

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 10th February 2016 at 6.00pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Chairman), Peter Fenwick, Stan Whitcher and Mike Smith. There were no members of the public present.

Also present: Peter Baston (Clerk).

16.9 OPEN SESSION

Councillor Smith reported that he will be absent for the Planning meetings scheduled for 9th March and 8th June 2016

16.10 APOLOGIES

All Councillors were present.

16.11 DECLARATIONS OF INTEREST

There were no statutory declarations.

16.12 MINUTES

The minutes of the meeting held on the 16th January 2016, previously circulated **were agreed as a true record.**

16.13 CHAIRMANS REPORT

As of Monday (8th February 2016) afternoon, there was still no news on the appeal decision for the Pig Farm. Update news came through yesterday that the Planning Inspector has dismissed the appeal.

The reserve matters on the two, or is it three, sites at Lymington Barns keep dripping through and EHDC seem unwilling to keep the developers in line with what was previously approved and therefore allow them to make sundry changes thereby increasing the profit margins!!

We have had a couple of meetings with EHDC and Miller Homes regarding the Construction Management Statement for site traffic, working hours, etc. and seem to have made a little headway on this.

EHDC refused permission for another back garden application on Windsor Road which seems to prove that they have no consistency at all when deciding these applications.

There appears to be no movement at the moment on the other three large sites – CALA, Friars Oak and Beechlands.

There appears that there could be an ownership issue on Boyneswood Lane, and therefore an issue on the right to use it for access to the new houses already occupied there.

The new owners of the land at Cedar Stables, Croudace Homes, have had a meeting with 20 of the residents who are most affected by the development there and at present seem keen to keep up a rapport with them.

16.14 EHDC DECISION NOTICES

The following decisions were noted by the Committee:

- a. **53305/006** - Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton. Reserved matters pursuant to outline permission 53305/001 for 20 new houses for retired people on part of the site. **Permission,**
- b. **56360** – Firfield, Windsor Road, Medstead, Alton, GU34 5EF. Detached single storey dwelling to rear and new garage for Firfield to front following demolition of garage (Amended Plans Received 4.12.15). **REFUSAL.**

- c. **53305/004** - Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton. Reserved Matters pursuant to application 53305/001 for 18 dwellings and associated infrastructure. **PERMISSION**
- d. **53305/009** - Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton. Deed of Variation to Section 106 Agreement attached to planning ref 53305/001 to allow amendments to affordable housing tenure split and housing table mix and removal of Western Boundary planting screen. **PERMISSION**

16.15 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a. **56499. 28132/002.** Timber cladding to replace vertigo wall tiles, UPVC windows to replace timber framed windows, canopy style roof over garage entrance, 2 x window awnings and detached car port to front High Grounds, Castle Street, Medstead, Alton, GU34 5LU. **No Objection.**
- b. **53305/005.** Reserved Matters pursuant to outline 53305/003 - 69 residential dwellings with associated parking, landscaping, open space and works. Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton. **Medstead Parish Council is disappointed, but not surprised, that while EHDC considered that a 3.0m wide buffer hedge was necessary on the western edge of the application for 38, it now deems that on the western boundary of a site for 107 dwellings a scrawny hedge will suffice. It remains a scrawny hedge even with the few bits of infill 'promised' on the soft landscape drawing.**

The lack of usable open space for the residents is to be deplored. Any contribution under 106 Agreements in recompense is laughable. Neither the PC nor EHDC can purchase any land nearby that would be of any use to the inhabitants of this site and therefore the money will be returned to the developer's coffers in due course. Hopefully EHDC will learn from the mistakes of badly worded Conditions when giving outline such as on this site which allows grass verges, hedges, etc. to be included in the required area for Public Open Space.

EHDC has a policy regarding not having all the affordable housing in one area but yet again this site goes against that policy. It is said that this is what the housing providers want as it is cheaper to maintain them if they are all together. What is the point of EHDC having this policy and others, if it cannot enforce it but gives in to the demands of others at every turn.

Medstead PC also deplores the cynical reduction in one bedroom dwellings and once again the housing mix fails to recognise local housing need.

- c. **56376.** First floor extension comprising removal of existing roof and construction of new roof containing habitable accommodation. Suriname, Soldridge Road, Medstead, Alton, GU34 5JF. **No Objection.**
- d. **56157/002.** Certificate of Lawful Development for Proposed Works -Extensions to the existing dwelling to provide two side extensions, one rear extension, a rear dormer, the erection of outbuildings and the laying of an area of hard standing within the curtilage of the dwelling house. New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW. **Medstead Parish Council has serious concerns about the proposed over development of the site, it will resemble a rural, light industrial park and is totally out of keeping with the locality.**

Policy H16 of the NPPF restricts the enlargement of dwellings in the countryside to not exceed 50%. This application far exceeds this percentage. We question whether this clause has more weight than the Permitted Development Rights legislation.

However, should the planning authority be minded to grant permission we would wish that a condition be attached restricting the use of the storage and repair facilities to personal and non commercial use.

- e. **56157/003.** Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.61metres and a maximum height of 2.61metres. New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW. **No Comment.**

There were no further matters to discuss and the meeting was closed at 7.00pm

Signed ChairmanDate.....