land West Of Millfield Alton Lane, Four Marks, Alton, Hampshire,	Outline application - demolition of structures and stables for the construction of up to 100 dwellings with new and improved vehicular and pedestrian access points, parking, public open space, biodiversity area, landscaping, sustainable urban drainage system (SuDS) and associated works. All matters reserved except for a means of access (Access from Blackberry Lane).	17/09/2025
<p>The Council has a strong objection to the amendment of the traffic plan. Plans for Blackberry Lane are restrictions via abutments, and we agree with HCC Highway's comments that these do not allow enough space for larger vehicles as expected for surrounding farmland, fire engines etc. Unfortunately, making it easier to get to school will not reduce car journeys as 80% of car drop-offs at school are parents on their way to work. There is no local work other than work from home or self-employment that pays enough in order to live in Four Marks. The provision of cycle lanes and footpaths will not alter this. The only mitigation for this</p>				

would be to bring in local employment with high wages, however all local sites of this type have been built on.

It is also noted that there is no s106 for mitigation of road junctions or for community infrastructure (including, but not limited to: Benians Pavilion, the Scout hut and the Village Hall).

18/08/2025	EHDC-25-0975-TPO	Pavilion Uplands Lane, Four Marks, Alton, Hampshire, GU34 5AF	1 x Oak - Reduce limb at height of 6 m overhanging garden by 4 m. Reduce height of stem by 3 m to remove weight. (shown as TO433 on submitted plan)	13/10/2025
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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 defers to the planning officer's decision in this regard.

23/08/2025	EHDC-25-1005-LDCP	West End Cottage Lower Paice Lane, Medstead, Alton, Hampshire, GU34 5PX	Certificate of Lawfulness for the proposed development of one single storey side/rear extension, one multi width single storey side extension, and a front porch.	21/09/2025
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No comment, this is not within the Parish boundaries.

30/07/2025	EHDC-25-0903-OUT	Land At, Four Marks,	Outline application for up to 7 dwellings, with all matters reserved	22/09/2025
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This item is deferred to Full Council.

25.67 PC ADDITIONAL PLANNING MATTERS

25.67.1 To receive update on Neighbourhood Plan.

Cllr McAllister said that a site options assessment draft report is expected for the 15th September, and until site options are received there is little else that can be achieved. The report will outline which of the 78 sites are developable.

25.67.2 To receive any correspondence.

No correspondence to note.

25.68 PC NEXT SCHEDULED MEETING: Wednesday 1st October 2025

25.69 PC MEETING CLOSED: 6.55pm