

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 7th December 2016 at 6.00pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Chairman), Peter Fenwick & Mike Smith.

Also present: Peter Baston (Clerk).

16.87 OPEN SESSION

None.

16.88 APOLOGIES

None.

16.89 DECLARATIONS OF INTEREST

There were no statutory declarations.

16.90 MINUTES

The minutes of the meeting held on the 9th November 2016, previously circulated **were signed and agreed as a true record.**

16.91 CHAIRMANS REPORT

With Cllr Fenwick, attended the appeal for land to the North of Station Approach, Four Marks, Hampshire, GU34 5PZ at EHDC. The outcome is awaited.

16.92 CONSULTATION ON REVISIONS TO THE HAMPSHIRE DRAFT OF COMMUNITY INVOLVEMENT CONSULTATION (PLANNING).

The Consultation was noted but Medstead Parish Council would not be commenting.

16.93 COMMUNITY INFRASTRUCTURE LEVY FUNDING DECISION PROTOCOL

Cllr Pullen reported that with the Clerk, he had attended the recent CIL Funding Protocol presentation. Cllr Fenwick commented that prior to the CIL funds becoming available, a bank account should be set up to ring fence CIL funding. This would be taken to F&GP Committee to agree this course of action.

Action F&GP Committee.

16.94 EHDC DECISION NOTICES

Reference No: 56715 PARISH: Medstead

Location: Ryecroft, Five Ash Road, Medstead, Alton, GU34 5EH

Proposal: Two storey dwelling following demolition of single storey dwelling

Decision: REFUSAL

Reference No: 24396/004 PARISH: Medstead

Location: Barnfield, West End Lane, Medstead, Alton, GU34 5QA

Proposal: Part two storey, part first floor extension to side and single storey extension to rear

Decision: REFUSAL

16.95 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **52623/001.** Single storey side extension. Buddleia House, Boyneswood Road, Medstead, Alton, GU34 5EA. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- b) **37993/003.** Retention of detached garage. Pleasington House, High Street, Medstead, Alton, GU34 5LW.
The drawing shows a car barn rather than a garage which replaces an existing car barn with the new barn having been in situ for several years. Medstead Parish Council consider that this application should have been retrospective therefore as the car barn has already been built.
- c) **24469/006.** All weather riding arena. Warwick Lodge, Soldridge Road, Medstead, Alton, GU34 5JF. **Medstead Parish Council are aware that there could be discrepancies with regard to the neighbouring property and would point out that our comments are made on the assumption that the details shown are correct. We expect that the planning officer would check the reported discrepancies in as far as they affect Planning issues. Should the neighbour's claim be correct then the application should be rejected for correct details to be submitted.**

Medstead Parish Council are worried about the privacy impact upon the neighbours with the current proposed position of the ménage being right up tight to the western boundary. It would be less intrusive if moved across to the eastern boundary where it would not impact upon the neighbours on that side.

No survey drawing with levels have been submitted so Medstead Parish Council cannot comment on the position of the proposed soakaway shown. As the soakaway is adjacent to boundary, this could cause problems to the neighbouring property if incorrectly designed or constructed, so there should be survey drawings, test holes dug, calculations done and a proper drainage scheme submitted showing sizes of French drains, soakaway/attenuation crates, etc, etc.

In view of the close proximity to residential property any permission should be conditioned as follows:

"Any permission granted should be for the private and personal use of the applicant or their family."

There is no mention of manure heap, which should be kept as far away from the road and residencies as possible.

Any proposed lighting should be approved prior to installation and should conform to the Dark Sky standards.

- d) **56366/002.** Replacement dwelling and detached garage, and new access following demolition of existing dwelling, garage and outbuilding. Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF. **Although having permitted development rights, the size of this application appears to be in excess of the permitted 50% increase. EHDC need to have a consistent approach to such developments which should ideally be in the form of a formal**

policy statement by EHDC. However, Medstead Parish Council have no objection if this application complies to the current policy for the size of development but would also request that Highways consider the new entrance that is being proposed and defer consideration to them.

- e) **53980/002** Change of use of land from agricultural to equestrian and addition of a cabin. Hart Hill, Grosvenor Road, Medstead, Alton. **Medstead Parish Council have reviewed the details of the application and have no objection to the change of use. However, if EHDC were to approve the application, then an agricultural restriction should be imposed and be subject to a three year temporary approval.**
- f) **55814.** Detached two storey dwelling (amendment to previously approved 55118/001). Land West of, Stoney Lane, Medstead, Alton. **Medstead Parish council strongly objected to this extension when it was shown on the first application ref 55118/001 for a new dwelling on this plot as the majority of it was outside of the Settlement Policy Boundary although the house itself was inside. The application was subsequently revised to exclude the extension and we had no further objection – see our published comments.**

Comment Date: Tue 14 Jul 2015

- i. ***Objection, as part of the house appears to be outside the settlement policy boundary.***

Comment Date: Wed 29 Jul 2015

- ii. ***Thank you for the amended plans for the proposed new dwelling at The Boynes. I can confirm that this has addressed the Parish Council's objection.***

This latest application ref 55814 is to reinstate the additional room almost exactly as that which was removed to obtain planning permission and is still outside of the SPB. Therefore we object most strongly to this application.

- g) **37241/003** Two storey extension to rear, pitched roof over existing utility room to replace flat roof area. Summerlea, Hussell Lane, Medstead, Alton, GU34 5PF. **Medstead Parish Council have reviewed the details of the application and have no comment.**
- h) **49185/003** Porch to front, single storey extension to side. The Meadows, Soldridge Road, Medstead, Alton, GU34 5JF. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- i) **24556/010** Two storey extension to front and alterations to ground floor. Meadow View Farm, Redwood Lane, Medstead, Alton, GU34 5PE. **Medstead Parish Council have reviewed the details of the application and have no comment to make. However, Medstead Parish Council would like to query why it has taken so long for this notification to be made known to the Council.**

There were no further matters to discuss and the meeting was closed at 6.45pm.

Signed ChairmanDate.....