

FOUR MARKS PARISH COUNCIL

Minutes of the Extraordinary Meeting of the Four Marks Parish Council Held on 28th July 2025 at the Village Hall, at 7.30pm

MEMBERS PRESENT:	Cllrs Briggs, Coulson, Davies, McAllister, Medhurst, M Pullen, R Pullen, Gebbett and Smith
STAFF:	Victoria Ursulean, Assistant Clerk
PUBLIC:	Two
APOLOGIES:	None

25.137 APOLOGIES FOR ABSENCE

There were no apologies.

25.138 OPEN SESSION – PUBLIC PARTICIPATION

There was nothing raised, the open session was closed at 7.35pm

25.139 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were no declarations of interest.

25.140 BENIANS IMPROVEMENT PROJECT

25.140.1 To receive an oral report regarding the EHDC Cabinet meeting held on 18th July 2025 from Cllr McAllister.

A Cabinet meeting was held which several Cllrs attended and resulted in the Leader of the Council pushing through a special amendment to the £1.25m CIL which had been allocated in 2021 and has now been reallocated to the revised project for Benians Pavilion. There were some conditions laid out:

- Submission of the planning application by the 30th September 2025
- Confirmation of the full funding of the project by 31st December 2025
- Development must commence within 2 years of the allocation of CIL funds (18th July 2025)
- No further Strategic CIL funding to be applied to this project

Cllr McAllister noted that the Council needs to have one final drop-in session to allow residents to provide feedback on the proposed works. He requested that by the end of August the amended plans be ready for submission and to inform residents in September.

25.140.2 To approve an application to the Public Works Loan Board to secure project funding.

A Public Works Loan Board allows Councils to apply for loans 1% above the government gilt rate. These rates are dependent on inflation and are produced twice a day, at 9.30am and 12.05pm. Currently this stands at approximately 6%. The rate that you pay is set on the day/time you draw it down.

Cllrs asked various questions regarding the details of the loan, including how much it would cost householders per year and if CIL money can be used to pay it off.

An estimate for the overall cost of the Benians improvement project is £2.75m. The sum of this is:

	CIL bid	now
PWLB	1000000	1000000
CIL funds	1250000	1250000
Benians fund	40000	40000
youth fund	10000	10000
building project		
fund	80000	80000
Gladman	20000	20000
Falcon	47600	47600

Thakeham	158000	158000
FMPC reserves	63044	63044
association	80000	80000

Semphafore		34417.5
s106		7029
s106		7067
s106		54075
s106		2268
Bernard avenue		
Gladman		

	2748644	0	2853501
cost	2748644		2748644
delta	0		-104857

Cllr McAllister stated that should the Council not approve a Public Works Loan, the alternative would be to wait a further three years. However, they would not be able to apply for strategic CIL at that point, and their only option would be to completely fund the project with neighbourhood CIL. He mentioned that this project is to benefit the community and provide better facilities. It is necessary to apply to the Secretary of State for Levelling Up, Housing and Communities for borrowing approval before a loan is taken.

On the proposal of Cllr R Pullen which was seconded by Cllr Smith and with all Councillors in agreement, it was **RESOLVED** to apply for borrowing approval for a £1m public works loan.

25.140.3 To discuss Parish drop-in session – Cllr McAllister.

It was agreed that two public consultations should take place during the second week of September, and a feedback website set up. The two dates that were decided upon were Sunday 7th September at 12.00pm – 5.00pm and the evening of Wednesday 10th September 2025 at 7.00pm - 9.00pm.

It was suggested that the NPSG also be invited to attend so that they can update residents on their progress.

Several methods of advertising were agreed including social media, Four Marks News, posters and canvassing.

25.141 NEXT MEETING Full Council – Wednesday 17th September 2025

25.142 Meeting closed at 8.27pm