

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 11th February 2017 at 6.00pm at Medstead Village Hall.

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

Also present: Mrs G Fuzzard (member of public) & Peter Baston (Parish Clerk).

	Action
<p>17.9 OPEN SESSION</p> <ul style="list-style-type: none"> i. Cllr Smith mentioned the notices being erected for work in Lymington Bottom Road near to the Cala site. This was work associated with the connection to the main sewer system for the Cala site. ii. Cllr Smith further mentioned the excessive mud on Lymington Bottom Road, the road surface in that area and the poor road markings near to the railway bridge which was considered to be dangerous. The Clerk was asked to contact HCC and inform them of the situation. iii. Cllr Fenwick asked about the pipe work being installed in Lymington Bottom Road and was informed that this was outstanding fibre optic cabling. iv. Cllr Pullen mentioned that there will be future work in the Boyneswood Road area to increase the mains water pressure. v. Cllr Pullen highlighted the anomaly of the road name at Friars Oak where the current road sign is incorrectly spelt. The Clerk was asked to contact EHDC to get this rectified. vi. Further the Clerk was asked to contact EHDC about possible road names for the forthcoming WLG site where it was felt road names ought to be begin with "Beechlands". 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p>17.10 APOLOGIES. None.</p>	
<p>17.11 DECLARATIONS OF INTEREST There were no statutory declarations.</p>	
<p>17.12 MINUTES</p> <ul style="list-style-type: none"> i. The minutes of the meeting held on the 11th January 2017, previously circulated were signed and agreed as a true record. ii. There were no matters arising. 	
<p>17.13 CHAIRMANS REPORT</p> <p>Things have been a little busier for planning committee this last month. I attended a Planning committee at Penns Place for the first time for over 6 months, this time for a reserved matters application on the Bargate Homes site, land north of Boyneswood Lane. They approved the application although there was a lot of discussion amongst the members, so it was worth taking it to committee, so thanks to our Ward Councillor Deborah Jackson for that.</p> <p>The appeal for the dwellings in Station Approach was upheld so now wait for other applications to roll in on that road. Will be interesting to see how easily or not it is to sell the houses here when built.</p> <p>Friars Oak still not starting although the William Lacey Group have agreed to have liaison meetings. The first of which was arranged for this Wednesday - the same evening as our planning and full council meetings. However has now been rearranged for 13th March 2017.</p>	

<p>The application for new retail units and flats over at Lymington Barns is continuing through the process.</p>									
<p>17.14 CORRESPONDENCE The Committee reviewed a consultation document on a revised gypsy & traveller accommodation assessment which had been received from EHDC. The Clerk was asked to complete the return document and send to EHDC.</p>	<p>Clerk</p>								
<p>17.15 S106 PROJECT FUNDING Discussion ensued over the future projects which the Parish Council need to consider and a revised table would be drawn up by Cllr Fenwick based on the template from Fairford Town Council. The issue over the possible Village Hall extension / car park was discussed and would be brought to Full Council.</p>									
<p>17.16 CALA HOMES ALLOTMENT / PLAY AREA PROVISION An e mail had been received from Cala Homes regarding the provision of allotments and play area at the site off Lymington Bottom Road.</p> <p>Following discussion, this was referred to the Full Council meeting on 8th February 2017, where the subject was already on the agenda. However, but subject to Full Council agreement, the Clerk was asked to respond back to Cala to state:</p> <p>Allotments</p> <ul style="list-style-type: none"> i. Whilst the Parish would take on the freehold of the allotments, the preference would be for a local Allotment Association to take on the running of the site; ii. No rules were currently in place for the running of the allotments in Medstead as no allotments exist but these would be drafted in due course based on the Allotments Association recommended guidelines; iii. Medstead Parish Council are concerned over:- <ul style="list-style-type: none"> a. the proposed layout of the allotment plots as there will need to be connecting paths between plots of around 750mm which are not currently shown on the plan; b. the lack of space for a large shed (and possible WC) for allotment holders to store equipment which Cala Homes had previously stated would be included; c. the lack of a hard standing area which would allow bulk materials (e.g. compost) to be delivered to the allotment site which would also need to be coupled with a double entry gate which is also not shown on the current plan. <p>Play Area</p> <ul style="list-style-type: none"> iv. Subject to Full Council approval, it was felt that the proposed play area should be the responsibility of a management company rather than the Parish Council. <p>General</p> <ul style="list-style-type: none"> v. It was suggested that the next stage be a meeting between the Parish Council and Cala Homes. 	<p>Clerk</p>								
<p>17.17 EHDC DECISION NOTICES</p> <table border="1" data-bbox="76 1742 1426 1944"> <tr> <td>Reference No:</td><td>27121/005</td></tr> <tr> <td>Location:</td><td>Medstead Hardware Stores, High Street, Medstead, Alton, GU34 5LW</td></tr> <tr> <td>Proposal:</td><td>One pair of semi-detached dwellings to rear (additional drainage details received 24/11/2016)</td></tr> <tr> <td>Decision:</td><td>PERMISSION Decision Date: 10 January, 2017</td></tr> </table>	Reference No:	27121/005	Location:	Medstead Hardware Stores, High Street, Medstead, Alton, GU34 5LW	Proposal:	One pair of semi-detached dwellings to rear (additional drainage details received 24/11/2016)	Decision:	PERMISSION Decision Date: 10 January, 2017	
Reference No:	27121/005								
Location:	Medstead Hardware Stores, High Street, Medstead, Alton, GU34 5LW								
Proposal:	One pair of semi-detached dwellings to rear (additional drainage details received 24/11/2016)								
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Reference No:	49185/003	
Location:	The Meadows, Soldridge Road, Medstead, Alton, GU34 5JF	
Proposal:	Porch to front, single storey extension to side	
Decision:	PERMISSION	Decision Date: 19 January, 2017

Reference No:	24469/006	PARISH: Medstead
Location:	Warwick Lodge, Soldridge Road, Medstead, Alton, GU34 5JF	
Proposal:	All weather riding arena (additional drawing and email received 8 December 2016)	
Decision:	PERMISSION	Decision Date: 27 January, 2017

Reference No:	37241/003	PARISH: Medstead
Location:	Summerlea, Hussell Lane, Medstead, Alton, GU34 5PF	
Proposal:	Two storey extension to rear, pitched roof over existing utility room to replace flat roof area (Amended plans received 15/1/17)	
Decision:	PERMISSION	Decision Date: 31 January, 2017

Reference No:	54485/002	PARISH: Medstead
Location:	Sunnydene, Stoney Lane, Medstead, Alton, GU34 5EL	
Proposal:	Lawful development certificate - existing - use of buildings and land for storage (B8) (additional information received on 14/11/2016).	
Decision:	LAWFULNESS CERTIF - EXISTING - PERMITTED	Decision Date: 2 February, 2017

PLANNING APPEAL DECISION

The Planning Inspectorate APP/M1710/D/16/3159561

Reference No:	26826/009	PARISH: Medstead
Location:	Oakland, Stancomb Lane, Medstead, GU34 5QB	
Proposal:	First floor extension to side	
Decision:	APPEAL ALLOWED	Decision Date: 8 February, 2017

17.18 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

i. 26184/023.

Construction of new lean-to onto side of existing agricultural building.
Trinity Farm, Trinity Hill, Medstead, Alton, GU34 5LT.

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

ii. 55258/007

Beech (T7) - Raise crown to a height of 5.6m.
Land north of, Boyneswood Lane, Medstead, Alton.

Medstead Parish Council will leave this to the EHDC tree officer to resolve.

iii. 35161/006

English Oak (part of group G1) - at front of property, adjacent to drive - remove 5 lowest limbs, pruning back to 0.5m from trunk.
1 The Oaks, Medstead, Alton, GU34 5PS.

Medstead Parish Council will leave this to the EHDC tree officer to resolve.

<p>iv. 55258/008 Oak (T8) - Raise crown to a height of 5.8m. Land north of, Boyneswood Lane, Medstead, Alton. Medstead Parish Council will leave this to the EHDC tree officer to resolve.</p> <p>v. 39281. (Notification of Householder application in a Neighbouring Parish). First floor extension above garage, single storey extension to side, single storey extension to rear. Fairlight House, 1 Fairlight Gardens, Four Marks, Alton, GU34 5HT. Medstead Parish Council have reviewed the details of the application and have no comment.</p> <p>vi. 56936 Five units for A1, A2 & B1 (office), seven residential units following demolition of existing commercial building, associated landscaping, ancillary space and car parking (as amended by plans received 26 January 2017). Lymington Farm Industrial Estate, Lymington Bottom Road, Medstead, Alton. Medstead Parish Council reiterates its previous comments in that it fully supports this application, as it would tidy up and enhance an area of a brown field site, provide additional small retail units, provide the opportunity for more local employment and provide some much needed small apartments, hopefully for local residents.</p> <p>However, in addition to the two earlier points made by Medstead Parish Council regarding surface water and wheelie bin provision, Medstead Parish Council are also concerned over the number of parking spaces given the additional premises being planned.</p>	
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There were no further matters to discuss and the meeting was closed at 7.05pm.

Signed ChairmanDate.....