

FOUR MARKS PARISH COUNCIL

Minutes of the Annual Meeting of the Four Marks Parish Council Held on 21st May 2025 at the Village Hall, at 7pm

MEMBERS PRESENT:	Cllrs Briggs, Coulson, Davies, Gebbett, Medhurst, McAllister, M Pullen, R Pullen, Smith and Rymer
STAFF:	Louise Steele, Locum Clerk
PUBLIC:	Eight members of public
APOLOGIES:	None

25.71 ELECTION OF CHAIRMAN

There were two nominations for Chairman. Cllr M Pullen proposed Cllr R Pullen, which was seconded by Cllr R Pullen. Cllr Coulson proposed Cllr Briggs, which was seconded by Cllr Gebbett. Cllr Briggs was elected as Chairman by a majority vote of eight.

25.72 ELECTION OF VICE-CHAIRMAN

Upon the proposal of Cllr Briggs, seconded by Cllr Davies and with all councillors voting in favour Cllr Smith was elected as Vice-Chairman.

25.73 APOLOGIES FOR ABSENCE

No apologies for absence were received all councillors being present.

25.74 OPEN SESSION – PUBLIC PARTICIPATION

Five residents spoke at the meeting all addressed the issue of speculative development in Four Marks and in Medstead. Comments referred to a number of specific planning applications but also to the cumulative effect of many applications – it was pointed out that similar issues had been raised at the recent Planning Committee meeting and not addressed to the satisfaction of some of the residents present. It was observed that the size and number of developments will have a massive effect on the village and is a demonstrable harm. The inadequacy of existing infrastructure (water, sewage and electricity) to cope with development and the likelihood of increased flooding were all mentioned. The planning authority was criticised for its unwillingness to refuse individual applications for fear of being taken to appeal and its apparent inability to address the question of the cumulative impact.

One of the five residents reminded the parish council that a new tree warden was needed.

25.75 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Cllr Smith declared an interest in agenda item 20.3 (planning application EHDC-25-0372-RES) on the grounds his property borders the application site.

25.76 FULL COUNCIL MINUTES

This item was deferred until the next meeting of council.

25.77 CONFIRMATION OF THE GENERAL POWER OF COMPETENCE

Council RESOLVED unanimously that it confirms that it meets the criteria for eligibility for the exercise of the General Power of Competence required by S8 Localism Act 2011, set out in the Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012.

25.78 ADOPTION OF THE SCHEME OF DELEGATION

This item was deferred until the next meeting of council.

25.79 APPOINTMENT OF MEMBERS TO STANDING COMMITTEES

Membership of Standing Committees was agreed as follows:

25.79.01 Community Facilities Committee

Cllr McAllister

Cllr M Pullen

Cllr Medhurst
Cllr R Pullen

Cllr Rymer

25.79.02 Open Spaces Committee

Cllr Coulson
Cllr Davies
Cllr Gebbett

Cllr Medhurst
Cllr Rymer

25.79.03 Planning Committee

Cllr McAllister
Cllr Medhurst
Cllr M Pullen

Cllr R Pullen
Cllr Smith

25.79.04 Staffing Committee

Cllr Coulson (Reserve)
Cllr Davies

Cllr McAllister
Cllr R Pullen

25.79.05 Finance and General Purposes Committee

Cllr Briggs
Cllr Gebbett
Cllr McAllister

Cllr M Pullen
Cllr R Pullen
Cllr Smith

25.80 ADOPTION OF GOVERNANCE DOCUMENTS – MEMBERS CODE OF CONDUCT; STANDING ORDERS AND FINANCIAL REGULATIONS

Upon the proposal of Cllr Medhurst, seconded by Cllr Smith, and with all Councillors in agreement, it was: RESOLVED to adopt the Standing Orders and Members Code of Conduct in their current adopted form.

25.81 REVIEW OF ARRANGEMENTS OF OTHER LOCAL AUTHORITIES, NOT-FOR-PROFIT BODIES AND BUSINESSES

This item was deferred to a future meeting of Council.

25.82 REVIEW OF REPRESENTATION ON OR WORK WITH EXTERNAL BODIES AND ARRANGEMENTS FOR FEEDING BACK

It was agreed that representation on or work with external bodies and arrangements for feeding back would continue unchanged.

25.83 REVIEW OF ASSET REGISTER

Council noted that the Finance & General Purposes Committee had reviewed the asset register on 23 April 2025

25.84 CONFIRM ARRANGEMENTS FOR INSURANCE COVER IN RESPECT OF ALL INSURABLE RISKS

It was noted that the current insurance arrangements have another two years to run as the Council has entered into a three year long term agreement. The current arrangements were confirmed.

25.85 REVIEW COUNCILLOR AND OFFICER SUBSCRIPTIONS TO PROFESSIONAL BODIES

This item was deferred to a future meeting of Council.

25.86 CONSIDER PROCESS FOR REVIEWING POLICIES THAT ARE MANDATORY AND RELATE TO THE COUNCILS LEGAL OBLIGATIONS

This item was deferred to a future meeting of Council.

25.87 APPROVE SCHEDULE OF DATES AND TIMES FOR ALL MEETINGS.

The schedule of meetings circulated with the agenda papers was approved..

25.88 APPOINTMENT OF REPRESENTATIVES ON EXTERNAL COMMITTEES

Appointments were confirmed as:

- 25.88.01** Allotment Association – Cllr Medhurst
25.88.02 Benians Pavilion Committee – Cllr R Pullen
25.88.03 Village Hall Committee – Cllr Briggs
25.88.04 EHAPTC – Cllr R Pullen

25.89 APPOINTMENT OF ROLES WITHIN THE COUNCIL

Appointments were confirmed as:

- 25.89.01** Footpaths Officer – Cllr Davies
- 25.89.02** Oak Green representative – Cllr Briggs
- 25.89.03** Highways liaison – Cllrs R Pullen and Medhurst
- 25.88.04** Recreation Ground sponsors – decision deferred

25.90 PLANNING COMMITTEE

- 25.90.01** Minutes of the Planning Committee meeting held on 2nd April 2025 were accepted; minutes of the meeting held on 7th May 2025 were deferred.
- 25.90.02** Cllr McAllister gave a brief update

- 25.90.03** Planning applications listed below were considered and comments agreed as indicated:

Reference: **EHDC-25-0372-RES** - Location: Mount Royal, Four Marks, GU34 5AH

Proposal: Application for the approval of all outstanding reserved matters for the development of 60 residential dwellings with associated parking, landscaping, open space (including play area), infrastructure and works (pursuant to outline permission 56082/004)

Comment: The Council still maintains its strong objection to this development and would request that the Planning Officer investigates whether the planning conditions are being met following resident concerns. Following additional infiltration tests which failed in some areas an updated drainage strategy is being followed using deep bore soakaways retention pond and storage tanks. All of these need critical maintenance to avoid flooding of Lymington Bottom and the house along the edge of the development. The Council is not convinced there are enough safeguards to ensure that the required maintenance happens and so request that the developer enter into an insurance backed warranty against flooding. As this is in a SPZ2 area, road drainage separators are normally required, but do not appear in this proposal. They appear to be missing in this application and the Council would ask for clarification on this. There is a retaining wall of 1.2m plus presumably a fence along the properties of Lymington bottom. This along with the close proximity of the houses on the development will have a very large visual and light detrimental effect on the house along Lymington Bottom. Would suggest that these houses are moved further up the hill to mitigate the dominant appearance onto the houses below/main road. This site would make a minimal contribution to local infrastructure. The Council notes correspondence for the application at 131 Winchester Road where HCC state that local schools are at capacity and also the local services such as Doctors surgery and dentists are full. The Council would request that if this is approved, that there is a substantial contribution to local infrastructure.

Reference: **EHDC-25-0313-OUT** Location: 87 Lymington Bottom, Four Marks, Alton, Hampshire, GU34 5AH Proposal: Outline application (with some matters reserved) 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.

Comment: The Council does not feel that several of the points made on the previous application to this site (52254) have been addressed and maintains a strong objection on the same grounds. Developer is claiming that a sequential flood test is not required as there is no possibility of house locations flooding. The Council questions this and considers that the access road will still flood from retention basin two as per their drainage document. Therefore sequential testing is required which has not been included. The Council would also refer the Case Officer to the previous comments that the council has made for this specific site and in particular the videos of winter flooding which accompanied the comments. Although the applicant states that there is a density of 13.7dph, the Council would suggest that the density of the built area has increased therefore the number of houses should be further reduced. As noted on the previous application, the access to the site is on a blind bend and would cause safety issues. The road junctions in Four Marks are known to be at capacity, particularly where they meet the A31. The cars on this site would add to traffic issues further as they would use Lymington Bottom Road to access the A31. There are serious issues with sustainability – namely the distance to local services which the Council has referred to previously.

Reference: **EHDC-25-0055-OUT** Location: Land South Of Winchester Road , Four Marks

Proposal: Outline application for of up to 115 new homes; flexible community use space; formation of means of vehicular access onto Winchester Road and pedestrian and cycle links to Barn Lane; laying out of green infrastructure comprising playspace, new landscaping and habitat creation; and drainage and other infrastructure. (With Some Matters Reserved) (Access to be considered)

Comment appended to these minutes

25.90.04 Council noted the Planning Committee's recommendation to pursue developer discussions with the applicant for EHDC- 25-0055-OUT Land South of Winchester Road, Four Marks (Barn Lane) and Cllr McAllister update that the committee is content to await the outcome of developer discussions with the planning authority and review its position what those outcomes are known. The Council considered how S106 for this development would be best used and those observation are included in the planning comment appended to these minutes.

25.90.05 The following application of interest was considered and commented on as shown:

Reference: **27000/005** Location: Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, Hampshire, GU34 5EP

Proposal: 46 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works, following the demolition of 61 Lymington Bottom Road. our Marks Parish

Comment: The Council has previously submitted an objection to this application as an interested party and would like to make the following points: 1. There would be added pressure on the Lymington Bottom junction onto the A31, which is already at capacity. 2. Sustainability issues - this site does not comply with the twenty minute neighbourhood guideline and cars would be used to travel to the local amenities in Four Marks and schools in the area. 3. Schools (Both primary and secondary evidenced by correspondence from HCC), doctors and dentists are already overloaded with planned expansions already taken up with granted sites. 4. The site would add to flooding issues already experienced along Lymington Bottom. 5. Not compatible with climate objectives The demonstrable harm from this development far exceeds the minimal benefits and should therefore be rejected.

25.91. OPEN SPACES COMMITTEE

25.91.01 The minutes of the Open Spaces Committee meeting held on 7 May 2025 were noted,

25.91.02 Installation of the gate technology recommended by the LTA (and grant funded by the same) was approved.

25.92. FINANCE & GENERAL PURPOSES COMMITTEE
Minutes of the meeting of 23 April 2025 were deferred.

25.93. FINANCIAL ITEMS
These items were deferred to a future meeting of Council

25.94. CLERK'S REPORT AND CORRESPONDENCE
The Locum Clerk confirmed that she had nothing to report.

25.95. AGENDA ITEMS REQUESTED BY COUNCILLORS

25.95.01 Neighbourhood Plan Master Plan

25.95.02 Benians Pavilion Architect

25.95.03 Meeting with Principal Authorities

25.95.04 Complaint against EHDC Planning Committee
Council resolved to refer the complaint to the Local Government and Social Care Ombudsman.

25.95.05 Village Hall Public Complaints
It was reported that a complaint relating to the Village Hall had been referred to the Village Hall Committee (the matter being outside the parish council's remit)

25.96
applicable).

TO NOTE EXTERNAL COMMITTEE AND AREA REPRESENTATIVE REPORTS (as

Representatives indicated that there was nothing significant to report and these reports were deferred to the next meeting of Council.

25.97

NEXT MEETING -25th June 2025.