

MEDSTEAD PARISH COUNCIL

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

PRESENT: Councillors Roy Pullen, Peter Fenwick, Mike Smith, and Stan Whitcher and two members of the public.

Also present: District Councillor Ingrid Thomas and Miss Katie Knowles (Clerk).

14.36 OPEN SESSION

- Mr Gillie referred to application 50313 and expressed his concern at the development of the Village without consideration for the cumulative impact. His main concerns about the proposal are the scale of the proposed development at the edge of the Village and safety concerns about pedestrian access to the Village Centre.
- Mr Harmes, the applicant informed the Parish Council that there was sufficient width for a footpath from the site to the Village if that is something the Parish Council wanted.
- Councillor Thomas reported that EHDC' site visit for the pig farm application and the 75 dwellings on Lymington Bottom Road were taking place on 22 August 2014 and the applications were expected to go to next Planning Committee on 28th August 2014, although the latter may slip of the agenda at their request. The application for Barn Lane, Four Marks was expected to be on the agenda for the meeting on 18th September. The changes to the Planning Committee are due to take effect at the September meeting with training taking place during August. Councillor Thomas will be putting herself forward to serve on the Planning Committee which she has been informed will not affect her ability to lobby on behalf of the Parish Councils and residents. Finally she highlighted that as a result in legislation all council meetings can be recorded without permission. EHDC are looking at whether they will record their own meetings as well.

14.37 APOLOGIES

There were no apologies for absence. All Councillors were present.

14.38 DECLARATIONS OF INTEREST

There were no declarations of interest.

14.39 MINUTES

The minutes of the meeting held on the 9 July 2014, previously circulated, **were corrected on page 3 and then agreed as a true record** and signed by the Chairman.

14.40 CHAIRMANS REPORT

The Chairman reported that application **37414/003** – Branscombe, 91 Lymington Bottom Road, Medstead, Alton GU34 5EP. Loft conversion two story front extension, dormer to rear, roof lights to side and front elevations, had just come in and would be considered by the Committee electronically to meet the consultation deadline.

14.41 DECISION NOTICES

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

- a) 23535/004 - New Rylands, Hussell Lane, Medstead, Alton, GU34 5PF. Detached Pool House (as amended plans received, 17 June, 2014). PERMISSION.
- b) 25180/003 - The Rosery, High Street, Medstead, Alton, GU34 5LN. Change garage door to a window. PERMISSION.

- c) 21899/002 - Oakmount, Boyneswood Road, Medstead, Alton, GU34 5EA. Prior notification for single storey development extending 7.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres. Gen Permitted Development Conditional.
- d) 54686/001 - Castle Cottage, Castle Street, Medstead, Alton, GU34 5LU. Rebuilding existing boundary wall and erection of timber framed porch with incorporated bike store. PERMISSION.
- e) 55258/001 - 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). REFUSAL
- f) 24811/013 - 2 The Oaks, Medstead, Alton, GU34 5PS. 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. CONSENT
- g) 53019/002 - Homefield House, Homestead Road, Medstead, Alton, GU34 5PW. New outbuilding. PERMISSION.
- h) 21957/009 - FOUR BEDROOM DWELLING WITH DETACHED DOUBLE GARAGE plot east of High Mead, Boyneswood Lane, Medstead, Alton. PERMISSION.
- i) 55598 - 6 Crown Wood, Lymington Bottom Road, Medstead, GU34 5FN. REAR CONSERVATORY. PERMISSION.
- j) 35041/009 - Jenny Green Stables, Jenny Green Lane, Bentworth, Alton, GU34 5PA. SITING OF MOBILE UNIT FOR DAY FACILITIES. REFUSED.

14.42 APPLICATIONS CONSIDERED

The Committee ratified the following comments agreed in advance of the meeting in order to meet the consultation deadline.

- a) **26737/009** - Land at Junction of Wield Road and, Hattingley Road, Medstead, Alton. Objection: The location is opposite residential dwellings in the quiet hamlet of Hattingley, B2 industrial use is wholly inappropriate. Access for large steel delivery vehicles is via the narrow and congested Medstead High Street and a very narrow country lane; again wholly inappropriate. The planning statement claims that the applicant has reduced the size of his workforce to zero so this change of use has no economic or employment benefits. The Parish Council request that the application is refused.
- b) **37899/001** - 3 The Oaks, Medstead, Alton, GU34 5PS. Refer to the District Council's Arboricultural Officer.
- c) **33765/003** - Mimosa, 34 Lymington Bottom Road, Medstead, Alton, GU34 5EW. No Comment.

14.43 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **50313/26AUG** - FOUR DETACHED DWELLINGS. Land north of Towngate Farm House, Wield Road, Medstead, Alton, GU34 5LY.

Medstead Parish Council wishes to register their OBJECTION to this planning application.

The proposed site is situated at the beginning of the open countryside and any development will be an intrusion. This is yet another attempt to build a cul-de-sac development at the entrance to the village. This concept has been refused by the Planning Inspector on appeal in the case of Bona Vista, Roe Downs Road (30284). Planning officers have incorrectly tried to dismiss this precedent on the grounds of paragraph 49 NPPF. This paragraph refers only to planning policies of the authority not the adjudications of the Planning Inspectorate.

Paragraph 32 NPPF states that developments must provide that a “safe and suitable access to the site can be achieved for all people;” and there is a requirement in the JCS is to apply Manual for Streets principles. CP 31 states: “c) ensure that highway design and associated signing meets the needs of vehicular traffic and the need for safety whilst also placing a high priority on meeting the needs of pedestrians, cyclists and public transport users and without detriment to the quality of the environment”. The road from the entrance to the site into the centre of the village is unlit, has no footpath and narrows to just over 4 metres between Common Hill and the church hall, at which point there is a footpath into the centre of the village. It is impossible for any pedestrian to feel safe if they walk along this road as most of the time there is no refuge to avoid traffic. Much play has been made in the Design and Access Statement that the proposed bungalows will be suitable for existing elderly residents to downsize from larger properties; pedestrian access to the village centre is unsafe and unsuitable for their needs. In addition to normal domestic vehicles, the road is used large commercial and agricultural vehicles all of which pay little regard for the 30mph speed limit or the current experimental 20mph limit. The latter speed limit is temporary and HCC Highways Dept. has stated that it will be removed if there is a noticeable failure to comply.

There are 2 different sets of layout drawings in the Design and Access Statement; it is therefore impossible to comment on the proposed development layout in detail. It is also noted that the drawings show dwellings in the grounds of Barn End which do not exist or are they to be the basis of another application; if so the Parish Council questions whether they should they not be treated as one application, a much larger scheme which would include the requirement for affordable housing.

- b) **23571/004** - INSERTION OF WINDOW IN PLACE OF GARAGE DOOR TO CREATE ADDITIONAL ACCOMMODATION IN PLACE OF EXISTING GARAGE. Fairway, Hussell Lane, Medstead, Alton, GU34 5PD. **No Objection.**
- c) **55653** - TWO STOREY REAR EXTENSION. Shubhangan, Goatacre Road, Medstead, Alton, GU34 5PU. **No Objection.**
- d) **28069/001** - 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. Paddock Grange, Homestead Road, Medstead, Alton, GU34 5PW. **For information only. Noted.**

The Committee RESOLVED to consider two additional applications at the meeting due to the limited timescale to submit comments:

- e) 55197/001 NOTIFICATION OF PRE-DECISION AMENDMENT – 75 dwellings with associated access, landscaping, public open space and provision of allotments (as amended by plans received 04/08/2014). Land East of 20 – 38 Lymington Bottom Road, Medstead, Alton. **The Parish Council original comments regarding this application still stand.**
- f) 22983/011 – CAR PORT. Cedar Stables, Castle Street, Medstead, Alton, GU34 5LU. **No Objection.**

The meeting was closed at 8.21pm

Signed ChairmanDate.....