

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 12th February 2014 at 7.30pm at Medstead Village Hall

PRESENT: Councillor Pullen (Chairman), Cllr K Kercher (Reserve Member), Cllr Fenwick, Councillor Smith and Councillor Jackson (non-voting) and one member of the public.

Also present: Miss Katie Knowles (Clerk) and Councillor Tim Brake, Chairman of Planning Committee Four Marks Parish Council.

The Chairman welcomed Councillor Tim Brake to the meeting as an invited guest.

13.78 OPEN SESSION:

- Mrs Stevenson asked for an update on the Neighbourhood Plan. The Clerk confirmed that a draft Designation Order had been prepared and submitted to EHDC for comment before the formal submission. A six week statutory consultation period will then ensue during which time both Parish Council's will be working hard to raise the profile of the Neighbourhood Plan.
- Mrs Stevenson highlighted that the next meeting of the Alton Community Forum was being held at the Village Hall in Medstead on Tuesday 22nd April 2014 and asked if the Parish Council could help advertise the meeting to ensure as many residents as possible attend and demonstrate the strength of feeling in Medstead about the current deluge of planning applications. Further to the last Community Forum meeting in Alton Mrs Stevenson reported had received a written response to her questions and highlighted a statement in the reply which seemed to suggest that the District is only likely to grant planning permission for 175 dwellings on new greenfield sites outside the settlement policy boundary for Four Marks/South Medstead.
- Councillor Tim Brake introduced reported that there was the second of two developers consultation events on 15th February at Four Marks Village Hall between 9-12pm regarding a development of between 140 – 160 dwellings in Barns Lane opposite the Travel Lodge. At the recent consultation events organised by Councillor Thomas, this was the most preferred SHLAA site to be developed.

13.79 APOLOGIES

Apologies were received from Councillor S Whitcher and District Councillor I Thomas.

13.80 DECLARATIONS OF INTEREST

Councillor Pullen declared a non-statutory prejudicial interest in item 7a (Ref **55340**) as his brother prepared the plans for the application.

13.81 MINUTES

The minutes of the meeting held on the 15th January 2014, previously circulated, **were agreed as a true record** and signed by the Chairman.

13.82 DECISION NOTICES

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

- a) **26737/007** - RETROSPECTIVE APPLICATION - CHANGE OF USE FROM WORKSHOP TO USE AS A BUSINESS FOR STEEL FABRICATION AND WELDING REPAIRS TO AGRICULTURAL MACHINERY. Land at Junction of Wield Road and, Hattingley Road, Medstead, Alton – **REFUSAL**.

- b) **33765/002** - CONVERSION OF - DETACHED GARAGE INTO A SELF CONTAINED ANNEX. Mimosa, 34 Lymington Bottom Road, Medstead, Alton, GU34 5EW - **PERMISSION.**
- c) **55318** - REQUEST FOR SCREENING OPINION - RESIDENTIAL DEVELOPMENT COMPRISING 144 DWELLINGS. Land East of Cawk House, Stoney Lane, Medstead, Alton - **ENVIRONMENTAL IMPACT ASSESSMENT NOT REQUIRED.**
- d) **24811/011** - FELL 2 X OAK (WITH TAGS 0593 AND 0594) IN THE CENTRE OF THE REAR GARDEN TO THE SOUTH OF THE PROPERTY. 2 The Oaks, Medstead, Alton, GU34 5PS - **CONSENT.**
- e) **24651/002** - TWO STOREY EXTENSION TO FRONT. Cotleigh, Roe Downs Road, Medstead, Alton, GU34 5LG – **PERMISSION.**
- f) 54383/001 - DETACHED DWELLING WITH DETACHED GARAGE AFTER DEMOLITION OF EXISTING DWELLING (AS AMENDED BY PLANS RECEIVED 4 JANUARY 2014). Rosery, Lower Paice Lane, Medstead, Alton, GU34 5PX. **PERMISSION.**
- g) 20897/003 - REPLACEMENT DWELLING AND ASSOCIATED OUTBUILDINGS AND ACCESS. Ashling, Rookwood Lane, Medstead, Alton, GU34 5QE. **PERMISSION.**
- h) 39009/002 - RETENTION OF HARDSTANDING. Land to the north of the Telephone Exchange, Lymington Bottom Road, Medstead, Alton. **NO FURTHER ACTION.**
- i) 53305/003 - OUTLINE - RESIDENTIAL DEVELOPMENT OF UP TO 69 DWELLINGS. Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton. **OUTLINE PERMISSION.**
- j) 33485/002 - REPLACEMENT DWELLING AND DETACHED GARAGE. Foxwood, Roe Downs Road, Medstead, Alton, GU34 5LG. **PERMISSION.**
- k) 55118 - DETACHED DWELLING WITH DETACHED GARAGE. The Boynes, Station Approach, Medstead, Alton, GU34 5EN. **PERMISSION.**

13.83 APPLICATIONS CONSIDERED

Comments already submitted to EHDC, as agreed by the Committee in advance of the meeting, were ratified:

- a) **55197** – EIA REQUEST FOR SCREENING OPINION – RESIDENTIAL DEVELOPMENT FOR UP TO 76 DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING AND PUBLIC OPEN SPACE. Land behind 20 – 90 Lymington Bottom Road, Medstead, Alton.

13.84 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **55340 (Councillor Pullen left the meeting room when this item was considered)** - SINGLE STOREY EXTENSION TO REAR. Ticehurst, Boyneswood Road, Medstead, Alton, GU34 5EA. Councillor Pullen left the meeting room for this item. **No Objection.**
Councillor Pullen returned to the meeting room.
- b) **26608/004** - SINGLE STOREY EXTENSION TO REAR. Handy Stores, High Street, Medstead, Alton, GU34 5LW. **No Objection.**
- c) **54291/001** -DETACHED DWELLING FOLLOWING DEMOLITION OF EXISTING DWELLING AND TEMPORARY SITING OF MOBILE HOME. Overdale, Upper Soldridge Road, Medstead, Alton, GU34 5QG. **No Objection subject to the condition that the garages being only for the parking of private motor vehicles and ancillary domestic storage and for no other purpose, and that it shall not be converted into habitable accommodation or used for any other use thereafter.**
- d) **55371** - TPO Land to South of Brackenbury Gardens, Boyneswood Road, Medstead, Alton. OAK (T1):
1) A STRESS FRACTURE HAS BEEN OBSERVED IN A STRUCTURAL BRANCH 8 METRES ABOVE GROUND LEVEL TO SOUTH WEST OF CANOPY. BRANCH CURRENTLY RESTING ON LOWER CANOPY OVER NEIGHBORING PROPERTY. THIS IS LEADING TO ABRASION AND INCREASED

LOAD ON THE SUPPORTING BRANCH. REMOVE THE STRUCTURAL BRANCH TO THE BRANCH COLLAR.

2) THERE IS ADVANCED DECAY IN A CENTRAL STRUCTURAL BRANCH AT 5 METRES FROM GROUND LEVEL CLOSE TO THE UNION WITH THE MAIN STEM. REMOVE BRANCH TO COLLAR.

3) THERE IS ABRASION ON INTERNAL BRANCHES IN THE SOUTH AND SOUTH WEST CORNER OF THE CANOPY AT 8 METRES FROM GROUND LEVEL. REMOVE RUBBING BRANCHES. REMOVE A FURTHER BRANCH AT APPROX. 5 METRES AND REDUCE STRUCTURAL BRANCH CLOSEST TO ROOFLINE BY 3 METRES LEAVING 7 METRES.

4) THERE IS DECAY, DIE-BACK AND ABRASION IN A LOWER STRUCTURAL BRANCH AT 5 METRES FROM GROUND LEVEL IN EASTERN AREA OF CANOPY. REMOVE BRANCH TO COLLAR.

5) THERE IS A CAVITY AND DECAY IN UPPER RADIUS OF LOWEST STRUCTURAL BRANCH AT 4 METRES FROM GROUND LEVEL ON NORTHERN SIDE OF STEM. REMOVE BRANCH TO COLLAR. (DESCRIPTION AMENDED AS PER EMAILS DATED 22/01/14). **The Parish Council refers the application to EHDC's Arboricultural Officer.**

- e) **30843/008** - LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED DEVELOPMENT - SIDE EXTENSIONS AND EXTENSION TO THE REAR. Meadow Farm Stud, Wield Road, Medstead, Alton, GU34 5NH. **No Comment.**
- f) 20597/013 - REMOVAL OF CONDITION 8 ON PLANNING PERMISSION 20597/011. (TO PROVIDE WIDER AND LESS RESTRICTIVE MOVEMENT ONTO DRIVEWAY OF BENWHYLES). Benwhyles, Boyneswood Road, Medstead, Alton, GU34 5EA. **Objection – The Parish Council supports the original decision to impose the planning condition.**

13.85 DRAFT GUIDE TO DEVELOPERS' CONTRIBUTIONS – CONSULTATION

The Committee considered the draft guide to developer's contributions and agreed to submit the following comments:

Medstead Parish Council considers this a sensible and well thought out document which in the main it endorses. We have the following comments and suggestions:

- **Clause 1.5** - It is reassuring to see the phrase 'phasing of development'. We trust that this will be strictly enforced.
- **Clause 2.2** - This should be strictly adhered to in our area where proposed development is a long way from Medstead Green or Four Marks Recreation Ground.
- **Clause 2.4** - This should be emphasised in some way.
- **Clause 2.5** - This Parish Council would wish to be consulted on this. How long is the developer expected to finance this maintenance?
- **Clause 2.12** - We would ask that the whole of the Alton Community Forum area is included within the area proposed as we see no logical reason for some parts to be excluded. The starting figure of 10 dwellings is totally wrong - this should be for every additional dwelling provided. Why does the artificial kink in the proposed boundary appear to exclude some of the SHLAA site ref FM104 at Barn Lane, Four Marks? This cannot be correct
- **Clause 3.6** - this states 30% for affordable housing whereas the IHP says 40%. Please clarify.
- **Clause 4.5** - While it is correct to take commuted payments to provide Community Facilities, who will provide these facilities and how will the sites for them be identified and acquired? To implement this requires proper planning for the future.
- **Clause 4.8** - How long is it intended that such a project should be in place? There will probably be development throughout the whole of the Plan period so will these contributions be sufficient to pay a salary until 2028? We also consider that the minimum

figure of 60 dwellings is wrong and should be brought into line with our previous suggestion - every additional dwelling.

- **Clause 4.13** - Our comments to Clause 2.12 apply here.
- **Clause 5.3** - The phrase long term needs to be defined.
- **Section 6** - Somewhere within this section the Western Alton Bypass needs to be resuscitated.
- **Clause 7.3** - This assessment should be signed off by EHDC and/or The Environment Agency.
- **Clause 7.4** - Same comment as 7.3 above
- **Clause 7.7** - The relevant Statutory Undertakings should prove that they can provide suitable supplies.
- **Clause 7.10** - This should be more strongly worded- suggest 'will be required' in lieu of 'may be requested'.

13.86 INTERIM HOUSING POLICY STATEMENT - REVISIONS

The Committee received and considered the proposed changes to the District's Interim Housing Policy Statement following the consultation period during August 2013. The Committee agreed to endorse the policy statement as before but would not want see the sentence in paragraph 5.7 (*Developments adjoining villages will be expected to be smaller in scale than those that might be suitable for developments adjoining towns, with their larger size and range of facilities*) **deleted** as proposed.

The meeting was closed at 9.05pm

Signed ChairmanDate.....