

Four Marks Parish Council

**Minutes of the Full Council
Wednesday 20th April 2016 commencing at 7.30pm
At the Village Hall, Four Marks**

MEMBERS PRESENT: Cllr Janet Foster (Chairman) Cllrs Tim Brake, John Hammond, Kellie Knight, Derek Seaton, Ingrid Thomas, Simon Thomas and Anne Tomlinson

ATTENDING: Sarah Goudie (Clerk), 6 member of the public

APOLOGIES: Cllr David Mills

16.57 OPEN SESSION

The Chairman opened the meeting and invited comments for the Open Session.

Julie Munday, from Bernard Avenue, asked the Parish Council to support local objections with reference to the proposed development to the rear of 103 Blackberry Lane, raising grave concerns over the lack of infrastructure and the unsustainability of even more development. Cllr S Thomas responded as Chair of the Planning Committee confirming that the Parish Council had submitted comments asking for a refusal based on the fact the proposal does not conform to various planning policies, which Cllr I Thomas confirmed. Cllr S Thomas agreed to email Ms Munday a copy of the Parish Council's comments.

Mr John Davis, spoke with reference to his application to become a Parish Councillor and added as a returning resident, he had accepted that the changes to the Village will be ongoing and would like to help direct that change and be part of carrying this forward. He confirmed he would have a keen interest in Open Spaces particularly the Allotments and Burial Ground.

Cllr I Thomas asked Mr Davis how much time he would have to dedicate to Parish Council duties and he confirmed that he was fully retired and could give as many hours per month as desired. He was also asked what skills he could offer and he confirmed particularly financial, being a retired accountant. Cllr Tomlinson asked if there was anything that he would like to see changed and he commented on two particular issues with reference to the Recreation Ground and the Burial Ground.

The Chairman closed the Open Session at 7.40pm. Standing orders were applied.

16.58 APOLOGIES FOR ABSENCE

Cllr Dave Mills had sent apologies due to a prior engagement. The Chairman accepted his apologies.

16.59 DECLARATIONS OF INTEREST

There were no declarations of interest received.

16.60 COUNCIL MINUTES

- The Minutes of the Full Council meeting held on **Wednesday 16th March 2016**, were proposed as a true record by Cllr Brake, seconded by Cllr S Thomas and signed by the Chairman.
- Matters arising:
 - Cllr Dave Mills was not in attendance but had been successful in locating a plan with the water pipes, and had been in communication with Cllrs I & S Thomas.

- Due to pressure of work the Clerk apologised for not progressing the licence for planting with Highways but would be a priority next week
- Community Buildings' project. Cllr Seaton had asked if this discussion could take place at the June meeting as he was not able to attend the AGM. The Chairman agreed, although members were still asked to consider if they would like to part of this working party, and preliminary matters discussed.
- The Clerk apologised that the APM minutes were not ready for approval, due to the end of year audit pressures and asked for this item to be deferred to next month.
 - Cllr I Thomas wished the Clerk to minute her particular thanks to both the Clerk and Chairman for all their hard work in making it the most successful APM in her history. It was generally considered that this may have been primarily due to the added publicity of the leaflet drop, and the high profile speaker, and a brief discussion took place on ideas for a speaker for next year. Simon Jenkins, head of Planning at EHDC was thought to be a potentially good suggestion. The Clerk confirmed that the meeting did not have to be held on the second Wednesday of April and further discussions would take place on when would be the best option.

16.61 CO-OPTION OF NEW PARISH COUNCILLOR

Discussions took place following John Davis's application, and his subsequent introduction in the Open Session, and all members agreed he would be of benefit to the Parish Council. It was proposed by Cllr T Brake, seconded by Cllr I Thomas and carried unanimously, to co-opt Mr Davis at the next Full Council Meeting. The Clerk agreed to write and confirm to Mr Davis his successful co-option.

The other applicant, Sammy-Joe Lane had not turned up to the meeting (subsequent apologies were received due to illness). The members were disappointed as it would have been good to have a Councillor to represent the younger members of the community to consider. Although the 10 positions were now filled, Cllr I Thomas did share her wish to stand down due to time constraints and was conscious of the fact that she is not able to be pro-active on the Council itself, but did not want to leave the Council one Councillor down. Concern was raised about her speaking at meetings should she resign and it was suggested that Standing Orders were changed to enable the District Councillor to speak without opening and closing the meeting.

It was agreed to contact Sammy-Joe to see if she is still interested in applying.

16.62 PLANNING

- A summary report on the Planning Committee Meeting on Wednesday 6th April 2016 was given by Cllr S Thomas, the Planning Committee Chairman, on the following key issues:
 - Cllr S Thomas confirmed he had been tasked to prepare a letter to the District Council over the concerns over the handling of the change of use application at Land West of Brambles.
 - It is essential that the Parish Council responds to the Consultation on Part 3 of the Local Plan, recently circulated, and asked all members to read the proposals carefully and respond to the Clerk with any issues they wish to raise.
 - Land to the rear of 103 Blackberry Lane. Cllr S Thomas confirmed that outline applications always include quantum, and the access only comment had led to confusion. The Parish Council had strongly objected as the application was in direct conflict with, in particular, policies CP10, CP19, CP29 and H14. There were numerous inaccuracies in the Design and Assessment statement. The resident's concerns had been taken into consideration and a refusal requested.
 - 139a Winchester Road. The extension to this property had been questioned as prior approval for the dwelling had been granted on a reduced square footage, and

due to the over-development already of the plot, a request for refusal had been submitted.

- Barranca. Swelling Hill. There were no objections to this application, however due to four different applications within two months this had made it difficult to distinguish what was agreed and what was proposed, and a request to the Planning Officers involved had been submitted to check for any breach.
 - The Car Wash change of use refusal enforcement notice is under appeal, however they are still allowed to operate until the Appeal is decided.
 - Land to the North of Whyte Gate Two Oaks and Woodlands, The Shrave, Four Marks, Alton had been served with an Enforcement notice, as street lighting has been erected but no permission had been applied for.
 - Cllr S Thomas also summarised the Governments consultation on changes to planning policy as 'scary'. The Parish Council had responded with their concerns.
 - The consultation on Part 3 of the Local Plan would be discussed at the next planning committee meeting and Cllr S Thomas asked for everyone to read the document in detail and have comments ready for a summary submission following that meeting.
 - There is a Development Policy Panel meeting at Penns Place on 24th May, at 6.30pm, which public can attend, but cannot speak.
 - The Parish Council is preparing a report over concerns with Highways responses to planning applications and their lack of current information, and information from the Police is being sought on all incidents, whether minor or major, to support the concerns.
- Planning Application: Reference: 30800/010 Land rear of 131 Winchester Road, Four Marks, outline application – residential development for up to 6 detached dwellings, alteration of existing access and associated works.

Four Marks Parish Council would like to strongly object to this application.

Policy.

This application is non-compliant with, specifically, Policies CP10, CP19, CP29 and H14:

- The application site is outside the Settlement Policy Boundary, therefore a 'greenfield' site.
 - There is no proven need for this site and many larger newly built properties in the area remain unsold.
 - There is no requirement to meet any planned housing targets, as the village is already 80% over delivering against the Local Plan. Recent approvals and significant level of growth already experienced by this small settlement will significantly exceed the expectations of the JCS over the whole plan period.
 - The Local Authority can demonstrate a five year housing land supply, using either the Sedgefield or Liverpool methods with a 5% and 20% buffer.
 - This site is not an allocated site in either the EHDC Local Plan Allocations or in the Medstead and Four Marks Neighbourhood Plan.

Access

- The transport statement makes no reference to the proposed toucan crossing adjacent to Lapwing Way, and changes contained within those works.
- The access to this proposed development was the initial proposed access for the Brislands Lane development, but it was not deemed suitable for Construction traffic. No changes have been made to the access, so therefore these concerns remain.
- The access points sits on the brow of a hill.
- Accident statistics are prior to 2014 and therefore inaccurate and out of date

Design and Layout

Whilst the design and layout is indicative at this stage would comment as follows;

- The access road has no pedestrian provision (pavements) and is shown as shared area which raises concerns over pedestrian safety.
- There are two visitor parking spaces on the access road, directly adjacent to the existing badger sett.
- The proposed houses are two and half storey, and the adjacent proposed development (Rear of 1-3 Gloucester Close), all had to be reduced to 2 storey under reserved matters.

Other matters

- There are errors, misinterpretations, and inaccurate facts throughout the Design and Access, Planning Statement and Transport Statements.
- The case histories reported bear no relevance to Four Marks and its surroundings

Wildlife conservation

This area is surrounded by a SINC, any development would be detrimental to the wildlife. This is the last area of green space at this end of the village and is now, or will be, surrounded on all three sides by development. The wildlife are using this area as refuge, and any form of construction whether it be 45 or 6 houses, would all but wipe out the species that have sought haven from the recent developments around them, from flora and fauna, dormice to slow worms.

Taking the objections and concerns raised into consideration and the non-compliance of policies CP10, CP19, CP29 and H14, Four Marks Parish Council ask the Planning Officer to refuse this application.

16.63 OPEN SPACE COMMITTEE

A summary report on the Open Space Committee Meeting on Wednesday 6th April 2016 was given by Cllr Tomlinson, the Open Space Chairman as per the circulated Minutes.

- Cllr Tomlinson wished to thank everyone who came out to plant the trees on Good Friday.
- With reference to the resident from Badger Close and their concerns over issues with the Badger Run, both Cllr Tomlinson and Cllr Foster had agreed to visit and discuss.
- **Cricket.** The Clerk reported that due to a clash with the Archers, half of the proposed fixtures had been lost. This was of real concern as the proposal of bringing youth cricket to Four Marks has stalled before it started. It was agreed that both Cllrs Foster, Tomlinson and Seaton would set up a meeting with the Chairman of the Archers and other representatives as appropriate, to see how this could be addressed in the future, and hopefully reach some kind of compromise.

16.64 FINANCE

- A summary report on the Finance & General Purposes Committee Meeting on Wednesday 23rd March 2016 was given by Cllr Foster, the Finance & GP Chairman as per the circulated Minutes.
 - Concern was expressed over the word choice of donation in Minute 16.8, and it was agreed that the word lease should replace donation to give the correct interpretation.
 - The amended Financial Regulations, previously circulated, were proposed for adoption by Cllr Tomlinson, seconded by Cllr S Thomas and agreed.
- The Clerk had previously circulated the Receipts and Payments detail for the month ended 31st March 2016. The Clerk confirmed the accounts were being audited the next day. There were some concerns over software issues, which it was hoped would

be modified prior to the Year End procedures. The Clerk circulated the current month's receipts and payments to date. It was RESOLVED to approve both sets of receipts and payments as presented.

16.65 DISTRICT COUNCILLORS REPORT

District Councillor's Report March 15-April 15 2016 Four Marks and Medstead Ward - Councillor Ingrid Thomas

This month marks a year since the District Council elections, so I felt it might be appropriate to consider what has happened over the past year.

The District Councillor grants scheme has been extended so that each Councillor now has a grant fund of £4,500 to use for community projects within their Ward. This is a simpler way to get money to those small local projects which benefit local people so much.

This year my grant pot has been used to help fund the setting up of an evening branch of the WI in Four Marks and also to enable them to plant bulbs around the village; the Bowls Club has had money towards a new surface in Medstead. Also the youth activity area in the recreation ground has had funding, and so has Four Marks Village Hall for much needed projection equipment. Also I have approved several grants towards our forthcoming celebrations for the Queens 90th birthday.

The grant pot has now been refilled for the new financial year, so if you are a group who have a project which will benefit the community, please download an application form from the EHDC website and hand the completed form back to me for approval – it is a very simple system.

I continue to be greatly concerned about road safety in our villages, with the increasingly busy roads raising the potential for serious accidents to a new level. Several years ago it was agreed by HCC Highways that a lights controlled crossing would be installed on the A31 near Telegraph Lane, and a second one near Lapwing Way to make crossing the road safer, especially for our young people getting on and off school buses. Why the second part of the approved project has taken so long I don't know, but just today I have received plan drawings of the project and an estimate that it will be installed at the end of July or early August. Let us hope that the date does not slip, I can think of no reason why it should.

I have been involved in a working group looking at the severe dangers of Boyneswood Road Bridge. The group is a joint HCC and EHDC group because of the planning issues involved. A report was commissioned by Hampshire Highways which illustrates at last that the junctions at Lymington Bottom and Boyneswood Road are "likely" to be over capacity when all of the new house building that is planned takes place, so solutions are being looked at. The report also covered the pedestrian hazard of Boyneswood Road Bridge which I am hopeful will result eventually in a separate bridge for pedestrians, cyclists and horse riders. However an interim solution which includes a solid kerb will be designed as was agreed at a meeting with developer William Lacey Group because the separate bridge may take a while - rest assured I will keep pushing for one.

The other area which worries me is the Shrave. Turning into or out of the service road is extremely dangerous, sitting in the middle of the A31 with your indicator flashing hoping that nobody will drive into the back of you is just not acceptable. Nor is trying to get out onto the A31 with traffic speeding up towards or coming off the dual carriageway. EHDC have been persuaded to put a planning condition on the approval of the latest two housing applications in the Shrave, that means the junction should be improved. The condition is that firstly no

development can start until the road safety upgrade designs are approved by EHDC, and secondly none of the new homes can be occupied until the work is completed.

My thanks to Mark Kemp-Gee our County Councillor for setting up the meetings and being proactive in helping us to solve some of these serious Highways safety issues.

As you should know, our Neighbourhood Plan is almost in place, with the date set for the referendum on May 5th - please be sure to go to vote. I would like to thank the Steering Group of residents and councillors from both parishes, who have worked so hard on the project over the last two years.

Planning is still the issue that is most contentious in our villages. I have been involved in negotiating Construction Method Statements for a couple of the large sites being started, which set the ground rules for things like routes of lorries, hours of work, noise pollution, keeping mud off the roads amongst other things. It is intended that the same rules should apply to all the big development sites, making them easier to manage. We have set strict routes for construction traffic which we will encourage EHDC to enforce.

Sadly we will have to live with the construction of these big developments for a couple of years. The developers must respect our community. With that in mind, liaison groups are also being set up with residents, Parish Councillors, and the Developers. Charles Church at Brislands Lane was the first of such groups for the last year or so. I feel it did help for people to be able to talk directly to the developers about problems being caused, although I would be the first to admit that they did take a while to understand and solve many of the problems.

EHDC has recently had an application for another large site, this one behind Blackberry Lane. I am in contact with EHDC Officers about this site to be sure I understand what is happening, and at the moment I am being told that the site contravenes policy on several issues. Last week the Parish Council Planning Committee voted unanimously to object on many policy grounds, and requested refusal.

There is also a new application on the site we call the SINC at 131 Winchester Road, this is after the most recent one was dismissed at a recent appeal, after EHDC refused it. I am told this new application also contravenes policy on several issues. As Chairman of the EHDC Planning Committee I have to go to the Planning Committee meetings without being predetermined in my approach to any of these applications. However as I intend to speak from the Ward Councillors' table, not as Chairman, should either of these applications come to EHDC Committee, I can say that I am totally against any site which does not conform with national and local planning policies, or would make our villages any more un-sustainable due to over-development.

The main issue apart from continued planning applications for next year is likely to be the ongoing Hampshire Devolution debates. As things are changing so fast with regards to the various devolution plans, I would prefer not to comment on any of the so-called deals that are being spoken about, because information is out of date so soon. Once there is a comprehensive Devolution deal on the table, actually agreed by the Councils and central Government, I will be happy to try and explain what is happening to the best of my ability.

May I take this opportunity to thank you for voting for me last May, and hope that I have been a useful Councillor to you. As ever if I can be of assistance please contact me.

Ingrid Thomas
Cllr for Four Marks and Medstead

16.66 CORRESPONDENCE/PARISH NOTICES

The Clerk had previously circulated the correspondence list, and late correspondence was circulated at the meeting. The Clerk asked any members to contact her after the meeting should any copies of emails be required. There were no matters arising.

16.67 WEBSITE

After discussing and dismissing both prior options to update the website, the Clerk had attended a training demonstration event run by Hugo Fox and presented the proposals from Hugo Fox and a draft template of a new website. It was agreed that this would be the best and most cost efficient way forward. It was proposed by Cllr Seaton, seconded by Cllr Tomlinson, and agreed unanimously to go with the Hugo Fox proposal.

16.68 PROPOSED TOUCAN CROSSING ON A31 LAPWING WAY/KINGSWOOD RISE

The Parish Council were basically in support of the proposals, however Cllr Brake did wish to raise that in re-locating the bus stop and shelter to opposite the Lapwing Way entrance, when the bus is stationary at the stop any traffic overtaking the bus will be on the wrong side of the road whilst passing the junction, which is in contravention of a basic principle of overtaking.

The Clerk agreed to forward this on to the Consultant.

Cllr I Thomas confirmed that the crossing is planned to be installed by August.

16.69 COUNCIL REPRESENTATIVES

- **Benian's Committee.** The AGM is scheduled for 28th April 2016. It was agreed that the Treasurer of the Benian's Committee should give the Parish Council a copy of the certified and signed copy of accounts for their files to ensure they comply with auditing practice and current rules and regulations.
- **Festival Committee.** Cllr Hammond confirmed the St George's Day parade at 2.00pm on Saturday. The Union Jack would be flown on Thursday 21st April for the Queens 90th birthday and changed on Saturday the flag of St George. He confirmed the additional Festival Committee 90th Birthday celebratory weekend meeting on 26th April to bring all the events together and ensure everything was in place. It was agreed that the Parish Council should have a table at the Picnic and it was suggested that it was near the Skate Park entrance. It was also proposed that there be a suggestion sheet for the new community facility proposals.
- **Footpaths.** Two issues were raised on two Blackberry Lane to Alton Lane footpaths with fencing and obstruction issues, which it was agreed would be investigated, and there was a suggestion that as the Footpath signs are in bad repair and should we consider replacing. This would be carried forward to an Open Space Agenda item.
- **Oak Green;** Improvements will be made to the rutted area adjacent to the flag pole and car park. The rut filled in and re-turfed and new posts erected. The flats above the shops had all been served with improvement notices.
- **Village Hall.** Cllr Mills was absent from the meeting however had sent the following report. The Carpet tiles for the stage have been purchased but just need installing. Incline Stair lift was awaiting repair if possible or purchase of a new one if required, but noted that it should be one that can be folded away even when it's unserviceable, as the current one could be a potential fire escape hazard. This will be discussed at the Village Hall AGM next month. Butterflies playgroup have a plan to enable them to put their equipment away regularly, which would be put to the next meeting. It was noted that they had removed the majority of equipment for the APM which was appreciated.

Cllr Hammond was concerned that whoever uses the hall on Thursday evenings were parking on the pavements along the length of Lymington Bottom which was inconsiderate to pedestrians and asked if this could be mentioned at the next meeting.

- **Tennis.** Cllr Seaton confirmed he had been successful with a grant from the EHDC Cabinet of £9,000 and a part loan/part grant of £2,000 from the LTA, however he was advised he would not be able to get a subsequent grant from the District Councillor.

16.70 NEXT MEETING:

Annual General Meeting

Wednesday 18th May 2016, 7.30pm

16.71 The Chairman closed the meeting at 9.50pm.

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Chairman