

## **MEDSTEAD PARISH COUNCIL**

### **Minutes of the Planning Committee held on Wednesday 9<sup>h</sup> April 2014 at 7.30pm at Medstead Village Hall**

**PRESENT:** Councillor R Pullen (Chairman), Councillor P Fenwick, Councillor M Smith, Councillor S Whitcher and there were no members of the public.

**Also present:** Miss Katie Knowles (Clerk)

#### **14.01 OPEN SESSION**

There were no items to report.

#### **14.02 APOLOGIES**

Apologies were received from Cllr Ingrid Thomas and Cllr Deborah Jackson.

#### **14.03 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **14.04 MINUTES**

The minutes of the meeting held on the 12<sup>th</sup> March 2014, previously circulated, **were agreed as a true record** and signed by the Chairman.

#### **14.05 CHAIRMANS REPORT**

The Chairman reported:

- That the Council has been notified of an exhibition by the Pegasus Group on a proposed residential development of land to the rear of 131 Winchester Road, Four Marks on Wednesday 23<sup>rd</sup> April 2014 between 4pm – 7.30pm at Four Marks Village Hall.
- He had received a positive response from Four Marks Parish Council on a proposal that Medstead requests an opportunity to speak at EHDC's Planning Committee on large developments in Four Marks.

#### **14.06 DECISION NOTICES**

The following decision notices of East Hants District Council were noted:

- a) **30843/008** - LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED DEVELOPMENT - SIDE EXTENSIONS, EXTENSION TO THE REAR AND LOFT CONVERSION (as amended 11 March 2014 and 20 March 2014). Meadow Farm Stud, Wield Road, Medstead, Alton, GU34 5NH. LAWFULNESS CERTIF - PROPOSED – PERMITTED.
- b) **22983/008** - THREE DWELLINGS AFTER DEMOLITION OF EXISTING DWELLING AND STABLES (AS AMENDED BY PLANS RECEIVED 13/12/2013). Cedar Stables, Castle Street, Medstead, Alton, GU34 5LU. PERMISSION.
- c) **20597/011** - REMOVAL OF CONDITION 8 ON PLANNING PERMISSION. (TO PROVIDE WIDER AND LESS RESTRICTIVE MOVEMENT ONTO DRIVEWAY OF BENWHYLES). Benwhyles, Boyneswood Road, Medstead, Alton, GU34 5EA. REFUSAL

#### **14.07 APPLICATIONS CONSIDERED**

The Committee ratified comments on the following application (previously circulated) agreed in advance of the meeting in order to meet a consultation deadline.

- a) **25256/032** - ERECTION OF EIGHTY DWELLINGS (WITH DEMOLITION OF BOYNESWOOD LODGE) INCLUDING 32 AFFORDABLE HOMES, GARAGES, CAR PARKING, ASSOCIATED ACCESS,

INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING (AS AMENDED BY PLANS RECEIVED ON 06/03/2014). Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton.

#### 14.08 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **39919/002** - NEW LIGHT INDUSTRIAL UNIT (B1 USE) AND ASSOCIATED PARKING REVISION TO PREVIOUSLY APPROVED 39919/001 TO INCLUDE MEZZANINE FLOOR AND ADDITIONAL WINDOWS. Proposed Development of Unit 16 Woodlea Park, Station Approach, Medstead, Alton. **The Parish Council supports a proposal that brings employment opportunities to the Parish.**
- b) **20732/003** - SIDE EXTENSION TO FIRST FLOOR, CANOPY TO REAR. Southlea, 67 Lymington Bottom Road, Medstead, Alton, GU34 5EP. **No Objection.**
- c) **20237** - SINGLE STOREY OAK FRAMED GARDEN ROOM. Tassagh, Five Ash Road, Medstead, Alton, GU34 5EJ. **No Objection.**
- d) **55358 – (FOUR MARKS PARISH)** 136 RESIDENTIAL DWELLINGS WITH ASSOCIATION WORKS, ACCESS, PARKING, LANDSCAPING AND OPEN SPACE. Land at Winchester Road (Adjoining 173), Winchester Road, Four Marks, Alton. **Medstead Parish Council, while recognising that this application is outside of our Parish boundary, strongly requests that EHDC refuses this application. Our rationale for commenting is that any major development in either parish has a significant impact upon the neighbouring parish.**

Primarily we object on the grounds that the application is premature pending the imminent adoption of the JCS which has now been declared sound by the Inspector and would be prejudicial to the preparation of the Local Plan- Allocations and subsequent Neighbourhood Plan. This application, like many before it, fails to consider the cumulative effect that it will have on the surrounding, already very over stretched infrastructure, and makes no reference as to how it will be improved. MPC considers that EHDC and other statutory authorities/ undertakings must consider the cumulative effect that these applications will have on the local communities. Examples are as follows and all based on a figure of 848 dwelling, (eight hundred and forty eight) that have been approved or are on the table as applications:

##### **Traffic**

Using figures provided within this application which we believe to be understated; there will be an additional 4500 vehicle movements a day onto the A31. If only 10% of that number travel to Basingstoke it means 450 extra vehicles passing through Medstead High Street every day. Traffic trying to get out of this site and turning right, which we expect to be some 75% or more will have great difficulty and the problem that traffic already experiences getting into or out of Lymington Bottom Road, Boyneswood Road, Lymington Bottom and Telegraph Lane, not to mention all the smaller cul de sacs will probably result in grid lock on the A31. All this traffic will harm the rural character of local roads.

##### **Healthcare**

The existing doctor's surgeries are at capacity now, an appointment for a non-emergency condition is over two weeks wait. What will it be when there are an additional 2500 patients?

##### **Education**

Can any of the local schools, Primary, Secondary and Colleges cope with the influx of 500 extra children?

##### **Utilities**

We understand that there is a problem with holding tank capacity at Alton Sewage Treatment Works. Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would require a 'Grampian Style' condition imposed. However, we consider it to be inappropriate for planning permission to

be granted before the necessary infrastructure improvements are completed. Therefore, none of these applications could guarantee to be built in 2 years required by the IPS Housing. Thames Water have stated that there is a serious concern over sewage overflowing. We question whether the electricity and water companies can provide the legal level of supplies for this overall level of development.

#### **Employment**

The lack of local employment opportunities has not been addressed in this application and therefore the level of commuting traffic will be disproportionate.

#### **Public Transport**

It is reported that all bus services are being reviewed and the level of service is likely to be reduced, certainly not increased.

#### **Retail outlets**

While there are a few minor shops, etc there is not a major supermarket, the closest being in Alton which is an expensive bus ride away.

#### **Post Office**

There is no Post Office in Four Marks so this could mean another 500 adults a week trying to squeeze into the Post Office that is within the Medstead Hardware Store.

#### **Social integration**

How will these 2500 people be integrated into the existing community of 6000?

#### **Size**

Four Marks/South Medstead is deemed to be a 'small local service centre' whereas Alton is a 'market town' yet as things stand with these applications Four Marks/South Medstead could be asked to take more dwellings than Alton with only a small percentage of the infrastructure.

#### **Need**

Clause CP17 states 'the approach is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need.' There is not one application that proves the need.

#### **Pollution**

With this number of estate type developments there is no doubt that there will be pollution. There will be light pollution which will have an effect on existing residents and effect their appreciation of the night sky. There will be air pollution from the additional traffic and from the gas fired boilers all emitting dangerous fumes.

#### **Conclusion**

This application should be refused along with all others until such time that EHDC and the utilities companies consider the cumulative effect of all applications upon this area.

- e) **30843/009**- Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.4 metres and a maximum height of 2.68 metres. Meadow Farm Stud, Wield Road, Medstead, Alton, GU34 5NH. **Noted.**
- f) **30800/005 - (FOUR MARKS PARISH)** REQUEST FOR EIA SCREENING OPINION UP TO 50 DWELLINGS, CAR PARKING, LANDSCAPING, INFRASTRUCTURE AND ACCESS FROM LAPWING WAY. Land Rear of, 123 - 131 Winchester Road, Four Marks, Alton.

**Medstead Parish Council, while recognising that this application is outside of our Parish boundary, strongly requests that EHDC demands an EIA for this site. Our rationale for commenting is that it is time that EHDC and other statutory authorities started to take these applications and consider their cumulative effect and not treat them individually. The facts in this matter are that in the last 5 years in the planning area known as Four Marks/South Medstead we have, or are about to, lose well over 30 hectares of open**

**countryside. So while the 1.8 hectares involved within this application may not be significant, when considered in total with what has already been lost and all without an EIA being requested, it is now very important. We feel that this site is even more important as it has a SINC connected to it and forming part of the area of this application.**

The meeting was closed at 8.15pm

**Signed Chairman .....Date.....**