

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on 7th January 2026 at Benians Pavilion, at 6.00pm**

MEMBERS PRESENT:	Cllrs McAllister, Smith, R Pullen, Medhurst and M Pullen
IN ATTENDANCE:	Louise Steele Locum Clerk
	No Members of the Public
APOLOGIES:	None

26.01 PC APOLOGIES FOR ABSENCE

There were none.

26.02 PC OPEN SESSION – PUBLIC PARTICIPATION

There was no public participation no members of the public being present.

26.03 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

26.04 PC COMMITTEE MINUTES

On the proposal of Cllr R Pullen which was seconded by Cllr Smith and with all Cllrs in agreement, it was **RESOLVED** to approve the Minutes of the Planning Committee meetings held on the 3rd December 2025.

26.05 PC LATE APPLICATIONS

EHDC-25-1382-FUL Erection of a one-storey, detached three bedroom dwelling with shared access, parking, landscaping and amenity space

Comment: Four Marks Parish Council objects in the strongest possible terms to this application - this is overdevelopment of the site and as backland development does not comply with Policy 1 of the Neighbourhood Plan. The applications states that no trees are affected - this is misleading because two major trees are impacted by the proposal. The proposal does not meet any local need for example affordable housing. Further, access to the site is problematic due to the proposal to share a drive between three houses and the proximity of a bus stop, a pedestrian crossing and the exit from Kingswood Rise. It is proposed that foul sewerage would be dealt with by means of a septic tank when a main sewer is available.

26.06 PC TO NOTE DECISIONS NOTIFIED AND PENDING

A summary on decisions notified, appeals and update on decisions pending was noted.

26.07 PC ADDITIONAL PLANNING MATTERS

26.07.01 To receive update on Neighbourhood Plan – Cllr McAllister reported that the survey results are expected on Friday and the steering group will meet next week.

26.08 NEXT SCHEDULED MEETING: Wednesday 4th February 2026

26.09 MEETING CLOSED: 6.43pm