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Minutes of the Full Meeting of the Parish Council held at **Four Marks Village Hall** on Wednesday 17th June 2026 at **7.00pm.**

Members Present: Cllr Gebbett, Cllr Thomson, Cllr M Pullen, Cllr R Pullen, Cllr Medhurst

In attendance: EHD Cllr Day & Richardson, Mrs Debbie Batley (Locum Clerk)

Apologies: Cllr Coulson, Cllr Briggs, Cllr McAllister, Cllr Smith

26.92 Election of Chair of meeting due to absence of Chair and Vice Chair

RESOLVED: That Cllr R Pullen would act as Chair of the Meeting.

Proposed by Cllr Gebbett, seconded by Cllr M Pullen and unanimously agreed by a show of hands.

26.93 APOLOGIES FOR ABSENCE: Cllr Coulson, Cllr Briggs, Cllr McAllister, Cllr Smith

26.94 OPEN SESSION – PUBLIC PARTICIPATION: No public present

26.95 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, any matter in which you have a pecuniary interest. You must withdraw when the meeting discusses and votes on the matter.

26.96 FULL COUNCIL MINUTES

RESOLVED To approve the minutes of the ordinary Council meeting held on Wednesday, 20th May 2026: Proposed by Cllr M Pullen and seconded by Cllr Thomson

26.97 CHAIRPERSON'S REPORT

To receive a report from the Chairperson, as applicable. **Deferred as Chair was not present at the meeting**

26.98 DISTRICT COUNCILLOR REPORT

To receive a report from the Ward Councillors, EHD Cllr Day & Richardson

Reports on the planning portal and an update on the Unity Council, Councillors will provide further information when it is available.

Parish Council asked a question regarding Hampshire Highways and the Fiveways development, the Ward Councillors will provide further information when it is available

26.99 PLANNING COMMITTEE

26.99.1 To receive the draft minutes of the Planning Committee meetings held on 3 June 2026: **RECEIVED**

26.99.2 To consider oral update on the briefing by the NPSG – Update - 7th July hold a meeting of both parishes to explain where they are and discuss documentation

All minutes are draft until ratified by the Council at the next meeting

26.100 Planning Applications for discussion:

Application Reference Number:	EHDC-26-0491-HSE
Application Type:	Householder
Application Proposal:	Single-storey rear extension.
Application Location:	9 Chaffinch Road, Four Marks, Alton, Hampshire, GU34 5FG
Grid Reference:	466104, 134436

Comment: In principle – the Parish Council agree that this is a reasonable adaption

Application Reference Number:	EHDC-26-0388-PIP
Application Type:	Permission in Principle
Application Proposal:	Erection of 3 detached single dwellings following demolition of existing barns and temporary dwelling.
Application Location:	FIR TREES FARM Alton Lane, Four Marks, Alton, Hampshire
Grid Reference:	467090, 133998

The site is located approximately 1.5 miles from the village centre in a rural location, outside the settlement policy boundary, on a **60-mph road with no pavements**.

1. Unsustainable location

Permission in Principle is intended to establish whether a site is suitable in principle, having regard to **location, land use and amount of development**. The location of this site is a fundamental concern.

Future occupiers would be reliant on the private car for most everyday needs. Although the village may appear relatively close "as the crow flies", the actual route is along a rural road with **no footways/pavements**, limited protection for pedestrians, and traffic travelling at national speed limit / **60 mph**. This materially restricts safe and realistic walking access to services and facilities.

As a result, the site does not represent a genuinely sustainable location for residential development.

2. Poor and unsafe pedestrian accessibility

A distance of around **1.5 miles** to the village centre may in some circumstances be walkable, but here the issue is not distance alone: it is the **quality and safety of the route**.

The road is rural in character, lacks pavements, and carries fast-moving traffic. This is likely to discourage or prevent walking by:

- children,
- older people,
- those with mobility impairments,
- people pushing prams, and
- anyone attempting to access the village on foot in poor weather or in darkness.

A site cannot reasonably be regarded as sustainable if residents are effectively forced to drive because there is **no safe pedestrian connection** to day-to-day services.

3. Highway safety concerns

The combination of a **60-mph road**, rural conditions, and **no pavement provision** raises clear highway safety concerns. Even if the detailed design would come later, the issue at Permission in Principle stage is whether the site is suitable in principle. Where safe and suitable access to services is inherently constrained by the surrounding road environment, that weighs strongly against granting PiP.

This is especially relevant if future residents would be expected to walk to the village, bus stops, schools, shops, or other community facilities via an unprotected roadside environment.

4. Outside the settlement policy boundary

The site is also **outside the settlement policy boundary (SPB)**. That is an important policy objection in its own right. Unless there is a clear policy basis for residential development in this countryside location, granting Permission in Principle would undermine the plan-led approach and could weaken the purpose of the settlement boundary in directing development to appropriate and sustainable locations.

If the development plan seeks to focus growth within defined settlement boundaries, this proposal appears to conflict with that strategy.

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5. Permission in Principle is not appropriate here

PIP is not simply an administrative shortcut; it still requires the local planning authority to be satisfied that the site is suitable in principle. In this case, the site's **rural location, distance from the village centre, absence of pavements, high-speed adjoining road, and location outside the SPB** all indicate that it is **not suitable in principle for housing-led development**.

Comment: In the Council's view, this makes the site an unsuitable location for housing-led development in principle and The Parish Council will object to the application

26.101 OPEN SPACES COMMITTEE

26.101.1 To receive the draft minutes of the Open Spaces Committee meetings held on 3 June 2026; **RECEIVED**

26.102 COMMUNITY FACILITIES COMMITTEE

26.102.1 To receive the draft minutes of the meeting of the Community Facilities Committee meeting held on 10th June 2026: **RECEIVED**

26.103 2025/26 FINANCIAL YEAR END.

26.103.1 Internal Audit Report To receive the full report of the internal audit conducted on 21 April 2026 and note the RFO's oral report on actions taken to date. Further to receive the internal audit report to be submitted as part of the Annual Governance & Accountability Return (AGAR). **RECEIVED**

26.103.2 Annual Governance Statement (AGAR Pt 1) To consider the assertions contained in the Annual Governance Statement and agree the Council's answers: **AGREED**

26.103.3 Annual Statement of Accounts (AGAR Pt 2) To receive, approve and sign the Annual Statement of Accounts for the financial year 2025-26; **RESOLVED** Proposed by Cllr Thomson and seconded by Cllr Gebbett and **AGREED by ALL**

26.103.4 Dates for the Exercise of Public Rights. To agree the dates for the exercise of public rights to inspect the 2025-26 Accounts as being Monday 22 June to Friday 31 July 2026. Public can have access to the accounts during this time: **AGREED** unanimously by the Parish Council

26.103.5 Conflicts of Interest with BDO LLP To consider whether there are any conflicts of interest with BDO LLP and agree completion of the relevant form: **AGREED** – no conflicts of interest

26.104.6 FINANCIAL ITEMS.

26.104.1 Following reports for the Financial Year 2026/27 to 31 May 2026

- Expenditure against budget
- Balance Sheet
- Earmarked Reserves

26.104.2 To note bank balances at end of May 2026 and receive the Bank Reconciliations – **NOTED**

26.104.3 To receive and approve the payments for May 2026 – **DEFERRED TO NEXT MEETING**

26.104.4 To consider Councillors signing the Bank Reconciliation in turn: Cllr R Pullen proposed this action on a quarterly basis with two Cllr in reserve - Cllr McAllister will authorise until June 2026 followed by Cllr M Pullen or Cllr Medhurst for the next quarter (July, August, September 2026) with Cllr Thomson and then Cllr Gebbett in reserve

26.105 GRANT APPLICATION FOR DECISION

26.105.1 Application from Four Marks Village Hall for a grant for improvements - Finance & GP Committees confirmed the sum of £8000 is available for Grants – **RESOLVED:** the grant was supported by the Full Parish Council for the sum of £7280.

26.106 POLICY REVIEW

Scheme of Delegation – advised regarding RFO pulls down any CIL funds on a regular basis to be added

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26.107 RISK ASSESSMENT
NONE

26.108 INFRASTRUCTURE BUSINESS PLAN

To consider an oral update on the development of an Infrastructure Business Plan. **NONE**

26.109 ABCD ASSET MAPPING

To consider an oral update on ABCD Asset Mapping. Presentation in July regarding the pilot and if other people would like to attend, they are welcome. Need someone to set up a website have tried to appeal via FB but no success

26.110 ITEMS REQUESTED BY COUNCILLORS:
NONE

26.111 CLERK UPDATE & CORRESPONDENCE

26.111.1 Four Marks News Update – It was agreed that each committee would share a paragraph with the clerks and that the clerks put the article together.

26.111.2 Update Village Picnic: We currently have 16 stall holders and 19 groups attending including the Tripe F with their horse cart. There are two bands, a singing academy and a drama group providing the entertainment. The inflatables include a large bouncy castle with slide, a fun run and a penalty shootout. The zorbing has been booked and will be placed at the top of the play area so that electricity from the box can be utilised. Cllr Coulson has overseen the dog show, insurance has been purchased, an agility course has been sourced, and rosettes and prizes have also been organised alongside two judges. The Scouts have agreed to hold our crockery smash, and Cllr M Pullen is sourcing crockery and a wooden dresser for this. On the FMPC stall, Cllr M Pullen will be selling soft drinks again and we hope to display updates on Benians. We are currently looking for volunteers to manage the parking on the cricket field.

As part of our agreement with the LTA, we have to offer free events so we have incorporated this into the village picnic to offer free play between 10am and 4pm which can be booked online.

The Allotment Society are going to have a stall and offer tours of the allotments, and the Bowls Club will be having an open day. The Scouts will be doing their BBQ as usual.

26.111.3 FA grant Application: On going

26.111.4 Would Councillors be available for Coffee Mornings 'Meet your local Councillors' event Cllr Thomson suggests Oak Green band stand and advertise with banners - First Date in September to be agreed

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

26.112.1 Allotments – Cllr Thomson – meeting tomorrow – Cllr Thomson will give feedback

26.112.2 Benians Committee – Cllr Smith - None

26.112.3 Oak Green - Cllr Briggs - None

26.112.4 Village Hall – Cllr Briggs - Grant

26.112.5 Highways – Cllrs R Pullen and Medhurst. Still waiting for meeting

26.112.6 EHAPTC – Cllrs R Pullen. Update after AGM

26.112.7 Four Marks Primary School – deferred until a rep is appointed

26.113 EXCLUSION OF PRESS AND PUBLIC

In accordance with the Public Bodies (Admission to Meetings) Act 1960, the Council have the right to exclude the public and press from a meeting in respect of confidential or sensitive information which is prejudicial to the public interest and may pass a resolution, without notice, to do so.

26.114. Next meeting: 15th July 2026.

Meeting closed at 8.15pm

Signature:

Date: