

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 11th June 2014 at 7.30pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen, Peter Fenwick, Stan Whitcher, Jean Penny (reserve member), Deborah Jackson (non-voting) and one members of the public.

Also present: Miss Katie Knowles (Clerk).

14.17 OPEN SESSION

A resident of The Crescent raised concerns about application 55462/001 - TIMBER FRAMED GARAGE, Cedar House, The Crescent, Medstead. The following issues were highlighted:

- The proposed access onto Beechlands which has poor site lines because of a large tree and hedgerow.
- When the two dwellings on the site were permitted the access main access was from The Crescent.
- The house already has a large integral garage.
- The first floor windows are predominately at the rear of the property which was a condition of the permission to prevent overlooking. A garage at the rear of the property will impact on the neighbouring property in terms of light, noise and overlooking.
- There are bat boxes in the vicinity and there is evidence that they are in the vicinity.
- The quality of the plans are poor and there are no details of how the water run-off will be managed.

14.18 APOLOGIES

Apologies were received from Cllr Ingrid Thomas and Cllr Mike Smith.

14.19 DECLARATIONS OF INTEREST

Councillor Jackson declared a non-pecuniary interest in item 8 (e) as she lives in close proximity to the property. Councillor Jackson did not participate in the discussion and decision regarding this application.

14.20 ELECTION OF COMMITTEE CHAIRMAN

Councillor Fenwick nominated Councillor Pullen as Chairman of the Planning Committee which was seconded by Councillor Penny. There being no other nominations **Councillor Pullen was duly elected as Chairman** for the forthcoming year.

14.21 MINUTES

The minutes of the meeting held on the 14th May 2014, previously circulated, **were agreed as a true record** and signed by the Chairman.

14.22 CHAIRMANS REPORT

The Chairman reported that:

- The District Council had confirmed two Tree Preservation Orders at the paddock rear of, Woodfield, Windsor Road, Medstead (EH938)2014 **and** Wisteria, 74 Lymington Botttom Road, Medstead (EH933)2013.
- He also reported that the Parish Council had received notification of a proposal under permitted development at Oakmount, Boyneswood Road, Medstead, Alton GU34 5EA – **Proposal: Prior notification for single storey development extending 7.5 meters beyond**

the rear wall of the original dwelling, incorporating an eaves height of 3 meters and a maximum height of 3 meters.

14.23 DECISION NOTICES

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

- a) 39082/003 - Thirzwood, Red Hill, Medstead, Alton, GU34 5EE. RAISE ROOF TO PROVIDE ACCOMMODATION AT FIRST FLOOR, TWO STOREY FRONT EXTENSION FOR PORCH/STAIRCASE, SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING REAR EXTENSION AND ERECTION OF GARAGE. **WITHDRAWN.**

14.24 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) **55010 & 55010/01 Notification of Amendment.** Land East of Cedar Stables, Castle Street, Medstead, Alton. OUTLINE - 23 DWELLINGS (14 AFFORDABLE AND 9 OPEN MARKET) WITH ASSOCIATED ACCESS ROAD AND PARKING / OUTLINE - 17 DWELLINGS (7 AFFORDABLE AND 10 OPEN MARKET) WITH ASSOCIATED ACCESS ROAD AND PARKING.

14.25 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **55462/001** - TIMBER FRAMED GARAGE. Cedar House, The Crescent, Medstead, Alton, GU34 5EG. **OBJECTION** the grounds of Highways concerns and the proposed access onto Beechlands Road and draws attention to application 53071. The Council is concerned that the garage will overlook the neighbouring property (Pebbles) and that any bats in the vicinity of the proposed location of the garage will be disturbed.
- b) **21957/009** - DETACHED FOUR BEDROOM DWELLING WITH DETACHED DOUBLE GARAGE. Plot east of High Mead, Boyneswood Lane, Medstead, Alton. **NO OBJECTION** with comments: The Parish Council are concerned about a proposed development of a greenfield site.
- c) **30843/010** - DEMOLITION OF EXISTING BUNGALOW FOLLOWING CONSTRUCTION OF NEW FOUR BEDROOM DWELLING AND NEW ACCESS OFF PUBLIC HIGHWAY. Meadow Farm Stud, Wield Road, Medstead, Alton, GU34 5NH. **NO OBJECTION** subject to the condition that the dwelling is used for single occupancy and the recommendations made by Highways are observed.
- d) **35041/007** - SITING OF MOBILE UNIT FOR DAY FACILITIES. Jenny Green Stables, Jenny Green Lane, Bentworth, Alton, GU34 5PA. **The Parish Council OBJECTS to any accommodation that could be used for overnight accommodation.**
- e) **23535/004** - Detached Pool House. New Rylands, Hussell Lane, Medstead, Alton, GU34 5PF. **OBJECTION** on the grounds that the proposed pool house is a very large two storey building. The Parish Council would like to draw attention to the close proximity of trees to the proposed pool house that are situated in the neighbouring property.
- f) **25883/017** - Prior notification for single storey development extending 5.49 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.95 metres and a maximum height of 3.39 metres. Grosvenor, Grosvenor Road, Medstead, Alton, GU34 5JE. **NOTED.**
- g) **24811/013** - FELL TWO OAK TREES (1 & 2) AND REMOVE TWO FAILED BRANCHES FROM ONE OAK TREE (3) - ONE BROKEN BRANCH AT 6M ON SOUTH SIDE C150MM DIAMETER AND ONE SPLIT UNION AT C2M FROM MAIN STEM. 2 The Oaks, Medstead, Alton, GU34 5PS. **The Parish Council refers the application to the Arboricultural Officer.**

- h) 25180/003 - Change garage door to a window. The Rosery, High Street, Medstead, Alton, GU34 5LN. **NO OBJECTION.**
- i) 54686/001 - Rebuilding existing boundary wall and erection of timber framed porch with incorporated bike store. Castle Cottage, Castle Street, Medstead, Alton, GU34 5LU. **NO OBJECTION.**

14.26 DEVELOPER CONTRIBUTIONS DETAILS FOR THE ALTON SPORTS CENTRE- EHDC CONSULTATION

The Committee considered the consultation document and agreed the following response:

1. The area in which the contribution will be sought:
✓ **Option 2** – A 15 minute drive time from Alton Sports Centre
2. The rate of contribution:
✓ **Option 3** – Neither option – The Parish Council is of the view that the contribution of £10,000 should be applied to every additional dwelling.

14.27 COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE – EHDC CONSULTATION

The Committee noted the District Council's Community Infrastructure Levy (CIL) Draft Charging Schedule and agreed there were no observations to feed back to the District Council.

The meeting was closed at 9.10pm

Signed ChairmanDate.....