

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Four Marks Parish Council
Held on 17th September 2025 at the Village Hall, at 7.00pm**

MEMBERS PRESENT:	Cllrs Briggs, Coulson, Davies, Gebbett, McAllister, Medhurst, M Pullen, R Pullen and Smith
STAFF:	Louise Steele, Locum Clerk
PUBLIC:	Seven members of the public plus District Cllr Richardson
APOLOGIES:	None

25.143 APOLOGIES FOR ABSENCE

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

25.144 OPEN SESSION – PUBLIC PARTICIPATION

A member of the public reported the mowing of rare wild flowers on the verge by the Cemetery in July presumably by the parish council's contractor. The Chair promised that this would be investigated.

A number of residents spoke about EHDC's public consultation on planning applications. A number of issues were identified – one was the delay in decision making and repeated reconsultation of the public without transparency about what has been negotiated or changed another was the inadequacy EHDC's public consultation and its inconsistency – letters are not always sent to neighbours – if sent they do not always arrive. Also that notices are often affixed to telegraph poles and that's not a reliable method of informing people. An observation was made that EHDC have already informed the parish council that it (EHDC) is not legally obliged to notify neighbours of planning applications by letter.

The Chair indicated that he would be prepared to sign a letter of complaint to EHDC.

25.145 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Cllr Smith declared an interest in agenda item 10.3 on the grounds that the planning application concerns a property near to his home.

25.146 FULL COUNCIL MINUTES

Upon the proposal of Cllr Briggs, seconded by Cllr Smith, and with all Councillors in agreement it was **RESOLVED** to approve the minutes of the Meeting of Council held on Wednesday 16th July 2025. The minutes of the extraordinary meeting held on 28th July were deferred to the next meeting.

25.147 CHAIRPERSON'S REPORT

Cllr Briggs thanked all Cllrs for their work and participation in the two successful drop-in sessions

25.148 DISTRICT COUNCILLOR REPORT

District Cllr Roland Richardson reflected on the difficulties with planning referred to in the open session and observed that Planning is not a democratic process but a legal one. He went on to speak briefly about Local Government Reorganisation.

25.149 BENIANS IMPROVEMENT PROJECT

A proposal to consider the attached report setting out the business case for improvements to the Benians Pavilion Building and to revisit the Council's decision made at its extraordinary meeting held on Monday 28th July 2025 was deferred to a future extraordinary meeting of the council where it can be the only item on the agenda..

25.150 OPTING THE BENIANS PAVILION INTO TAXATION

Council considered a written report from the Locum Clerk and an oral explanation of that report. Upon the proposal of Cllr R Pullen, seconded by Cllr McAllister and with all Councillors in agreement it was **RESOLVED** to opt the Benians Pavilion into Taxation with effect from 1 October 2025 and to instruct the Locum Clerk to notify HMRC.

25.151 ADOPTION OF THE SCHEME OF DELEGATION

Upon the proposal of R Pullen, seconded by Cllr Davies it was **RESOLVED** to adopt the Scheme of Delegation initially considered on 16th April 2025.

Councillor Coulson left the meeting at this point (7.40pm)

25.152 PLANNING COMMITTEE

25.152.1 To receive the draft minutes of the Planning Committee meetings held on 4 June, 6 August and 3 September 2025

25.152.2 EHDC-25-1031-TPO - 4 St Faith Close, Four Marks, Alton, Hampshire, GU34 5AY. Silver Birch – removal

Comment: Four Marks Parish Council defers to the Arboricultural Officer in the matter of this application.

25.152.3 EHDC-25-0928-RES - Oak Tree Cottage Brislands Lane, Four Marks, Alton, Hampshire, GU34 5AE - Variation of condition 4 of 59141 to allow substitution of plans.

Comment: Four Marks Parish Council has no objection to this application.

25.152.4 EHDC-25-1052-HSE - Downside Kitwood Road, Four Marks, Alton, Hampshire, GU34 5AS - Proposed kitchen extension and new porch to front of property.

Comment: Four Marks Parish Council has no objection to this application.

25.152.5 EHDC-25-0931-CONVR - Land Between Conway & Millfield Alton Lane, Four Marks, Alton, Hampshire - Variation of condition 16 of 60062 to allow substitution of approved floor, elevations and site plans

Comment: Four Marks Parish Council has no objection to this application.

25.152.6 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).

Comment: Four Marks Parish Council strongly objects to these proposals and the way they have been presented. In addition to the parish council's previous comments on this attention it has been brought to our attention that the traffic layout by Tesco has new drawings only reported in the Appendix of the developers response to the Highways response. This is totally unacceptable; new drawings should not be buried like this. 7256-SK08 shows a complete re lay out of parking in front of Tescos and arrows which can only be described as lethal. Cars are expected to enter and exit directly onto the A31. The loss of eight parking spaces is totally unacceptable as parking is in short supply and is to be made worse by Boundaries Surgery expansion.

25.152.7 EHDC-25-0903-OUT - Land At 5 Lanes, Four Marks - Outline application for up to 7 dwellings, with all matters reserved

Comment: Four Marks Parish Council objects to this application. The site is outside the Settlement Policy Boundary; the location is not sustainable being too far from shops, doctors, the recreation ground etc and therefore does not comply with Planning Policy CP31. The proposal make no contribution to affordable housing since the number of dwelling is fewer than ten. The Neighbourhood Plan Housing Needs Assessment demonstrates that four bed houses not required and therefore the application fails to comply with Planning Policy CP11. The proposal will cause additional flooding at Five Lanes and hence it is non compliant with Planning Policy CP25

25.152.8 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, landscaping, open space (including play area), infrastructure and works (pursuant to outline permission 56082/004)

Comment: Four Marks Parish Council objects strongly to this application – it is noted that the current proposal is to use permeable paving at the entrance but since this does not infiltrate on a slope above 5% it is difficult to see how this is viable. The exceedance from the lower SUDS has no defined path and so will flood the houses on Lymington Bottom

25.152 FINANCE & GENERAL PURPOSES COMMITTEE

Receipt of draft minutes of the Finance & General Purposes Committee meeting held on 18th June 2025 was deferred until the next meeting.

25.153 FINANCIAL ITEMS.

25.153.1 The following reports for the Financial Year 2025/26 to 31st August 2025 were received:

- Expenditure against budget
- Balance Sheet
- Earmarked Reserves

25.153.2 Upon the proposal of Cllr Smith, seconded by Cllr Briggs and with all Councillors (except Cllr R Pullen Acting RFO who abstained) in agreement the payments for July and August 2025 were received and approved.

25.153.3 Upon the proposal of Cllr Briggs, seconded by Cllr Smith and with all Councillors (except Cllr R Pullen Acting RFO who abstained) in agreement it was **RESOLVED** to alter Cllr R Pullen's authority at the Unity Trust Bank to be view and submit so that he can set payments up at the bank.

And since Cllr R Pullen, will no longer be authorising upon the proposal of Cllr M Pullen, seconded by Cllr Briggs and with all Councillors (except Cllr R Pullen Acting RFO who abstained) in agreement it was agreed that Cllr McAllister should have view and authorise access to the bank account so that he can authorise payments at the bank.

25.154 OPEN SPACES COMMITTEE

25.154.1 Draft minutes of the Open Spaces Committee meetings held on 6th August and 3rd September 2025 were received.

25.154.2 Upon the recommendation of the Open Spaces Committee and upon the proposal of Cllr R Pullen, seconded by Cllr Gebbett and with all Councillors in agreement it was **RESOLVED** to adopt the following policies:

- Climate and Nature Emergency
- The Use of Public Open Space
- Recreation Ground Rules of Use
- Unmanned Aerial Vehicles

25.154.3 Council considered the following three policies:

- Draft Bench policy
- Draft Food truck policy
- Draft Swelling Hill policy

The draft Food truck policy was referred back to Open Spaces Committee and upon the proposal of Cllr Davies, seconded by Cllr Gebbett and with all Councillors in agreement it was **RESOLVED** to adopt the following policies

- Bench policy
- Swelling Hill policy

25.155 STAFFING COMMITTEE

25.155.1 Receipt of draft minutes of the Staffing Committee held on 20 August 2025 was deferred until the next meeting.

25.156 TO NOTE EXTERNAL COMMITTEE AND AREA REPRESENTATIVE REPORTS (as applicable)

25.156.1 Allotments -Cllr Medhurst reported that there is to be a meeting about the license to occupy.

- 25.156.2** Benians Committee – Cllr Smith indicated that there was nothing to report.
- 25.156.3** Oak Green -Cllr Briggs reported that he was unaware of any problems or developments at the moment – he further reported that the clock is to be cleaned.
- 25.156.4** Village Hall – Cllr Briggs reported that the Village Hall was updating it conditions of hire.
- 25.156.5** Highways – Cllrs R Pullen and Medhurst. Cllr Pullen gave a detailed account of a meeting with County Councillor Kemp-Gee, Highways officers and others held on 9 September 2025.
- 25.156.6** EHAPTC – Cllrs R Pullen indicated that there was nothing to report.
- 25.157** **Next meeting: 15th October 2025.**
- 25.158** **Meeting ended: 8.30pm**