

FOUR MARKS PARISH COUNCIL

Minutes of the Full Council Wednesday 15th July 2015, commencing at 7.30pm At the Village Hall, Four Marks

MEMBERS PRESENT: Cllr Janet Foster (Chairman) Cllrs Mick Budd, Kellie Knight, David Mills, Derek Seaton, Ingrid Thomas

ATTENDING: S Goudie, Clerk, Cllr Deborah Jackson (District Councillor), Mr Simon Thomas, Mr Mark Penfold, 5 members of the public

APOLOGIES: Cllrs J Hammond, S Nicholson and A Tomlinson

15.102 OPEN SESSION

Mr Mark Penfold was welcomed to the meeting and was invited to present his initial proposals for upgrading the Benian's Pavilion that had been put together following a brief from the Clerk. Although it was stressed that these plans were based on what could be done with the existing floor plan, there were a good deal of options, with potential to expand in both directions. He responded positively to various questions, however did caution against going up into the roof, although it would be possible, as costs will escalate due to access issues. He advised that consultations should be held to ascertain what the requirements of the village are, which would then enable a more detailed and suitable proposal to be put together.

Mr Reg Pullen advised the members that one of the SLR's was not the correct specification and is to be returned and replaced. Following a Speedwatch initiative in Blackberry Lane, it was agreed that this should be included in the sites but the purchase of more poles and brackets would be necessary. It was agreed that the Clerk should liaise with Mr Pullen to raise the appropriate paperwork.

Mr Shakespeare informed the members that he had three issues he wishes to raise.

Firstly he asked the Parish Council for clarity with regards to the fenced off areas in the area known as 'Storey's Sanctuary' as stock proof fencing, with barbed wire, has been erected, which is not wildlife friendly. The Clerk advised Mr Shakespeare that there was nothing that could be done about the fencing, and that we were still awaiting the result of the wildlife survey.

Secondly he raised his concern with reference to the speed of cars travelling up Kitwood Road, once the 30 mph limit ends. He was advised to contact Mark Kemp Gee initially to see if it would be possible to extend the 30 speed limit.

Thirdly, he asked the Parish Council if the stile at the top of Kitwood Road could be replaced with a walk through, or Kissing Gate, primarily due to the drop down onto the road from the stile, this would be passed to the Footpaths Officer for action.

Mr Brake, commented on the Scout Hut proposal and was concerned that the original plan of the Youth project was being pushed away, and although was pleased to see that proposals were underway to expand the Benian's Pavilion, he felt that this is the time to go big and be bold and build an 'all purpose' community building that meets the needs of the ever growing village.

Mr Brake also asked for support on the Noah's Ark Appeal, set for 2nd September and that the Parish Council vigorously defended their initial objections.

The Open Session concluded at 8.00pm. Standing Orders were applied.

15.103 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Hammond, Nicholson and Tomlinson.

15.104 DECLARATIONS OF INTEREST

Cllr Mills declared an Interest in Planning Application item No. 7.

Cllr Ingrid Thomas advised members that she would remain within the meeting but would not take part in the Planning discussions.

15.105 COUNCIL MINUTES

- The Minutes of the Full Council Meeting held on **Wednesday 17th June 2015**, were proposed as a true record by Cllr Budd, seconded by Cllr Seaton and signed by the Chairman.
- There were no matters arising.

15.106 CO-OPTION OF NEW COUNCILLOR

Mr Simon Thomas had applied to be considered for co-option to the Parish Council, his details had been previously circulated. He spoke briefly to say he had been a resident for 20 years, with both children locally educated, was Hampshire born, and was a well-known member of the community. He had previously been an active member of Fight4Four Marks, but had now resigned, and was able to bring both planning and sports expertise to the Parish Council. Both Mr Thomas and Cllr Thomas left the meeting whilst his application was discussed.

It was agreed, unanimously, to co-opt Mr Thomas to the Parish Council. His Declaration of Acceptance of Office was duly signed, and Cllr S Thomas then joined the meeting.

15.107 PLANNING COMMITTEE REPORT:

- **Planning Matters:**

Decisions notified:

1. Reference No: 29550/024 PARISH: Four Marks
Location: Belford House, 93 Lymington Bottom, Four Marks, Alton, GU34 5AH
Proposal: New single storey reception and two individual offices
Decision: PERMISSION Decision Date: 25 June, 2015
2. Reference No: 55915 PARISH: Four Marks
Location: 14 Blackberry Close, Four Marks, Alton, GU34 5BW
Proposal: Porch, side extension and front dormer following demolition of garage and utility area
Decision: PERMISSION Decision Date: 30 June, 2015
3. Reference No: 55397/002 PARISH: Four Marks
Location: Romany, 89 Winchester Road, Four Marks
Proposal: Detached dwelling with new access
Decision: PERMISSION Decision Date: 3rd July 2015
4. Reference No: 25235/007 PARISH: Four Marks
Location: 100 Winchester Road, Four Marks, Alton, GU34 5HU
Proposal: 5 dwellings following demolition of existing dwelling
Decision: WITHDRAWN Decision Date: 6 July, 2015
To be resubmitted.

- There are proposals for properties immediately behind Crown Wood, with the slope, there is cause for concern of water run-off

It is also requested that this application is looked at in conjunction with the other two applications on the same site to ensure that the site is developed appropriately, particularly as these applications have changed from the initial proposals as presented at the Outline stage. Taking the site as a whole:

- The application site is on a slope, water run-off is a serious concern;
- There does not appear to be a proposed transport management plan;
- No detailed plan for landscaping has been provided;
- Has the provision been put in place to connect to mains drainage?
- Following issues that have arisen from other local sites, removal of clay and top soil has proved problematical, a condition should be put in place to prevent the same issues.

The meeting was closed at 8.30pm to allow Cllr Jackson to respond to some of the queries raised, the meeting was re-opened at 8.40pm

3. Reference: 53305/006 Comment deadline: 4 August 2015
 Location: Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks
 Proposal: Reserved matters pursuant to outline permission 53305/001 for 20 new houses for retired people on part of the site.

Four Marks Parish Council object to the proposal as detailed for the following reasons:

- This is a proposed development for retirement dwellings, yet there is not one bungalow or single storey dwelling proposed
- The bin storage is communal, which it was felt was impractical for the age group this development is aimed towards
- There is no proposed pedestrian access for the residents to safely walk to the medical centre or indeed any other facilities, the development of the adjacent sites totalling 88 dwellings will result in a large amount of traffic using the one access road.

It is also requested that this application is looked at in conjunction with the other two applications on the same site to ensure that the site is developed appropriately, particularly as these applications have changed from the initial proposals as presented at the Outline stage.

4. Reference: 24349/007 Comment deadline: 22 July 2015
 Location: Avadi, 10 Lymington Bottom, Four Marks, Alton, GU34 5DL
 Proposal: Two detached two storey dwellings with associated parking and new access to existing dwelling

Four Marks Parish Council object to this application on the grounds that this is 'garden development', and over development of the plot. They would also like to draw the Planning Officer's attention to the Appeal and conditions attached to F24349/004, and change of use to garden curtilage.

5. Reference: 55275/001 Comment deadline: 28 July 2015
 Location: Land East of Kitwood Place, Lyeway Lane, Ropley, SO24 0DA
 Proposal: Prior Approval for change of use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3) application

Four Marks Parish Council objects to this application. These units are currently in commercial use and agreeing to their change of use would potentially result in loss of employment which is against local policy. The dwellings would be set within an industrial area, and if approved, could well then set a precedent for the other industrial units to apply for change of use to dwellings on land that is outside the Settlement Policy Boundary. The Parish Council respectfully ask the Planning Officer refuse this Application.

6. Reference: 49670/001 Comment deadline: 29 July 2015
 Location: 3 Bernard Avenue, Four Marks, GU34 5DQ
 Proposal: Single storey extension to front, alterations to roof to facilitate floor accommodation with dormer windows to front and rear
 Four Marks Parish Council have no objection to this application in principle, however would like to raise concern over the proposed windows shown in the side elevations, and the likely loss of privacy to the adjacent property and ask that the Planning Officer takes this into account when making his deliberations.
7. Reference: 56171 Comment deadline: 30 July 2015
 Location: Scout Hall, Uplands Lane, Four Marks
 Proposal: Detached building to be used as scout hall/community hall following demolition of existing scout hall and outbuildings
 No objection.
8. Reference: 50075/004 Comment deadline: 22 July 2015
 Location: Tedesco, Boyneswood Road, Four Marks, GU34 5DY
 Proposal: Fell one beech tree
 No objection, and are happy to defer to the Arboriculturist's decision.
9. Reference: 53647/002 Comment deadline: 22 July 2015
 Location: 16 Tawny Grove, Four Marks, GU34 5DU
 Proposal: Crown reduce Cherry Tree by 2 metres, leaving height of 8 metres, and reduce laterals by 2 metres, leaving a spread of 5 metres
 No objection, and are happy to defer to the Arboriculturist's decision.

15.108 OPEN SPACE:

- **Allotments;** in the absence of a current representative, the Clerk confirmed that the new fencing had been installed, however the Allotment committee were not happy as the additional repairs had not been made. Clerk had already contacted the contractor to return and to complete the works.
- **Footpaths;** Cllr Budd raised concern about the hedge overgrowth beside the new pavement on Brislands Lane. The Clerk agreed to write to Charles Church and ask them to address the issue, as this was a sensitive issue.
- **Oak Green;** Cllr Foster advised the Council that the decision to upgrade the Oak Green flower beds and car park had been deferred until the new Council had been appointed. This would now take priority and would be an Agenda item for the Open Space Committee. Clerk confirmed that an abandoned car had been served notice, after 14 days the Council would remove the car.

15.109 FINANCE & GENERAL PURPOSES

- The Minutes had been circulated, there were no questions or matters arising.
- The amended Terms of Reference for the Planning Committee, were circulated prior to the meeting. The amendments were proposed by Cllr Thomas, seconded by Cllr Foster, and approved, it was RESOLVED to adopt the updated version. Clerk to circulate.

15.110 COUNCIL REPRESENTATIVES AND REPORTS:

- Village Hall, Cllr Mills reported that the PA system had been repaired with a donation from the Lions, and an electric organ had been donated. The financial situation remains static. The stage curtains were due to be cleaned, but Cllr Mills had expressed concern that the stage lighting was very outdated and not all working, and had suggested that these were repaired/updated. They were also planning to upgrade the fire alarm system at a cost in excess of £5,000. The amount raised concern and there was a surprised reaction to the fact that no comparison quotes had been received, and it was felt that if they were to apply for

grants to assist with this expenditure that at least another two quotes would be a necessity. The Clerk confirmed she had been to a fund raising lecture and there were grants abundant for Village Hall Committees, she advised that she had forwarded the details to Chris Lake. Cllr Mills also confirmed that they had unanimously agreed to hand over the ownership and management of the Tennis Courts. Clerk to liaise with Chris Lake.

- Four Marks Care, anniversary event, Cllr Seaton attended and commented that it was just a party, nothing further to report.
- Festival Committee. The next meeting is to be held on Tuesday 8th September, which the Clerk had agreed to attend on behalf of Cllr Hammond. She confirmed that they have already loosely talked about a Village Event. Cllr I Thomas suggested maybe a celebration of the Queens 90th Birthday. Clerk would report back following that meeting.
- New Representative for the Neighbourhood Plan Steering Group. Cllr I Thomas nominated Cllr Mills, who agreed, the Chairman offered her thanks to him.
- Representative, Allotment Committee. It was agreed that the Clerk would just liaise with the Committee and bring anything of note to Council if appropriate.
- Members for Finance & GP Committee. Cllr Foster suggested that Cllr S Thomas, with his experience, would be a very suitable candidate to Chair the Planning Committee, which he acknowledged, he was then as per the Terms of Reference for the Finance Committee duly appointed to that Committee, one further candidate is required as Cllr Tomlinson is both Vice Chair and Chair of the Open Space Committee, Cllr I Thomas proposed Cllr Knight as the fourth member, who agreed. The Finance & General Purposes Committee now had the correct number of members.

15.111 DISTRICT COUNCILLORS REPORT

Submitted by District Councillor Deborah Jackson, July 2015

This month has once again been occupied by the many aspects of planning that affect our villages.

We have both attended two highly informative training sessions on “Planning Conditions” and “Appeals” - both very pertinent issues here. Ingrid also chaired her first Planning Committee meeting, which required a great deal of concentration as interesting issues were raised and resolved. Deborah has completed her initial training in “licensing” and is carefully digesting all of the information prior to her first meeting to decide upon a restaurant/ take-away license in another part of the district.

The problems at the Brislands Lane site have continued, although EHDC Officers have managed to end the practice of weekend working which was causing so much noise and disturbance to residents. We wait to see how Charles Church will tackle the problems of dust over this summer.

Our biggest disappointment this month (this year) was the Inspector’s decision to allow the Cala homes appeal for 75 houses in Lymington Bottom Road. The final report contained several errors which makes the decision more difficult to believe. I am truly sorry that all the arguments put forward by Officers of EHDC, Parish Councillors and residents as well as myself, all of whom sat through 5 days of the appeal, failed to sway the judgement of the Inspector. However, whichever method of counting is used, EHDC now has its five year housing land supply, so policies in the local plan should be respected and the speculative development we have been subjected to may be at an end.

Within the ward there are still a couple of appeals outstanding, but as yet no further details about a likely date. On a brighter note, the application for 10 houses on land north of the telephone exchange (the “pig farm”) has again been refused by EHDC. Now let’s hope the landowner does something to improve the site!

It is extremely disappointing that the reserve matters application for the site behind Lymington Barns has now been lodged without any public consultation. We find it unacceptable that public consultation is not arranged and notice taken of what residents have to say about these large development sites. Ingrid will be attempting to right this matter.

At its July meeting, the full council of EHDC held a long and full debate on the issue of supporting in principle the concept of a Hampshire Combined Authority, subject to there being clear benefits for residents and business in East Hampshire.

Council agreed in principle, that it would be willing to investigate further the possibilities that devolution would offer to this part of Hampshire. Beyond this nothing has been agreed. Over the coming months we will expect to learn more about any such proposals that come forward, and will keep you all informed.

Ingrid attended a presentation from the Boundaries Commission, who are reviewing boundaries of the HCC divisions. It appears nothing will change in our part of Hampshire.

On Saturday 11th July Ingrid spent a most enjoyable day at the festivities to celebrate the 60th anniversary of Broadlands group of the RDA (Riding for the Disabled Association). The work done by so many volunteers and the dedication of Suzanne Stratford has given so much to the many riders and enriched many lives. We are very lucky to have such a centre in our village and would encourage any who have a couple of hours to spare to consider volunteering to help.

Later we both met up at ever well organised and attended Medstead Fete, where hopefully much money was raised for the many charities and local groups who had put so much effort into so many lovely stalls. It was a lovely afternoon, and one I will look back on fondly when next year's blue tits nest in my new cat-shaped bird box.

15.112 FINANCIAL MATTERS

The Clerk apologised that due to the fact that the bank statement had not been received, it had not been possible to reconcile the 1st quarter accounts for approval. However reports detailing June's receipts and payments had been circulated, and the Clerk distributed the provisional figures to date.

July's receipts to date totalled £50, Benian's Fees, and £3789 in payments, all Open Space expenditure (£1,350 monthly contractor fees, £204 Oak Green contractor fees, and £2235 fencing for the Allotments).

15.113 NEIGHBOURHOOD PLAN

- It was RESOLVED, by a majority vote, to formally approve the Regulation 14 report, dated June 2015 and recommendations contained therein. It was noted that one member had an issue with this proposal being sent by email, but acknowledged that there was a time constraint, but had abstained from voting for that reason.
- Cllr I Thomas proposed, Cllr Seaton seconded, and voted unanimously, and therefore RESOLVED, to approve the Draft Final Submission, It was agreed however that the Village Design Statement must be updated, and this would be an Agenda item, as previously agreed, for the next Planning Committee meeting.

Cllr I Thomas wished to reiterate her thanks to all involved in the preparation of the Neighbourhood Plan, referring to the extreme hard work and dedication of the Steering Group, the Chairman and all members concurred.

15.114 BENIAN'S PAVILION AND ASSOCIATED ACTIVITIES

- The proposals presented by Mr Penfold earlier in the meeting were discussed and it was agreed that there was a good deal of scope for improvement. It was agreed that the decision needs to be made whether to progress the youth sports building adjacent to the Scout Hut, and make small upgrades to the Pavilion, or whether to concentrate all efforts on enlarging and making the Pavilion a larger community asset to encompass all the needs of the growing community. It was agreed that a strategic working group should be set up to discuss initial ideas and options. Cllr I Thomas, Cllr K Knight and Cllr M Budd put themselves forward to set up the initial group and would begin discussions, and come back to Full Council with ideas for consideration.
- It was RESOLVED to pursue the complete transfer of the land and management, rather than just the management, of the tennis courts, following approval from the Village Hall Committee. All members agreed that this was the most appropriate course of action. Cllr Seaton offered to assist Chris Lake, Village Hall Committee Chairman, with the transfer if required.

Cllr Budd left the meeting (10.00pm).

- Agreement to the motion to give Four Marks Football Club permission to erect a barrier and area of hard standing, was proposed by Cllr Mills, seconded by Cllr Foster, and carried unanimously, it was RESOLVED to approve the request, with the following conditions;
 - The barrier is to be a semi-permanent solid barrier ie. one that can be removed at the end of the league and cup season, on the Uplands Lane side of the pitch only. Specifications to be presented to, and agreed by, the Parish Council prior to any works being started.
 - The area around the barrier and hard standing is to be maintained by the football club, during the season, the open space contractor will mow the area when the barrier is not erected.
 - The surface of the hard standing has yet to be agreed. The options will be discussed at the next Parish Council's Open Space Committee meeting as two proposals have been tabled and if either are approved, costs would need to be apportioned proportionately.
 - No advertising banners are to be hung from the barrier other than during matches.
 - All costs of the barrier purchase and installation to be incurred by the football club.

15.115 HAMPSHIRE COMBINED AUTHORITY

- Due to the lateness of the meeting, Cllr I Thomas asked for this to be deferred to the September meeting, this was agreed.

15.116 BOUNDARY COMMISSION'S ELECTORAL REVIEW OF HAMPSHIRE

- Response to Consultation further to attendance at meeting in Eastleigh. Division of HCC not going to affect us. We are in acceptable band of electors.
- Cllr Seaton had prepared and circulated a document tabling a proposal to apply to change the administrative boundary of Four Marks, as the boundaries had not been reviewed since 1999. However, it was generally felt that the two Parishes were currently working well together amicably and do not want to disrupt the process and potentially leave the Parish vulnerable, potentially ending up with a joint ward with one Parish Council and only one Ward Councillor in an effort to cut costs. It was agreed that this maybe the wrong time and it was suggested that the Parish Council waits until the Parliamentary boundaries are reviewed in 2016. The sentiments were agreed with but it was not easy to see the benefits at this time. The Neighbourhood Plan is far advanced and is in place to protect both Medstead and Four Marks.

15.117 CORRESPONDENCE/PARISH NOTICES:

- Correspondence. There was nothing further to report on correspondence however, the Clerk advised the members of the date of the HALC AGM, Saturday 10TH October, and as there was likely to be voting on affiliation with NALC, the Clerk was keen that there was at least one representative from the Parish Council, and confirmed that this would be an Agenda item for the September meeting.
- The next EHAPTC meeting is on Wednesday 16th September, and as this clashes with the Parish Council meeting apologies have already been given.
- The Clerk presented six options for the new Shrave development road name and the option agreed was Oakhurst.

15.118 NEXT MEETING:

Planning Committee Meeting: Wednesday 5th August 2015, 7.30pm BENIAN'S PAVILION

Open Space Committee Meeting: Wednesday 5th August 2015, to follow planning

Full Council Meeting Wednesday 16th September 2015, 7.30pm, Village Hall

15.119 The Chairman closed the meeting at 10.30pm

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Chairman