

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 8th October 2014 at 7.30pm at Medstead Village Hall.

PRESENT: Councillors Peter Fenwick, Mike Smith, and Stan Whitcher and Councillor Jackson (non-voting member) and three members of the public.

Also present: Miss Katie Knowles (Clerk).

Councillor Jackson chaired the meeting.

14.53 OPEN SESSION

Residents from Cedar Stables highlighted a number of concerns about the latest planning application for Cedar Stables 55010/002. There were:

- The latest application represents a continuation of the last 24 months. The refusal of the last two applications and the reasons for refusal, still apply to the current application.
- The density of the dwellings is higher than the previous application.
- Pedestrian access onto Trinity Hill still presents a safety issue and a legal issue for the existing residents in respect of access across the private courtyard.
- The visual impact of the proposed development is minimised because it is on the south side of the plot, however the density of the dwellings would present a block of housing on Trinity Hill.
- The site is not appropriate for affordable housing.
- There is concern that this development if permitted would set a precedent for more houses to the other side (north) as with the previous two applications.

14.54 APOLOGIES

Apologies were received from Cllr Roy Pullen and Cllr Ingrid Thomas.

14.55 DECLARATIONS OF INTEREST

There were no declarations of interest.

14.56 MINUTES

The minutes of the meeting held on the 10th September 2014, previously circulated, **were agreed as a true record** and signed by the Chairman.

14.57 CHAIRMANS REPORT

The Chairman reported that the Council had been informed that the DCLG will not be calling in the Friars Oak permission and it has been referred back to the District Council.

14.58 DECISION NOTICES

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

- a) **22983/011** - Cedar Stables, Castle Street, Medstead, Alton, GU34 5LU: Car port
Decision: PERMISSION.
- b) **28069/001** - Paddock Grange, Homestead Road, Medstead, Alton, GU34 5PW. Prior notification for single storey development extending 4.7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.4 metres and a maximum height of 3.6 metres
Decision: Gen Permitted Development Conditional
- c) **23571/004** - Fairway, Hussell Lane, Medstead, Alton, GU34 5PD. Insertion of window in place of garage door to create additional accommodation in place of existing garage.

Decision: PERMISSION

- d) **37552/005** - Harmel, 81 Lymington Bottom Road, Medstead, Alton, GU34 5EP. Certificate of lawful development for existing use - use of agricultural land for garden use (AS AMPLIFIED BY INFORMATION RECEIVED 08/09/2014). Decision: CERTIFICATE OF LAWFULNESS - PERMITTED
- e) **55197/001** - Land East of, 20 - 38 Lymington Bottom Road, Medstead, Alton. 75 DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING, PUBLIC OPEN SPACE AND PROVISION OF ALLOTMENTS (AS AMENDED BY PLANS RECEIVED 04/08/2014). Decision: REFUSAL.

14.59 APPEAL NOTICES

The Committee noted the Appeal Notice for Bargate Homes LTD regarding land north of, Boyneswood Lane, Medstead, Alton. **OUTLINE - RESIDENTIAL DEVELOPMENT COMPRISING 51 DWELLINGS WITH ASSOCIATED NEW VEHICULAR AND PEDESTRIAN ACCESS (AS AMENDED BY INFORMATION RECEIVED 30/04/2014). The Committee agreed that no additional representation to the Planning Inspector was required.**

14.60 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **55010/002** - Outline - 10 dwellings - 4 affordable dwellings and 6 open market dwellings. Land East of Cedar Stables, Castle Street, Medstead, Alton.
Medstead Parish Council wishes to register its' OBJECTION to this, the 6th application, for the piecemeal redevelopment of Cedar Stables.

The site is outside the Settlement Policy Boundary and sits on a visible plateau on the approach to the village, with agricultural land on the northern boundary. Policy GS1 states that the development should contribute towards maintaining or enhancing the quality of the environment; this proposal will have an adverse effect. This development will have a detrimental impact on the rural character of the location.

Development on the village boundaries has twice been refused by EHDC Planning Committees (30284 and 25979) because of detrimental impact on the sensitive rural edge of the village. Both decisions have been upheld on appeal to the Planning Inspectorate.

Paragraph 49 of the NPPF is not relevant in this case as officers can and should be able to demonstrate that there is a 5 year housing land supply. The 5 year housing land supply data which as at April 2014 stood at 4.7 years has not been updated. Since that date there have been approvals for a significant number of additional houses including many in the parish of Medstead.

The applicant has failed to provide any numeric statement as to housing need. The number of 'affordable' houses approved at Brislands Lane, Four Marks, Lymington Bottom Road and Friars Oak, Medstead far exceeds known local demand and therefore there is no justification for the 4 more 'affordable' houses proposed in this development.

The density of housing is greater than the previous applications and out of keeping with the surrounding housing.

The proposal fails the test for sustainability. The site is unsustainable in that there is no safe pedestrian access to the village centre. The proposed pedestrian route to Castle Street crosses private land with no third party right of access. It therefore follows that the only pedestrian route will have to follow Trinity Hill and Church Lane; neither of which has

the capacity to take a footpath as discussed at the EHDC Planning Committee meeting on two previous occasions.

The access to the site is positioned close to a bend on the brow of a hill and close to a 60mph speed zone which would be dangerous. The increase in traffic volume on this precarious road, leading to and from the village makes this site unsustainable.

The parish council is dismayed at the proposal to unnecessarily disfigure Castle Street with road markings for a “virtual” footpath contrary to the Village Design Statement.

The site is unsustainable as there are no local employment opportunities.

The site is unsustainable as there is no local public transport service to transport residents to employment outside the village. Even the bus service to convey students to Alton College is an interim measure and likely to be withdrawn at the end of the autumn term.

14.61 CEDAR STABLES

The Chairman proposed to bring forward addendum item 9 for the benefit of the residents present, which was agreed. The Chairman **CLOSED** the meeting to enable residents of Cedar Stables to update the Committee on a recent meeting with the landowner and agent about the future development of the Cedar Stables site.

The Committee were informed that at the District Council’s Planning Committee where the two most recent applications for Cedar Stables were refused, it was suggested that a smaller development would be considered more favourably. As a result of the current application for 10 dwellings, residents of Cedar Stables engaged with the landowner and his agent to discuss the future development of the site and in particular the feasibility of an alternative application for a reduced number of dwellings. Residents had indicated to the landowner that they would be prepared to allow pedestrian access through the courtyard should an application for a reduced number of dwellings replace the current application. Pedestrian access through the site avoiding Trinity Hill would in turn have less impact for the village centre where a painted virtual footway is proposed. The land owner indicated that he intends to develop the Barn with housing but has not said what his intentions are for the northern Paddock.

The Chairman closed the open session and Standing Orders were resumed.

The Committee considered the principal of a smaller development proposal of 5 dwellings as an alternative of the current application. After some discussion there was a consensus that an application of 5 dwellings would be more appropriate but the Parish Council would not waive its right to object to an application as a matter of principle. Councillor Whitcher abstained from the decision as he did not agree with the principal of residents engaging with the landowner.

14.62 PLANNING APPLICATIONS - RESUMED

At the conclusion of item 9 the Committee resumed item 8.

- b) **55458** - Certificate of lawful development for proposed works - proposed front extension, 2 x rear extensions, 1 x side extension, 1 x porch, 2 x outbuildings and an area of hard surface. The Orchard, Soldridge Road, Medstead, Alton, GU34 5JF. **No Comment.**
- c) **55459** - Detached single storey barn style garage. Marella, 24 Lymington Bottom Road, Four Marks, Alton, GU34 5EW. **No objection subject to their being sufficient turning space for a vehicle to drive out in a forward gear.**
- d) **55701** - Single storey side/rear extension, alterations to the front windows and an open front canopy porch. 4 Beechlands Road, Medstead, Alton, GU34 5EQ. **No objection subject to the privacy of the neighbouring property being respected.**

54449/001 TPO - T1 One Oak tree - remove lowest westerly structural branch over road, back to fork union 3 metres from stem, to clear utility cables and high sided traffic. 7 Watercress Way, Medstead, Alton, GU34 5FS. **The Parish Council refers the application to the Arboriculture Officer.**

The meeting was closed at 8.25pm

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