

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 13th July 2016 at 6.00pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Chairman), Peter Fenwick & Mike Smith. There were two members of the public present (Mr & Mrs Broxis).

Also present: Peter Baston (Clerk).

16.46 OPEN SESSION –

- a. Mr Broxis asked for an explanation of potential development near to Lymington Bottom Road as he was considering placing on offer on a property in that locality. Cllr Pullen explained the settlement policy boundary and the impact of SHLAA sites.
- b. Cllr Fenwick stated that several property owners along South Town Road had received letters from Hampshire County Council informing them that the verge outside of their property belonged to the property owners and not the highway authority. The Parish Council were unaware of this and a copy of one of these letters was requested which Cllr Fenwick would try and source.
- c. Cllr Pullen mentioned that an appeal is likely for Station Approach and further commented that it had become apparent following a planning training session which Cllr Jackson had attended that as this site already has planning permission for industrial units that it is now considered by EDC to be a brownfield site

16.47 APOLOGIES

None.

16.48 DECLARATIONS OF INTEREST

There were no statutory declarations.

16.49 MINUTES

The minutes of the meeting held on the 8th June 2016, previously circulated **were agreed as a true record.**

16.50 CHAIRMANS REPORT

Another relatively quiet month on the Planning front and another month when we have not had to attend a Planning meeting at Penns Place.

Not unexpectedly the prospective developers of the site for six dwellings in Lymington Bottom Road have lodged an appeal against EHDC's refusal. Work has started in earnest on the two sites behind the butchers shop and CALA Homes had started on their site opposite only to be stopped as they did not have all the necessary Conditions sorted out. However they are due to start very shortly and the Friars Oak site is also due to commence shortly so construction traffic will get considerably worse in the area south of Medstead. This will be made even worse when the sewer is installed under the bridge in Lymington Bottom Road as it is scheduled to be shut for 6 weeks from 25th July with all traffic being diverted along Boyneswood Road, Red Hill and Five Ash Road.

I was flattered to be re-elected as chair of the Planning Committee and would like to thank fellow members of this committee for all their hard work that they have put in to this over the past 12 months.

16.51 EHDC DECISION NOTICES

Reference No:	30039/003	PARISH: Medstead
Location:	Stevenstone, Roe Downs Road, Medstead, Alton, GU34 5LG	
Proposal:	Detached dwelling and garage after demolition of existing dwelling	
Decision:	PERMISSION	

Reference No:	22584/011	PARISH: Medstead
Location:	St Catherines, Paice Lane, Medstead, Alton, GU34 5PT	
Proposal:	Eco dwelling after demolition of existing dwelling	
Decision:	PERMISSION	

Reference No:	37241/002	PARISH: Medstead
Location:	Summerlea, Hussell Lane, Medstead, Alton, GU34 5PF	
Proposal:	Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.	
Decision:	Gen Permitted Development Conditional	

Reference No:	56366/001	PARISH: Medstead
Location:	Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF	
Proposal:	Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.45 metres and a maximum height of 2.66 metres.	
Decision:	Gen Permitted Development Conditional	

Reference No:	30043/005	PARISH: Medstead
Location:	46 Abbey Road, Medstead, Alton, GU34 5PB	
Proposal:	Attached garage	
Decision:	WITHDRAWN	

Reference No:	38545/003	PARISH: Medstead
Location:	Woodclose, Red Hill, Medstead, Alton, GU34 5EE	
Proposal:	Single storey extension to side	
Decision:	PERMISSION	

Reference No:	20568/010	PARISH: Medstead
Location:	Redwood, Hussell Lane, Medstead, Alton, GU34 5PD	
Proposal:	Detached garage and store to front	
Decision:	REFUSAL	

Reference No:	37241/001	PARISH: Medstead
Location:	Summerlea, Hussell Lane, Medstead, Alton, GU34 5PF	
Proposal:	Lawful development certificate proposed - two single storey side extensions and four porch extensions to external doors	
Decision:	LAWFULNESS CERTIF - PROPOSED - PERMITTED	

Reference No:	21899/003	PARISH: Medstead
Location:	Oakmount, Boyneswood Road, Medstead, Alton, GU34 5EA	
Proposal:	Conservatory to rear (amended description, as per email dated, 16 June, 2016).	
Decision:	PERMISSION	

16.52 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **26184/022.** Certificate of lawful development for existing use - The use of the land for the stationing of a mobile home as a dwelling. Trinity Farm, Trinity Hill, Medstead, Alton, GU34 5LT. **No objection and if EHDC is minded to approve this application can there be a Condition that prevents it becoming anything other than a site for a mobile home.**
- b) **20460/030.** Extension of existing garage to provide additional garage, office and space following demolition of log store. Southdown Old Farm House, South Town Road, Medstead, Alton, GU34 5PP. **Medstead PC objects to this application as the proposal appears to be out of scale with the whole, particularly as it is so close to the road and is adjacent to a listed building. Should EHDC be minded to approve this application, we would ask that a Condition is applied so that it shall not be converted into habitable accommodation.**
- c) **55118/005.** Variation of condition 12 of planning permission 55118/001 to allow substitution of plans from approved drawings 02 Rev I, 03 Rev H, 04 Rev I, SP01 Rev E to be replaced by X01, X02 X03 & SP01 Rev F. Land adj. The Boynes, Station Approach, Medstead, Alton, GU34 5EN. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- d) **21274/008.** Revision to previously approved application (21274/007) to include 2 No. side windows at first floor to front gable and knock down and re-build existing garage to same design and footprint. Heatherbank, Wield Road, Medstead, Alton, GU34 5NJ. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- e) **37899/002.** Reformed porch to the front, extension to garage to provide habitable accommodation. 3 The Oaks, Medstead, Alton, GU34 5PS. **Medstead Parish Council wishes to register an objection to this proposal for the following reasons:**
- **Principle of development:**
The proposed site of the conversion to habitable accommodation lies outside the Settlement Policy Boundary and therefore the development must comply with Policy CP19 of the EHDC Local Plan; Joint Core Strategy (JCS) and Policy 1 of The Medstead and Four Marks Neighbourhood Plan.
 - **Impact on the amenity of neighbouring properties:**
The scale of the proposed conversion is considered to be contrary to Policy CP 27 of the JCS.
 - **Impact upon scale and character of dwelling:**
Saved Policy HE2 of the Local Plan requires that alterations and extensions to buildings are designed to take account of the design, scale, and character of the original building, its plot size and its setting.
The proposal would be a substantial building sited to the front of the dwelling. The size of the proposed development would be larger than the existing detached garage on site and would be of a scale that competes with the main dwelling.
 - **Impact on the character of the area:**
The bulk, height and mass of the proposal would appear to be overly dominant in the streetscene.
- f) **55197/002.** Variation of condition 2 of 55197/001 to read 'The development hereby permitted shall be carried out in accordance with the approved plans list in the Lymington Bottom Road drawings list (June 2016)' and variation of condition 13 of 55197/001 to read 'The development hereby permitted shall be carried out in accordance with the energy saving recommendations set out in the energy statement (Briary Energy Ltd 2016)'. Land East of, 20-90 Lymington Bottom Road, Medstead, Alton. **Due to the complexity of this application, Medstead Parish Council will leave this to the EHDC case officer to resolve.**

- g) 35561/005. Planning Appeal.** 6 dwellings after demolition of 2 existing dwellings and outbuildings | 68 - 70 Lymington Bottom Road, Medstead, Alton, GU34 5EP. **This appeal will be considered at the next Planning meeting of Medstead Parish Council.**

There were no further matters to discuss and the meeting was closed at 6.48pm.

Signed ChairmanDate.....