

# MEDSTEAD PARISH COUNCIL

## Minutes of the Planning Committee held on Wednesday 10<sup>th</sup> May 2017 at 6.30pm at Medstead Village Hall.

**PRESENT:** Councillors Peter Fenwick (Chair), Mike Smith & Jean Penny.

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

In the absence of Councillor Pullen, Councillor Fenwick was appointed Chair of the meeting.

	Action
<p><b>17.35 OPEN SESSION</b></p> <p>i. Cllr Fenwick highlighted the response to the Local Plan 3. In addition to the response already submitted by the Medstead and Four Marks Neighbourhood Plan Steering Group (NPSG), Medstead PC make wishes to make the following observation: namely, that EHDC should, at all times, consider the cumulative impact of completed developments, together with those developments that are being constructed or have been approved or for which planning applications have been submitted, especially when compiling the Strategic Housing Land Availability Assessment. The Clerk would respond to EHDC.</p> <p>ii. Cllr Fenwick mentioned that progress needs to be made on the allocation of the allotment site at the Cala development site off Lymington Bottom Road as this was a condition of construction. He reported that the Clerk had tried to engage with Cala to arrange a meeting and despite chasing, a response was still awaited. He mentioned that he believed the intention is to transfer the freehold from Cala to Medstead Parish Council and a draft agreement was required along with a rental agreement. It was suggested that Medstead Parish Council join the Allotment Association in order that a model agreement can be sourced. Further, it was agreed that a sub committee be established to take this forward Cllr Fenwick offered to take the lead with support from the Clerk. The Clerk was asked to take this forward.</p>	<p><b>Clerk</b></p> <p><b>Clerk</b></p>
<p><b>17.36 APOLOGIES.</b> Cllr Roy Pullen. Apology approved.</p>	
<p><b>17.37 DECLARATIONS OF INTEREST</b> There were no statutory declarations.</p>	
<p><b>17.38 MINUTES</b></p> <p>i. The minutes of the meeting held on the 12<sup>th</sup> April 2017, previously circulated <b>were signed and agreed as a true record.</b></p> <p>ii. There were no matters arising.</p>	
<p><b>17.39 CHAIRMANS REPORT</b> Cllr Pullen had submitted a report to the meeting as follows:</p> <p>Firstly I would like to record my thanks to Cllrs Fenwick, Smith and Penny (our reserve committee member) for all the hard work put in over this last year, which at times has been trying.</p> <p>I have not counted the applications that we have considered but am sure that it must be a record number for this committee. We have had numerous retrospective applications, again a record</p>	

number, which means that either EHDC are getting a little tougher or that neighbours are getting totally “brassed” off with people doing stuff and hoping that no one will say anything and that after 7 years it is all legal. The down side on this is that EHDC do not seem to have the will to tough out one or two of these and make the applicant reverse the item, knock it down, change it back etc. instead seemingly to give approval in the end. It would only take one or two ‘big’ decisions to go against these applicants and word would very quickly get around that it could be a very expensive mistake to try and do something without the required planning permission.

Nothing outstanding this year, a couple of major housing developments, a few that went to appeal, a couple of which where the original refusal was upheld. A lot of minor extensions, etc. where a majority were for Certificates of Lawful Development. A lot of time has been spent trying to get developers to stick to the wording in their approved Construction Method Statements, with limited success. We have felt that we are not always given enough backing by EHDC on this issue.

#### 17.40 CORRESPONDENCE

The Committee noted:

- i. East Hampshire District Council (EHDC) Strategic Housing Land Availability Assessment – Call for Sites.
- ii. EHDC notice(s) of possible compliance breach at:
  - a. 24890/006 Long Acre, Paice Lane, Medstead, Alton, GU34 5PT.
  - b. 53305/001 and the subsequent reserved matters application 53305/006 for the development Land West of Lymington Farm Industrial Estate.
  - c. 56852 Operational Development - erection of fencing greater than 1 meter in height adjacent to a highway. 1 The Crescent, Medstead, Alton, GU34 5EG.

#### 17.41 EHDC DECISION NOTICES

<b>Reference No:</b> 57075	PARISH: Medstead
<b>Location:</b>	The Acorns, Wield Road, Medstead, Alton, GU34 5LY
<b>Proposal:</b>	Conversion of the garage roof space into a private study and storage area
<b>Decision:</b>	PERMISSION
	Decision Date: 3 April, 2017

<b>Reference No:</b> 28473/027	PARISH: Medstead
<b>Location:</b>	Lower Soldridge Farm, Soldridge Road, Medstead, Alton, GU34 5JF
<b>Proposal:</b>	Prior notification - Agricultural Barn for storage of crops, machinery, fertiliser, seed and feed.
<b>Decision:</b>	PRIOR APPROVAL NOT REQUIRED
	Decision Date: 31 March, 2017

<b>Reference No:</b> 57001	PARISH: Medstead
<b>Location:</b>	Milberry Close, Goatacre Road, Medstead, Alton, GU34 5PU
<b>Proposal:</b>	Replacement dwelling
<b>Decision:</b>	PERMISSION
	Decision Date: 7 April, 2017

<b>Reference No:</b> 25230/005	PARISH: Medstead
<b>Location:</b>	The Cottage, Grosvenor Road, Medstead, Alton, GU34 5JE
<b>Proposal:</b>	Single storey extension to rear following demolition of existing rear extension
<b>Decision:</b>	PERMISSION
	Decision Date: 7 April, 2017

<p><b>Reference No:</b> 55258/009 PARISH: Medstead</p> <p><b>Location:</b> Land north of, Boyneswood Lane, Medstead, Alton</p> <p><b>Proposal:</b> Removal of condition 16 relating to Code for Sustainable Homes of Appeal Decision APP/M1710 A/14/2225146</p> <p><b>Decision:</b> PERMISSION <span style="float: right;">Decision Date: 20 April, 2017</span></p>	
<p><b>Reference No:</b> 51856/007 PARISH: Medstead</p> <p><b>Location:</b> Notre Maison, Hussell Lane, Medstead, Alton, GU34 5PF</p> <p><b>Proposal:</b> Lawful Development Certificate for Proposed Development- Single storey rear extension</p> <p><b>Decision:</b> LAWFULNESS CERTIF - PROPOSED - PERMITTED <span style="float: right;">Decision Date: 25 April, 2017</span></p>	
<p><b>17.42 PLANNING APPLICATIONS</b></p> <p>The Committee made the following comments on the Planning Applications:</p> <p>i. <b>31501/013.</b> Single storey extension to side Green Oak, Brighton Road, Medstead, Alton, GU34 5NB <b>Medstead Parish Council have reviewed the details of the application and have no objection.</b></p> <p>ii. <b>56157/006</b> Electric gates to front New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW <b>Medstead Parish Council have reviewed the details of the application and question whether this complied with the Village Design Statement. Also is this an appropriate design for a country bridleway and request that the case officer checks with the Hampshire County Council Countryside Access Team.</b></p> <p>iii. <b>56366/003</b> Lawful development certificate proposed - two outbuildings in rear garden Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF <b>Medstead Parish Council have reviewed the details of the application and have no objection.</b></p> <p>iv. <b>55459/001</b> Single storey front and rear extensions Marella, 24 Lymington Bottom Road, Four Marks, Alton, GU34 5EW <b>Medstead Parish Council have reviewed the details of the application and have no objection.</b></p> <p>v. <b>52623/003</b> Prior notification for single storey development extending 4.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.2 metres and a maximum height of 3.4 metres. Buddleia House, Boyneswood Road, Medstead, Alton, GU34 5EA. <b>Medstead Parish Council repeats its comments from the previous application (52623/002) in that there are still little detail on the web site except a block plan. There is concern that the proposed orangery will take up all of the back garden leaving only a small amount of garden to the side of the house. This means there would be nowhere to sit out privately and would also have a detrimental impact on the neighbouring property.</b></p>	

<p><b>vi. 51856/008</b>  Single storey extension to front, alterations to front and rear dormers, new ramp access and re-roof, clad and render  Notre Maison, Hussell Lane, Medstead, Alton, GU34 5PF  <b>Medstead Parish Council have reviewed the details of the application and have no objection.</b></p> <p><b>vii. 51856/009</b>  Detached car port, revised hardstanding and vehicular access  Notre Maison, Hussell Lane, Medstead, Alton, GU34 5PF  <b>Medstead Parish Council have reviewed the details of the application and have no objection subject to it being conditioned that it shall not be converted into habitable accommodation or used for any other use thereafter.</b></p>	
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There were no further matters to discuss and the meeting was closed at 6.55pm.

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