

# MEDSTEAD PARISH COUNCIL

## Minutes of the Planning Committee held on Tuesday 19<sup>th</sup> January 2016 at 6.00pm at Medstead Village Hall.

**PRESENT:** Councillors Roy Pullen (Chairman), Peter Fenwick, Stan Witcher and Mike Smith. There were also 8 members of the public present.

**Also present:** Peter Baston (Clerk).

### 16.1 OPEN SESSION

Several members of the public raised their concerns over EHDC planning application reference 56499 being a dwelling with associated landscaping and provision of public wildflower footpath walk situated at Marls Row, Trinity Hill, Medstead, Alton. Points raised included that the application stands outside of the settlement boundary and the impact as regard the Neighbourhood Plan. One further point suggested that a guarantee from the developer be obtained that there would be no further building on this site. Cllr Pullen read an e mail received that day from the agent (Southern Planning Practice Ltd) which states:

*"I have been instructed by my client to make it absolutely clear to the Parish Council that if planning permission were granted for a single dwelling and the provision of a wildflower walk that there would be no further attempt to apply for more housing development on the land, notwithstanding submissions made in the East Hampshire Local Plan Part 2. As a demonstration of my client's intention he is willing to offer a Unilateral Undertaking to this effect."*

However, this comment was disputed given that once the land has been sold to the developer that this would render this statement null and void.

Further comments surrounding this application raised the point of Medstead required more affordable housing or homes to let rather than large houses.

### 16.2 APOLOGIES

All Councillors were present.

### 16.3 DECLARATIONS OF INTEREST

There were no statutory declarations.

### 16.4 MINUTES

The minutes of the meeting held on the 9<sup>th</sup> December 2015, previously circulated **were agreed as a true record.**

### 16.5 CHAIRMANS REPORT

None

### 16.6 EHDC DECISION NOTICES

The following decisions were noted by the Committee:

- a. **56157/001** - New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW. Proposal Certificate of lawful development for existing use - existing use of land as falling within the residential curtilage of New Clovelly. **Withdrawn.**
- b. **56263** - Buddleia House, Boyneswood Road, Medstead, Alton, GU34 5EA. Proposal Porch to front. **PERMISSION**
- c. **29862/006** - Little Acre, Windsor Road, Medstead, Alton, GU34 5EF. Proposal Single Storey extensions to side & rear. **PERMISSION**

- d. **21957/010** - Plot east of High Mead, Boyneswood Lane, Medstead, Alton. Proposal Two detached dwellings with rooms in roof space, double garages and car barns, hard and soft landscaping and other works. **PERMISSION**
- e. **56388** - 1B Beechlands Road, Medstead, Alton, GU34 5EQ/ Proposal Loft conversion with addition of Velux windows to front and rear. **PERMISSION**
- f. **54970/005** - Woodfield, Windsor Road, Medstead, Alton, GU34 5EF. Proposal Four detached dwellings. **PERMISSION**
- g. **25541/005** - Oakwood, Wield Road, Medstead, Alton, GU34 5NJ. Proposal Pitched roof over bedroom to rear and extension of garden room. **PERMISSION**
- h. **54583/004** - Down House, Hussell Lane, Medstead, Alton, GU34 5PF. Proposal Detached oak framed garage. **PERMISSION**
- i. **54838/001** - The Pines, Boyneswood Road, Medstead, Alton, GU34 5EA. Proposal Increase in roof height to form first floor accommodation, ground floor extension to south and west elevations and detached double garage to front (as amended by plans received, 27 October, and 12 November 2015. **PERMISSION**

## 16.7 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a. **56499. Dwelling with associated landscaping and provision of public wildflower footpath walk. Marls Row, Trinity Hill, Medstead, Alton. FULL PLANNING**

This application is for a parcel of land outside the Settlement Policy Boundary (SPB) and in a prominent position at the entrance to the village.

The site is not included in the EHDC Strategic Plan: Housing Land Allocations Plan (LP2) and not included in the Medstead and Four Marks Neighbourhood Plan which is at an advanced state of preparation having been assessed by the appointed examiner and is due before the EHDC Cabinet in early 2016 prior to approval by full council later that month, if they are so minded.

The applicant's own Design and Access Statement Paragraph 6.2 states:

*"The site is not identified for housing and therefore lies in countryside in the Neighbourhood Plan and Local Plan. It therefore falls to be considered against policy CP19 of the Core Strategy and Policy 1 of the Neighbourhood Plan. It is accepted that the proposal would fall foul of these policies as it is not being justified on the basis that a countryside location is essential....."*

In the EHDC Strategic Plan, the village of Medstead is included in the category of "Villages to the north of the South Downs National Park" who together are allocated some 150 new dwellings; an average of 7 new homes each. To date, in addition to 6 dwellings approved within the village SPB another 14 new dwellings have been approved in the village outside the SPB, 20 in total.

Access to the site is on the brow of Trinity and considered to be dangerous. The sight line, while looking satisfactory on a plan, is not sufficient when taking into account the contours of the land

The proposed development is on land immediately adjacent to the remains of an ancient earthworks and site of significant archaeological interest. Think it may be far enough away from the proposed house as not to be an argument. Archaeology comment is worried by this path.

There are inconsistencies between drawings and words e.g. walk Design Statement says 1.2m path plus 1.0m verge whereas drawing states 1.2m path and 1.0m verge both sides

This application is contrary to the JCS in several respects

CP2 *New development will make best use of previously developed land and buildings within existing built-up areas – it is not previously developed nor is it in a built-up area*

CP10 *Sites will be identified through the Local Plan or Neighbourhood Plan –neither identify this site*

CP19 *The approach to sustainable development in the countryside, defined as the area outside of the settlement policy boundaries, 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 for a countryside location.*

CP20 *c protect and enhance settlements in the wider landscape and land at the urban edge of settlements*

**Medstead Parish Council objects to this application and asks that you refuse it for the above reasons and consistency.**

- b. **24997/004.** Conversion and extension of garage to habitable accommodation, pitched roof to replace flat roof to side. Fairmont, 21 Beechlands Road, Medstead, Alton, GU34 5EQ. **No Objection.**
- c. **56471.** Single storey side extension to replace existing conservatory. 2 Twinkle Cottages, Boyneswood Road, Medstead, Alton, GU34 5EA. **No Objection.**

#### **16.8 WOODFIELD PLANNING DEVELOPMENT**

Following a request from EHDC to suggest a road name in the Woodfield development, this was discussed by Committee and it was proposed that the name for the road in this development should be Windsor Close.

EHDC had further requested names for two further roads in the development west of Lymington Farm Ind. Est. and it was agreed by Committee that these should have a connection to Jane Austen. The Clerk would respond to EHDC on both these issues.

There were no further matters to discuss and the meeting was closed at 6.52pm

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