

# MEDSTEAD PARISH COUNCIL

## Minutes of the Planning Committee held on Wednesday 14<sup>th</sup> September 2016 at 6.00pm at Medstead Village Hall.

**PRESENT:** Councillors Roy Pullen (Chairman) arrived 6.15pm, Peter Fenwick (Acting Chairman to 6.15pm), Mike Smith & Jean Penny.

**Also present:** For members of the public (Mr & Mrs N Hudson & Mr & Mrs A Fuzzard) and Peter Baston (Clerk).

### 16.62 OPEN SESSION

Mr Fuzzard outlined his objection to planning application 20732/005 regarding a window which has been installed being larger than was originally granted by EHDC.

Mr Hudson commented that whilst the drawings that had been submitted for the aforementioned application were incorrect EHDC were aware of the position.

### 16.63 APOLOGIES

None.

### 16.64 DECLARATIONS OF INTEREST

There were no statutory declarations.

### 16.65 MINUTES

The minutes of the meeting held on the 10<sup>th</sup> August 2016, previously circulated **were agreed as a true record.**

### 16.66 CHAIRMANS REPORT

Not a lot to mention again this month. None of the appeals has moved much. Work still not started at Friars Oak or Cedar Stables although both are believed to be imminent.

**16.67. NALC COMMUNITY LED HOUSING SURVEY.** It was agreed that s this was on the agenda for the following Full council meeting that this item would be covered at that meeting.

### 16.68. EHDC DECISION NOTICES

Reference No:	51856/006	PARISH: Medstead
Location:	Notre Maison, Hussell Lane, Medstead, Alton, GU34 5PF	
Proposal:	Alterations to roof, dormer windows to front and rear of first floor, first floor extension to side, porch to front, disabled access to front, new vehicular access and erection of new garage (amended description 14.07.2016)	
Decision:	WITHDRAWN	Decision Date: 5 August, 2016

Reference No:	55010/004	PARISH: Medstead
Location:	Land East of Cedar Stables, Castle Street, Medstead, Alton	
Proposal:	Reserved Matters pursuant to application 55010/003 for residential development comprising 10 dwellings with provision of public open space following demolition of stables and removal of manege	
Decision:	PERMISSION	Decision Date: 5 August, 2016

Reference No:	20460/030 PARISH: Medstead
Location:	Southdown Old Farm House, South Town Road, Medstead, Alton, GU34 5PP
Proposal:	Extension of existing garage to provide additional garage, office and space following demolition of log store
Decision:	REFUSAL Decision Date: 16 August, 2016

Reference No:	26184/022 PARISH: Medstead
Location:	Trinity Farm, Trinity Hill, Medstead, Alton, GU34 5LT
Proposal:	Certificate of lawful development for existing use - The use of the land for the stationing of a mobile home for residential purposes [amended description]
Decision:	LAWFULNESS CERT-EXISTING - PERMITTED Decision Date: 23 August 2016

Reference No:	55258/003 PARISH: Medstead
Location:	Land north of, Boyneswood Lane, Medstead, Alton
Proposal:	Beech (T109) T9 in TPO (EH 983) 2015 - Crown lift to give no more than 5m clearance between lowest branch and ground level.
Decision:	CONSENT Decision Date: 23 August, 2016

Reference No:	55118/005 PARISH: Medstead
Location:	Land adj. The Boynes, Station Approach, Medstead, Alton, GU34 5EN
Proposal:	Variation of condition 12 of planning permission 55118/001 to allow substitution of plans from approved drawings 02 Rev I, 03 Rev H, 04 Rev I, SP01 Rev E to be replaced by X01, X02 X03 & SP01 Rev F
Decision:	PERMISSION Decision Date: 19 August, 2016

Reference No:	56507 PARISH: Medstead
Location:	4 Fairlight Gardens, Four Marks, Alton, GU34 5HT
Proposal:	Two storey side extension, single storey rear extension, patio, additional windows, and alterations to the existing materials of the walls, windows, and doors (amended proposal 25/05/2016, amended bat survey received 08/04/2016, additional phase II bat survey received 16/08/2016)
Decision:	PERMISSION Decision Date: 31 August, 2016

Reference No:	55458/005 PARISH: Medstead
Location:	The Orchard, Soldridge Road, Medstead, Alton, GU34 5JF
Proposal:	Single storey outbuilding comprising therapy pool and changing facilities (amendment to siting of the outbuilding following grant of planning permission 55458/004)
Decision:	PERMISSION Decision Date: 31 August, 2016

Reference No:	25256/034 PARISH: Medstead
Location:	Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton
Proposal:	Deed of variation to section 106 agreement (as per amended plan received 17/02/2016)
Decision:	APPROVAL Decision Date: 1 September, 2016

Reference No:	21274/008 PARISH: Medstead
Location:	Heatherbank, Wield Road, Medstead, Alton, GU34 5NJ
Proposal:	Revision to previously approved application (21274/007) to include 2 No. side windows at first floor to front gable and replacement garage (amended description).
Decision:	PERMISSION Decision Date: 6 September, 2016

## 16.68 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **20732/005.** A new circular window is to be added to the Master Bathroom on the west elevation of the property and the Master Bedroom window is to be enlarged to match existing 3 pane window located on the west elevation of the property. Southlea, 67 Lymington Bottom Road, Medstead, Alton, GU34 5EP. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- b) **55258/004.** Reserved matters application pursuant to permission 55258/001 for residential development comprising 51 dwellings (Appearance, Landscaping, Layout and Scale to be considered). Land north of Boyneswood Lane, Medstead, Alton.

### Layout

The proposed layout is radically different from the indicative proposal submitted with the outline application which was approved on appeal. Residents and neighbours have every reason to expect a degree of conformity to the original layout. It would appear that the reserved matter proposal layout could encroach into the restricted, covenanted area, not only the eastern access road but also properties 31 – 34 and definitely the LAP.

### Environmental Mitigation

Boyneswood Lane is a bridleway which provides private access to the limited number of residents but is also available for the quiet enjoyment of walkers, cyclists and horse riders. The bridleway abounds with wildlife, particularly the hazel dormouse, a protected species.

The indicative layout showed a green space running parallel to the bridleway which was to act as a buffer zone and wildlife corridor. The current proposal is for rear gardens to extend to the boundary hedge with the inherent dangers of garden development. The buffer zone and wildlife corridor must be reinstated. This would also improve the otherwise obtrusive/spoiling nature of the street scene from Boyneswood Lane.

### Tenure Plan

No tenure plan has been submitted so there is no way to ensure that the affordable housing is dispersed throughout the development as is required by EHDC Policy.

### Design & Street Scene

Numbers 31 -34 are of large, bland and intrusive design, as are 35 – 38 to a lesser degree, and out of keeping with the Medstead Village Design Statement. The majority of smaller properties seem to have been congregated in one street contrary to best practice.

### Foul Drainage

The proposed connection of the foul drainage sewer to the new system in Lymington Bottom Road requires the pipe to pass along Boyneswood Lane, Stoney Lane and Station Approach, all of which are in multiple, private ownership. This would appear to be undeliverable in the agreed development period. At a glance some of the proposed gradients look steeper than that recommended, while others are rather shallow but we will leave this to EHDCs drainage expert. The off-site sewer is over 1,000 meters, almost 5 times the route to the Boyneswood Road, and we wonder what has prompted this change of plan.

## Surface Water Drainage

We would leave this to EHDC's drainage expert to comment on/approve.

## Parking

While the requisite number of parking spaces are provided there are several which have only been achieved by tandem spaces which unsatisfactory and leads to on street parking, usually with half the vehicle parked on the footway.

Please refuse this application and return it to the developers for a more suitable layout.

- c) **52005.** Two storey extension to side. 5 The Oaks, Medstead, Alton, GU34 5PS. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- d) **56715.** Two storey dwelling following demolition of single storey dwelling. Ryecroft, Five Ash Road, Medstead, Alton, GU34 5EH. **Medstead Parish Council has no objection to this application on planning grounds. Medstead PC wish to point out however, that this case has been submitted by the family of a Medstead parish councillor who, whilst not a member of the Planning Committee, has declared a pecuniary interest.**
- e) **20460/032.** Listed Building - Replacement of the existing slate roof with a new slate roof to match the height of the existing, replacement of all external doors and windows within existing openings, installation of a self-contained garage unit and self-contained ancillary accommodation and Installation of sky slights to the north west (side) elevation. Southdown Old Farm House, South Town Road, Medstead, Alton, GU34 5PP **Medstead PC objects to this application as the proposal appears to be out of scale with the whole, particularly as it is so close to the road and is adjacent to a listed building. Should EHDC be minded to approve this application, we would ask that a Condition is applied so that it shall not be sold as a separate dwelling.**
- f) **20460/031.** Replacement of the existing slate roof with a new slate roof to match the height of the existing, replacement of all external doors and windows within existing openings, installation of a self-contained garage unit and self-contained ancillary accommodation and installation of sky slights to the north west (side) elevation. Southdown Old Farm House, South Town Road, Medstead, Alton, GU34 5PP. **Medstead PC objects to this application as the proposal appears to be out of scale with the whole, particularly as it is so close to the road and is adjacent to a listed building. Should EHDC be minded to approve this application, we would ask that a Condition is applied so that it shall not be sold as a separate dwelling.**
- g) **21274/008.** Revision to previously approved application (21274/007) to include 2 No. side windows at first floor to front gable and replacement garage (amended description). Heatherbank, Wield Road, Medstead, Alton, GU34 5NJ. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- h) **49185/002.** Certificate of Lawful Development for proposed works - six enclosed porches to front, side and rear. The Meadows, Soldridge Road, Medstead, Alton, GU34 5JF. **Medstead Parish Council have reviewed the details of the application and have no comment.**
- i) **54291/004.** Single storey lean-to extension to side. Overdale, Upper Soldridge Road, Medstead, Alton, GU34 5QG. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- j) **37899/002.** Reformed porch to the front, extension to garage to provide habitable accommodation [amended plans]. 3 The Oaks, Medstead, Alton, GU34 5PS. **Medstead Parish Council wishes to register an objection to this proposal for the following reasons:**
  - **Principle of development:**

The proposed site of the conversion to habitable accommodation lies outside the Settlement Policy Boundary and therefore the development must comply with Policy CP19 of the EHDC Local Plan; Joint Core Strategy (JCS) and Policy 1 of The Medstead and Four Marks Neighbourhood Plan.

- Impact on the amenity of neighbouring properties:

The scale of the proposed conversion is considered to be contrary to Policy CP 27 of the JCS.

- Impact upon scale and character of dwelling:

Saved Policy HE2 of the Local Plan requires that alterations and extensions to buildings are designed to take account of the design, scale, and character of the original building, its plot size and its setting.

The proposal would be a substantial building sited to the front of the dwelling. The size of the proposed development would be larger than the existing detached garage on site and would be of a scale that competes with the main dwelling.

- Impact on the character of the area:

The bulk, height and mass of the proposal would appear to be overly dominant in the streetscene.

There were no further matters to discuss and the meeting was closed at 7.05pm.

Signed Chairman .....Date.....