

MEDSTEAD PARISH COUNCIL

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

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

Also present: Miss Katie Knowles (Clerk).

14.62 OPEN SESSION

There were no matters raised.

14.63 APOLOGIES

Apologies were received from Cllr Ingrid Thomas.

14.64 DECLARATIONS OF INTEREST

55793 - Councillor Pullen declared that the south east corner of his rear garden meets the north east of 4 Red Bushes where a conservatory to the rear is proposed. He stated that he would not participate in a vote on the application.

14.65 MINUTES

The minutes of the meeting held on the 8th October 2014, previously circulated, **were agreed as a true record** and signed by the Chairman.

14.66 CHAIRMANS REPORT

The Chairman recorded his thanks to Councillor Ingrid Thomas, Councillors Peter Fenwick and Ken Kercher for all their hard work, support and advice in preparation for the appeal hearing held on 11th November, for Bargate Homes LTD for 51 dwellings at land north of, Boyneswood Lane, Medstead, Alton. He also thanked Councillors Mike Smith and Stan Whitcher of the Planning Committee for attending the hearing. He reported that the Inspector had asked at the hearing what the community priorities were in respect of s106 funding as he is able to stipulate to the Developer where the contributions are spent. A list of s106 priorities is something that Medstead Parish Council needs to develop as soon as possible in preparation for the next appeal.

14.67 DECISION NOTICES

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

- a. **54643/003** - Pax, Grosvenor Road, Medstead, Alton, GU34 5JE. Two storey detached 4 bedroom house to replace existing dwelling. **WITHDRAWN.**
- b. **53244** - 14 Green Stile, Medstead, Alton, GU34 5LR. Single storey rear extension with attached garage. **PERMISSION.**
- c. **25139/004** - Flint House, 1 Bluebell Gardens, Medstead, Alton, GU34 5FQ. Single storey rear extension following demolition of conservatory. **PERMISSION.**
- d. **37414/003** - Branscombe, 91 Lymington Bottom Road, Medstead, Alton, GU34 5EP. Loft conversion two storey front extension, dormer to rear, rooflights to side and front elevations. **PERMISSION.**
- e. **55701** - 4 Beechlands Road, Medstead, Alton, GU34 5EQ. Single storey side/rear extension, alterations to the front windows and an open front canopy porch (as amended by plans received 07.10.2014). **PERMISSION.**
- f. **55459** - Marella, 24 Lymington Bottom Road, Four Marks, Alton, GU34 5EW. Detached single storey barn style garage. **PERMISSION.**

14.68 APPEAL NOTICES

The Planning Committee noted the appeal notice from CALA Homes (Southern Home Counties) Ltd relating to Land East of, 20 - 38 Lymington Bottom Road, Medstead, Alton.

14.69 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a. 39082/004 - 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. Thirzwood, Red Hill, Medstead, Alton, GU34 5EE. **No Objection.**
- b. 55793 - Conservatory to rear. 4 Red Bushes Close, Medstead, Alton, GU34 5FF. **No Objection subject to the Arboricultural Officer confirming that the foundations will not damage the root system of the Beech Tree on the corner of the plot.**
- c. 24811/014 - Tree works are to be carried out as detailed in the attached tree condition survey report J645 07 TCA 2, The Oaks 20141022.pdf. 2 The Oaks, Medstead, Alton, GU34 5PS. **The Parish Council refers the application to the Arboriculture Officer.**
- d. **54643/004** – Detached two storey 4 bedroom dwelling following demolition of previous. Pax, Grosvenor Road, Medstead, Alton GU34 5JE. **No Objection.**
- e. **FOR INFORMATION ONLY – 25883/018** – Prior notification for single storey development extending 5.49 meters beyond the rear wall of the original dwelling, incorporating an eaves height of 2.88 meters and a maximum height of 3.39 meters. Grosvenor, Grosvenor Road, Medstead, Alton GU34 5JE. **Noted.**
- f. **35161/005** – 1 The Oaks, Medstead, Alton, GU34 5PS.
 1. Oak 1 - remove deadwood and cut back to clear the building by 2m. Crown lift to 3m.
 2. Oak 2 - remove deadwood and cut back to clear the building by 2m.
 3. Beech 9 - remove central decayed stem.
 4. Oak 11 - remove deadwood from within the crown and crown lift to 6m.
 5. Remove deadwood from Oaks 3, 5, 6, 7, 8 and 10.

The Parish Council refers the application to the Arboriculture Officer.

14.70 POLICY

- a. The Committee considered the exchange of correspondence between the Parish and the District Council in respect of the condition of the site north of the telephone exchange, known as the pig farm and whether the Council should continue to pursue this issue. The Committee unanimously supported that a further letter should be sent seeking clarification of the permitted development rights for agriculture mentioned in the most recent letter from EHDC together with details of any relevant case law relating to this.
- b. The Committee reviewed EHDC's revised draft Statement of Community Involvement (SCI) document. The following comments were agreed:
 - 3.4 – An Annual Monitoring Report which considers how the implementation of the Development Plan Documents (which include documents which relate to the development and use of land and which contain the statutory planning policies which guide future development) is inadequate in such a dynamic situation and should be at least monthly.
 - 9.4 & 9.5 – What is the criteria for these processes to be triggered relating to 'significant development'? Clarification should be provided.
 - General comment – Why are communities and Parish Councils not given the opportunity to comment on SHLAA sites as part of the assessment process?

The meeting was closed at 8.37pm

Signed ChairmanDate.....