

## **FOUR MARKS PARISH COUNCIL**

### **Minutes of the Full Council Held on Wednesday 16<sup>th</sup> July 2014, commencing at 7.30pm At the Village Hall, Four Marks**

**MEMBERS PRESENT:** Cllr Paul Turner (Chairman), Cllr Janet Foster (Vice Chair) Cllrs John Hammond, Andy Hickman, Steven Sensier, Ingrid Thomas (for part), Bryan Timms, Anne Tomlinson

**ATTENDING:** S Goudie, Clerk, Steven Lugg (HALC) 3 members of the public

**APOLOGIES:** Cllr Thomas (for part), Cllrs Brake and Howsego

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#### **14.108 OPEN SESSION**

Steven Lugg, Chief Executive from HALC, attended the Open Session and presented a brief outline of the Councillors responsibilities with reference to the Code of Conduct. A full training package would be on offer if required. Mr Lugg was thanked for his attendance.

Mr Reg Pullen. Requested consideration of the purchase of a Village Defibrillator, and asked were there any appropriate grants available. It was agreed to add the request as an Agenda item for a future meeting. Mr Pullen also asked the Parish Council to publicise the fact that more volunteers were required for Speedwatch, and asked if there was any update on the Grants available for this initiative.

Mr Malcolm Seal presented a brief synopsis of his concerns over the Planning Application for Noah's Ark, the objections were noted and it was confirmed that this would be discussed later on the Agenda.

**The Open session concluded at 8.10pm. Standing Orders were applied.**

#### **14.109 APOLOGIES FOR ABSENCE**

Cllrs Brake and Howsego

Cllr Thomas sent her apologies and wouldn't be in attendance until later in the meeting

#### **14.110 DECLARATION OF INTERESTS**

There were no declarations of interests on any Agenda items.

#### **14.111 COUNCIL MINUTES**

- The Minutes of the Full Council Meeting held on **Wednesday 18<sup>th</sup> June 2014**, previously circulated, were proposed as a true record by Cllr Foster, seconded by Cllr Tomlinson, and signed by the Chairman.
- Matters arising:
  - Speed Limit Repeater Signs; the Clerk advised that Ian Janes had taken over the project at HCC due to the long term sickness of Sara Wood. A site meeting had taken place, all sites were agreed with some amendments, and confirmed that, due to the ability to use the new lamp posts, there was a saving on the purchase of 2 sockets, so we would keep within their budget of £7,000. Next step was to produce location maps and a deployment programme.

- The Clerk confirmed that a Parish Council transport representative does not have to a Council member, Mr Pullen had agreed to represent the Council at meetings where possible and the Clerk would advise as and when they are taking place.
- The Clerk confirmed that the decision had been made on the Planning Item discussed, permission had been granted for 4 houses in the former garden of the Windmill Inn.
- Cllr Foster confirmed she had had a response with reference to her query to Cllr Kemp Gee on the proposed amendments to the Blackberry Lane/Lymington Bottom junction and the plan was to 'shave' a portion off the footpath on the other side to the new one, but no timescale had been forthcoming.

#### 14.112 COMMITTEE REPORTS

- The Chairman of the Planning Committee was not in attendance
  - The Minutes of the Planning Committee Meeting held on 4<sup>th</sup> June 2014 were not approved as the attendees were not present at the following meeting. They were now proposed as accurate by Cllr Tomlinson, seconded by Cllr Sensier and signed by the Chairman.
- Cllr Foster, elected Chairman of the Finance & General Purposes Committee, reported that in addition to the information contained in the Minutes already circulated from the meeting held on Wednesday 2<sup>nd</sup> July 2014, she had already started to work on a re-vamp of the Standing Orders.
  - The Minutes of the Finance & GP Committee Meeting held on Wednesday 7<sup>th</sup> May, were not approved as the attendees were not present. They were now proposed as accurate by Cllr Tomlinson, seconded by Cllr Turner and signed by the Chairman.
  - The updated Risk Assessment document, which had been prepared by the Committee, and circulated and with no comments or amendments was proposed by Cllr Foster, seconded by Cllr Tomlinson, and adopted as approved.

#### 14.113 PLANNING MATTERS

- Ref: 54976/001 Noah's Ark, 32 Telegraph Lane and 5 Blackberry Lane, Four Marks Outline application for 17 two storey dwellings comprising 6 affordable homes and 11 market price homes with garages, parking, roads and access.

Four Marks Parish Council strongly **OBJECTS** to this Application for the following reasons:

- The proposed development is almost entirely outside the Settlement Policy Boundary.
- The proposed development is not in keeping with the surrounding properties, it is urbanised back land development and would not retain the existing linear design of Telegraph Lane;
- The detrimental impact it would have on all environmental aspects, including the proposed access over a protected Wildlife verge and it is in very close proximity to a mature woodland;
- The proposed single access on Blackberry Lane, is not only beside a protected Oak Tree causing concerns over its wellbeing, but is situated on a bend potentially limiting the sightlines and is very close to an already heavily congested peak time junction.
- The affordable housing is all in one area, not pepper potted around the development as stipulated in the NPPF;
- There would be a considerably detrimental visible impact on all the surrounding areas;

Since the application was submitted, permission has been granted for an additional 80 houses in the area, the proposed development, by virtue of the committed number of

additional dwellings already approved under the East Hampshire District Council's (EHDC) Interim Housing Policy Statement (IHPS) for this settlement, would result in a disproportionate number of additional homes above and beyond the identified housing figure for Four Marks/South Medstead as set out in the recently adopted Joint Core Strategy (JCS). Having regard to the deficiencies and inadequacies in existing local infrastructure and services, this would have an adverse impact on the sustainability of the settlement. As such, the proposal is contrary to the National Planning Policy Framework, policies CP1, CP2 and (non housing target aspects of) CP10 of the JCS and EHDC's IHPS 2014. It is also important to note that in a recent consultation the Blackberry Lane SHLAA sites were the least preferred of all.

Taking into account the objections as detailed, Four Marks Parish Council requests that the Planning Officer recommends REFUSAL for this application.

Cllr Thomas entered the meeting.

- Ref: 55302 Land Rear of 41-43a Blackberry Lane, Four Marks  
**Pre-Decision Amendment** for residential development comprising 23 dwellings with associated access, parking and landscaping following demolition of buildings

Four Marks Parish Council **STRONGLY** objects to this application. The proposed amendments have not addressed the concerns originally raised with reference to this application, and would like to re-iterate all the objections as follows:

- Nearly all of the site sits outside the existing Settlement Policy Boundary, and would protrude beyond the natural line.
- The layout is too dense, particularly around the edge of the development, which is inconsistent with policy, the garden sizes are inadequate and will cause overcrowding, overlooking, and lack of space for amenity.
- There is still little or no parking allocation for visitors, potentially resulting in street parking on the adjacent lane with no footpath or street lighting, causing hazards and safety issues previously not encountered;
- The proposed street scene is out of character with the surrounding properties;
- The development would be clearly visible from surrounding areas of open space, footpaths, and as far as Alton Lane, with no screening proposed, despite the Landscape Officers recommendations;
- The proposals with reference to the existing road side hedge for compliance for access, would go against the Village Design Statement, where retention of hedges is the aspiration;
- A development of this number would lead to increased traffic movements adding to the already over congested access from Blackberry Lane onto Telegraph Lane, and onto the A31, and no current traffic survey appears to have been carried out;
- Scant consideration has been paid to the wildlife in this area, particularly the proposed relocation of the badger sett. There is significant badger activity on site, providing an alternative habitat is not a sustainable alternative, the loss and disturbance to the ecology will undoubtedly drive the wildlife out altogether.
- The detrimental effect that this development would have on the social structure of the surrounding properties. Blackberry Lane still retains much of the look and character of the original settlement and these characteristics must be preserved.
- The plans are contrary to EHDC policies CP1 and CP29.

Since the application was submitted, permission has been granted for an additional 80 houses in the area, the proposed development, by virtue of the committed number of

additional dwellings already approved under the East Hampshire District Council's (EHDC) Interim Housing Policy Statement (IHPS) for this settlement, would result in a disproportionate number of additional homes above and beyond the identified housing figure for Four Marks/South Medstead as set out in the recently adopted Joint Core Strategy (JCS). Having regard to the deficiencies and inadequacies in existing local infrastructure and services, this would have an adverse impact on the sustainability of the settlement. As such, the proposal is contrary to the National Planning Policy Framework, policies CP1, CP2 and (non housing target aspects of) CP10 of the JCS and EHDC's IHPS 2014. It is also important to note that in a recent consultation the Blackberry Lane SHLAA sites were the least preferred of all.

Taking into account all the objections as detailed, Four Marks Parish Council requests that the Planning Officer recommends REFUSAL for this application.

- Proposal to take over an area of Woodland from the developer for a proposed development on the land to the rear of 131 Winchester Road, Four Marks.  
Cllr Timms queried why this was an Agenda item as no application had been submitted. It was decided that no discussion would take place until such time.

#### **14.114 FINANCIAL MATTERS**

The Income and Expenditure account for the month and first quarter ending 30<sup>th</sup> June 2014 were approved, proposed by Cllr Timms and seconded by Cllr Tomlinson.

The Clerk warned of the increased expenditure in Open Space, and the possibility of exceeding the proposed budget, and advised that this would be discussed at the next Open Space meeting.

#### **14.115 WEBSITE**

Cllr Sensier confirmed that meetings had taken place with three local website providers and asked for the Council to firstly agree on whether the website should be completely outsourced or kept in house. It was agreed that the risk was too great to let someone else have complete control. Another option was raised and it was agreed that these should be investigated prior to any decision being made. Cllr Sensier, Cllr Hickman and the Clerk agreed to look at other possibilities and to present the findings at the next Full Council meeting.

#### **14.116 DISTRICT COUNCILLOR'S REPORT**

The District Councillor advised that her written report would be circulated shortly, but confirmed the Medstead residents' request to revoke the Friar's Oak decision and possible Judicial Review.

Cllr Thomas confirmed that, following the Extraordinary Council Meeting at Penns Place that evening, the Planning Committee would now comprise of 21 members with a quorum of 7, would need to be regularly trained and undertake a skills test. The Ward Councillor's speaking time was now limited to 5 minutes, and the extra summing up minute allowed by objectors was on a 90 day trial. Site visits should now take place for all major/controversial sites.

#### **14.117 PARISH NOTICES AND CORRESPONDENCE FOR RESPONSE**

- **Medstead's residents appeal to support them and request to revoke the Friars Oak decision.** Following Medstead's lead with four potential courses of action, it was proposed by Cllr Tomlinson, seconded by Cllr Foster, and agreed, that Four Marks Parish Council were not in a position to take any formal action, however a request was made that it be minuted that the Council was supportive of the residents' cause.

- **Email from Blackberry Lane resident over FMPC's original submission for application ref 55302.**

It was agreed that the summary comment had not been grammatically well worded, and it was noted that the original Consultee comments could not be removed as they were already in the public domain. There would be a formal response to the resident's questions following advice from EHDC's legal department.

- **To approve expenditure required for HCC traffic surveys.**

Cllr Brake was not in attendance, therefore this item was deferred.

There was no further correspondence discussed.

#### **14.118 COUNCIL REPRESENTATIVES:**

To receive reports from Council Representatives not previously on agenda, as appropriate:

- a) Allotments; no report as Cllr Howsego was not present.
  - b) Benian's Committee, no report as Cllr Brake was not present
  - c) EHAPTC, Cllr Turner attended the previous meeting, Cllr Halstead had indicated her wish to retire, the Minutes covering other topics would be distributed in due course. Cllr Hickman agreed to attend the next meeting on behalf of FMPC.
  - d) Festival Committee. Cllr Hammond reported that nothing significant had been reported at the AGM, and confirmed the circulation of the order of service for the War Memorial.
  - e) Footpaths. Cllr Timms confirmed that the growth this year was challenging and that equipment had now been hired to address the worst areas. Many positive comments had been received about the new open space contractor
  - f) Neighbourhood Plan. Cllr Turner and Cllr Sensier reported that the Steering Group had requested approval on:
    - A separate bank account; this was agreed but that PC would back up if it proved too problematical.
    - Insurance; the Steering group would need separate insurance cover, Cllr Turner had already contacted the Parish's insurance company for a quotation.
    - That the Steering Group should be Parish Council led, or a separate sub-committee of the Parish Councils; it was agreed that the Neighbourhood plan Steering Group would become a sub-committee of both Councils. Cllr Sensier and Cllr Hickman agreed to be the representatives from the Four Marks Parish Council, Cllrs Kercher and Pullen had been appointed from the Medstead Parish Council.
- Next steering group meeting, Tuesday 22<sup>nd</sup> July.
- g) Oak Green, Cllr Foster had nothing to report.
  - h) Youth Project; Cllr Timms reported that a youth project planning meeting was to be held on 22<sup>nd</sup> July with the Clerk, Cllr Thomas and himself.
  - i) Village Hall, Cllr Sensier attended the meeting and confirmed that they had agreed to let the Parish Council have some storage space as required. The Clerk to liaise with Village Hall Committee Chairman.

#### **14.119 NEXT MEETING:**

Planning Committee - Wednesday 6<sup>th</sup> August 2014

Open Space Committee – Wednesday 6<sup>th</sup> August 2014, to follow planning

Full Council Meeting – no Full Council meeting in August, next meeting Wednesday 17<sup>th</sup> September 2014, 7.30pm, Village Hall

#### **14.120 The Chairman closed the meeting at 10.05pm**

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**Chairman**

DC report 15<sup>th</sup> June to 15<sup>th</sup> July

The siege of our two villages by developers continues so once again most of my time this month has been spent preparing for and attending meetings about planning. The first of our major applications to come before the Planning Committee on the 26<sup>th</sup> of June was the application to build 80 houses behind Friars Oak. This site has been universally unpopular as shown by two public consultations as our community believe that the safety issues with the bridge at Boyneswood Road are significant and this is the wrong place to build what will be an urban style estate, many many issues and planning reasons to refuse the application were put forward by residents, both Parish Councils, both District Councillors and our County Councillor but on the day the Planning Committee granted permission following the advice of Officers. There was shocked dismay in the room at the time which has developed into anger about the decision. I have spoken to the senior officers and the leader of the council to bring forward complaints and concerns of the residents.

On Wednesday 16<sup>th</sup> July there was an extraordinary District Council meeting to discuss how the Planning Committee would be organised in future. The protocol can be found on Easthants website but the principal changes are that there will be 21 councillors on the committee (up from 12) with a quorum of 7 (instead of the current 3) all councillors on the committee will have to attend training and pass a competency test. The arrangements for site visits are also changing which may make it easier to arrange site visits.

Thursday 17<sup>th</sup> July was the next planning committee meeting to affect our villages, the site at Boyneswood Lane was recommended by officers for refusal and duly refused by the committee. This is a great relief, it was recognised that Four Marks and South Medstead had now had permissions given for 189 houses to be built over our allocated total of 175 by 26% and one of the reasons given in the Officers report for refusal. There were of course other reasons (the poor access to the site amongst them).

The committee then moved on to debate the two applications to build 23 houses and 17 houses at Cedar Stables both were recommended for permission and at the end of the debate both were refused. This was largely to do with the terrible access to the site again, whilst we all acknowledge that some new housing is required it should never be in places which are unsuitable and would cause problems to existing residents for years to come.

All of these applications have relied upon virtual footpaths for access. This seems to be supported by Hampshire Highways. I have to loudly disagree with them and believe that virtual footpaths are unsuitable on country roads and are not a safe solution to any sites we have in our villages. However I am pleased to report that Highways have now surveyed the site for the pedestrian crossing lights at the end of Telegraph Lane so progress is being made with that important safety project.

At the next planning committee meeting we may see one or both of the two applications in Blackberry Lane/Telegraph Lane come up for decision. As both these sites involve applications to build urban style developments in the countryside the parish council and I will be opposing them vigorously at the committee.

Still on the topic of development we continue to have problems with Charles Church lorries arriving before the agreed time, driving along the wrong roads and not being properly controlled by the banksman, we

have been trying to solve the problem but have not succeeded yet. I have also heard that there could now to be a water pipe laid under Lapwing Way so let us hope that does not also result in chaos.

Our Neighbourhood Plan team visited both the Village picnic and Medstead Fete with maps, posters and the wonderful team of volunteers to explain what is involved and seek your support. This is such an important project for our community that full support and offers of help will be needed. When the plan is made there will be a referendum to approve it – by the time that stage is arrived at there should be nobody left to oppose it as the whole community needs to be involved and joining in debate and discussions to put together a plan to shape the future of our communities.

As ever if you have any problems that I may be able to help you with please contact me.

Bw Ingrid