

MEDSTEAD PARISH COUNCIL

**Minutes of the Planning Committee held on Wednesday 11th October 2017 at 6.30pm
at Medstead Village Hall.**

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

Also present: Peter Baston (Parish Clerk).

	Action
<p>17.77 OPEN SESSION</p> <ul style="list-style-type: none"> i. Cllr Pullen mentioned that whilst no information had been received for the appeal at 1 The Crescent, he asked the Committee if a further fence on the opposite side of the road ought to be referred to EHDC Enforcement. It was agreed that for consistency, the Parish Council should write to Sean Baldock at EHDC to make them aware of the fence which has been erected on the McNeil Yard boundary on Red Hill Medstead. ii. Cllr Pullen stated that in accordance with section 3.5 of the Construction and Development Management Plan for the Bargate Homes Development at Land North of Boyneswood Lane, Medstead, regular communication with locals is required and the clerk was asked to write to the EHDC Planning Officer to request that they ensure that this communication with residents is established. iii. Cllr Pullen advised that no formal decision had been reached for the appeal at 68 Lymington Bottom Road but a letter on the EHDC Planning portal from the Planning Inspectorate to the Planning consultant asking if the appellant would accept a Condition regarding landscaping, etc should the Inspector allow the appeal. iv. Cllr Pullen mentioned that a new development company was seeking land at Lymington Bottom, Four Marks for 68 dwellings and the local District councillors had been made aware. No formal EIA or outline planning permission had been undertaken at this stage. v. The committee has become aware that there is a business unit at O’Neil’s that may be being used as a fitness studio/gymnasium which might be contrary to the property’s business classification. After discussion, the committee agreed that this matter was outside their remit and decided that it should be ‘noted’ and closed vi. Cllr Fenwick mentioned that the development next to Medstead Hardware shop was progressing. 	<p>Clerk</p> <p>Clerk</p>
<p>17.78 APOLOGIES. Cllr Mike Smith (approved).</p>	
<p>17.79 DECLARATIONS OF INTEREST There were no statutory declarations.</p>	
<p>17.80 MINUTES</p> <ul style="list-style-type: none"> i. The minutes of the meeting held on the 13th September 2017, previously circulated were agreed as a true record. They would be signed by the Chairman at the next meeting. ii. No Matters Arising. 	<p>Cllr Pullen</p>
<p>17.81 CHAIRMANS REPORT Yet another quiet month on the Planning front in terms of new applications</p> <p>I attended the opening session for the Annaliese appeal hearing yesterday morning in Alton. The appellant tried to have an alternative scheme submitted to the appeal that could be considered should the appeal fail. EHDC strongly objected to this and the Inspector refused to accept the alternative scheme on the grounds that it would not have gone through the correct process.</p>	
<p>17.82 PRE SUBMISSION SOUTH DOWNS LOCAL PLAN CONSULTATION This was noted by the Committee.</p>	

17.83 PLANNING APPEAL(S) NOTIFICATION**56366/002 – Planning Inspectorate Reference: APP/M1710/W/17/3177346**

Replacement dwelling with balcony and detached garage, and new access following demolition of existing dwelling, garage and outbuilding. **Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF**
Cllr Pullen attended the hearing and the outcome for this appeal is awaited.

17.84 EHDC DECISION NOTICES

Reference No:	25256/040	PARISH: Medstead
Location:	Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton	
Proposal:	Variation of conditions 14 and 30 of permission 25256/032 to allow substitution of plans	
Decision:	PERMISSION	Decision Date: 6 September, 2017

Reference No:	56366/004	PARISH: Medstead
Location:	Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF	
Proposal:	Lawful development certificate proposed - to provide two outbuildings in the rear garden of the dwelling house (amended by plans received on 16/8/17)	
Decision:	LAWFULNESS CERTIF - PROPOSED - REFUSED	Decision Date: 7 September, 2017

Reference No:	54485/004	PARISH: Medstead
Location:	Sunnydene, Stoney Lane, Medstead, Alton, GU34 5EL	
Proposal:	New storage building (B8) to replace existing fire damaged storage buildings.	
Decision:	PERMISSION	Decision Date: 8 September, 2017

Reference No:	56936	PARISH: Medstead
Location:	Lymington Farm Industrial Estate, Lymington Bottom Road, Medstead, Alton	
Proposal:	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)	
Decision:	PERMISSION	Decision Date: 13 September, 2017

Reference No:	33039/002	PARISH: Medstead
Location:	Clouds, Soldridge Road, Medstead, Alton, GU34 5JF	
Proposal:	First floor loft conversion with five dormer windows, stair lobby and porch	
Decision:	PERMISSION	Decision Date: 15 September, 2017

Reference No:	26937/002	PARISH: Medstead
Location:	Sherdruck, Wield Road, Medstead, Alton, GU34 5NJ	
Proposal:	Single and two storey rear extension, first floor side extension, timber cladding to ground floor front and sides, render to first floor sides, detached garage following demolition of existing garage (as amended by plans received, 7 September, 2017).	
Decision:	PERMISSION	Decision Date: 25 September, 2017

Reference No:	25256/041	PARISH: Medstead
Location:	Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton (previously Boyneswood Lodge GU34 5DY)	
Proposal:	Display of 10 flag poles and flags and 5 free standing signs	
Decision:	CONSENT	Decision Date: 27 September, 2017

Reference No:	32566/002	PARISH: Medstead
Location:	Edenfield, 38 Lymington Bottom Road, Medstead, Alton, GU34 5EW	
Proposal:	Conservatory to rear	
Decision:	PERMISSION	Decision Date: 22 September, 2017

17.85 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

i. 57152/001

Single storey extension to the front.

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

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

ii. 31802/005

Lawful development certificate existing - use of barn for the storage of agricultural equipment and fodder.

The Lilacs, Homestead Road, Medstead, Alton, GU34 5NA.

Medstead Parish Council have reviewed the details of the application and providing that the case officer is content that the applicant has provided the necessary evidence that the barn has existed for the prescribed time, Medstead Parish Council have no objection.

iii. 38813/002

Front dormer.

SilvaOak, Roe Downs Road, Medstead, Alton, GU34 5LG.

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

iv. 28395/005

Retention of close boarded wooden fence of 160cm and 130cm in height.

Iona, Hussell Lane, Medstead, Alton, GU34 5PF

Medstead Parish Council have reviewed the details of the application and consider that the fence is out of keeping with the Village Design Statement and therefore object to this application.

v. 55262/002

Replacement single storey dwelling and detached garage and workshop following demolition of existing dwelling and sheds.

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

Medstead Parish Council have reviewed the details of the application and consider that the development is in keeping with the street scene and have no objection subject to EHDC being content that the calculations for the floor space as opposed to the existing footprint are in line with planning regulations.

vi. 57086/001 (NB Four Marks Parish Application)

Retention of conversion of upper floor of detached garage to office/gym.

39 Penrose Way, Four Marks, Alton, GU34 5BG

Medstead Parish Council have no comment to make on this application.

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

Signed ChairmanDate.....