

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 14th June 2017 at 6.30pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Elected Chair), Peter Fenwick & Jean Penny.

Also present: 1 member of public & Peter Baston (Parish Clerk).

	Action
17.43 APPOINTMENT OF CHAIR Councillor Roy Pullen was elected Chair being proposed by Cllr Fenwick and seconded by Cllr Penny.	
17.44 OPEN SESSION <ul style="list-style-type: none"> i. Medstead Parish Council had received a letter from an EHDC Development Inspector regarding "1 The Crescent, Medstead" regarding the height of a fence adjacent to the highway. Cllr Pullen advised that a planning application would be forthcoming shortly in this respect. ii. Cllr Pullen mentioned that the actions as detailed in the "Road Safety Audit Phase Two" as prepared by David A Graham Associates Ltd for Mid Hants Railway Ltd in respect of Boyneswood Road bridge appear not to have been actioned. The Clerk was asked to contact EHDC and to ascertain from them why the various recommendations that are in the survey have not been carried out. iii. Cllr Pullen detailed the nominations for affordable housing on the Miller homes development just received from EHDC. 	Clerk
17.45 APOLOGIES. Cllr Mike Smith. Apology approved.	
17.46 DECLARATIONS OF INTEREST There were no statutory declarations.	
17.47 MINUTES <ul style="list-style-type: none"> i. The minutes of the meeting held on the 10th May 2017, previously circulated were signed and agreed as a true record. ii. There were no matters arising. 	
17.48 CHAIRMANS REPORT Cllr Pullen had submitted a report to the meeting as follows: "Again a quiet month with no major applications just a few private extensions, etc. and some change of condition applications. The major developers in Lymington Bottom Road have been fairly well behaved, helped hugely by the dry weather. The Friars Oak and the Bargate sites are still rumbling along in the background, the demolition of Boyneswood Lodge being the only activity of any note and this seems to have passed off without too much cause for concern to the local residents."	
17.49. TERMS OF REFERENCE The Planning Committee Terms of Reference were reviewed and apart from one minor amendment were agreed and would be formally submitted to the next Full Council to seek approval.	Clerk

17.50 EHDC DECISION NOTICES

Reference No: 21375/003 PARISH: Medstead
Location: Highclere, 28 Abbey Road, Medstead, Alton, GU34 5PB
Proposal: Double garage to front of house (as amended by plans received 1 May, 2017).
Decision: PERMISSION Decision Date: 4 May, 2017

Reference No: 21260/010 PARISH: Four Marks
Location: Ashridge, 18 Boyneswood Road, Medstead, Alton, GU34 5DY
Proposal: Single storey extension after demolition of garage
Decision: PERMISSION Decision Date: 10 May, 2017

Reference No: 35561/008 PARISH: Medstead
Location: Bakkehuset, 68 Lymington Bottom Road, Medstead, Alton, GU34 5EP
Proposal: Retention of detached double garage to front
Decision: REFUSAL Decision Date: 18 May, 2017

17.51 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

i. 57152

Single storey extension to front.

14 Bluebell Gardens, Medstead, Alton, GU34 5FQ.

Medstead Parish Council have reviewed the details of the application and have no objection.

ii. 25256/039

Variation of condition 4 of 25256/032 to allow condition to read as follows - 'Phase 1 and phase 3 will be swapped over, the site compound is relocated to the northern boundary and the addition of a temporary 2m high close board fence from no. 7 to no. 4 watercress way will replace the heras tree protection fencing - due to noise and dust concerns raised by the residents.

Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton.

Medstead Parish Council have reviewed the details of the application and have no objection.

iii. 57222

Replacement roof over existing annexe and garage, re-site bedroom studio to first floor and convert garage to games room. Detached garage to front.

St Cecillas, 65 Lymington Bottom Road, Medstead, Alton, GU34 5EP.

Medstead Parish Council has no objection to the planned alterations to the house but would request that the Planning Officer assures himself that the privacy of the neighbouring properties has been respected. So far as the proposed garage is concerned, we would ask that officer checks that an appropriate distance has been established between the highway and the garage and that there is suitable screening.

Additionally, we would request that the arboriculture officer considers any impact on the tree root system. Should the officer be minded to approve we would ask that permission be conditioned to exclude the possibility of conversion into habitable property at a later date.

iv. 55301

Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 2.8 metres.

Oak Tree, Redwood Lane, Medstead, Alton, GU34 5PE.

Medstead Parish Council will leave this to the expertise of the Planning Officer and have no other comment to make.

v. 32373

First floor side extension and infilling of existing porch.

17 Windmill Fields, Four Marks, Alton, GU34 5HJ

Medstead Parish Council note this application but will leave this to Four Marks Parish Council in whose parish this resides to comment upon.

vi. 56783

Single storey rear extension, first floor side extension and re-roof front porch

Broadlands House, Lower Paice Lane, Medstead, GU34 5PX

Medstead Parish Council have reviewed the application and have no objection.

vii. 55301/001

Lawful development certificate proposed - single storey extension to side of property and single storey rear extension

Oak Tree, Redwood Lane, Medstead, GU34 5PE

Medstead Parish Council will leave this to the expertise of the Planning Officer and have no other comment to make.

viii. 55258/011

Deed of Variation of to permission 55258/004

Land north of Boyneswood Lane, Medstead

Medstead Parish Council wish to make the following observations regarding the proposed deed of variation together with its covering letter.

Regarding the proposed location of the works compound and onsite parking, it is noticeable that a plan of the proposed location within the site. Notwithstanding the objective of minimizing the impact offsite parking on the neighbours, MPC wish to be reassured that there will no trespass into the covenanted open space on the east of the development. This is to ensure there is minimal impact on the flora and fauna of the area.

With regard to the proposed change in the split in tenure of the affordable housing from 70/30 to 50/50, this would appear to be driven by financial issues to satisfy the demands of the financial landowner and to the detriment of those in need of affordable housing.

The business model for this development would appear to be finely balanced around the cost of providing a foul water main drainage system with the developer taking the easy option of not engaging in a constructive manner with the railway company. Medstead PC believes the railway company did not veto the construction of a sewer across his bridge but demanded appropriate engineering surveys to be undertaken at the developer's expense or they would go to the High Court for an injunction.

<p>On behalf of another development (25256), Thames Water have recently completed the first stage of an assessment of constructing a sewer over Boyneswood Road Bridge with a second stage due to commence sometime after 10th July 2017.</p> <p>MPC believes that consideration of the proposed deed of variation, and in particular, to the tenure split for 55258 to be premature and should await the outcome of the Thames Water study because if that route is viable for 25256 then surely Bargate could connect into the same sewer.</p> <p>Additionally, MPC believes that the planning officer will wish to review the Bargate Homes business model to ensure that proper account has been taken of income derived from third party developments connecting into their alternative sewer route. (See 55460)</p> <p>Medstead Parish Council objects to the application as submitted.</p> <p>ix. 477159 New Premises Licence Application. FFF Brewery Shop, Station Approach, Four Marks, GU34 5HN Medstead Parish Council have reviewed the application and fully support this application.</p>	
<p>17.52 STREET NAMING & NUMBERING</p> <p>Following an e mail received from the EHDC Street Naming and Numbering Officer regarding the new development of 9 dwellings (4 houses and 5 flats) at Mansfield Business Park, Station Approach, Medstead, in which a road name had been suggested, this was considered by the Parish Council but rejected on the basis that it related to something in the neighbouring parish and not Medstead, was over a mile away. Medstead PC felt the name should be more in keeping with the immediate area and maybe be railway related to ensure the heritage of the site. The Clerk would respond on that basis to EHDC.</p>	<p>Clerk</p>

There were no further matters to discuss and the meeting was closed at 7.15pm.

Signed ChairmanDate.....