

# MEDSTEAD PARISH COUNCIL

## Minutes of the Planning Committee held on Wednesday 11<sup>th</sup> May 2016 at 6.30pm at Medstead Village Hall.

**PRESENT:** Councillors Roy Pullen (Chairman), Peter Fenwick, Stan Whitcher & Mike Smith. There were no members of the public present.

**Also present:** Peter Baston (Clerk).

### 16.32 OPEN SESSION

- i. Cllr Smith stated that, as a resident, he had been informed by EHDC that the planning application at 68 – 70 Lymington Bottom Road had been refused by EHDC.
- ii. Cllr Smith also mentioned that he had seen concrete lorry movements along the prohibited route to the Miller site on Lymington Bottom Road. Cllr Pullen would contact EHDC.
- iii. Cllr Fenwick advised the meeting that he believed that an application for 50 houses for the second phase at Friars oak was imminent.
- iv. Cllr Pullen had sent a note to EHDC on LP3 asking whether Medstead Parish Council needed to respond due to the outcome of the recent Neighbourhood Plan referendum
- v. The Clerk had received a communication from EHDC regarding a Tree Preservation Order (TPO – EH983) at Land north of Boyneswood Road which was noted by the Committee.
- vi. The Clerk had also received from EHDC notification of a planning appeal at Firfield, Windsor Rd ((Ref 56360), which the Committee noted.

### 16.33 APOLOGIES

None.

### 16.34 DECLARATIONS OF INTEREST

There were no statutory declarations.

### 16.35 MINUTES

The minutes of the meeting held on the 13<sup>th</sup> April 2016, previously circulated **were agreed as a true record.**

### 16.36 CHAIRMANS REPORT

Again this committee has had a very busy and challenging year and I would like to thank the committee members for their sterling efforts. They have had 12 meetings, six visits to Penns Place to represent the Parish Council at EHDC's Planning Committee meetings, several site visits and appeals, consultations and subjects such as the EHDC Local Plan Part 2 to deal with. In addition we reviewed the Parish Design Statement

**The Highs** (which this year have out-numbered the lows)

**EHDC refusals for inappropriate local developments at:**

- Station Approach
- The "Pig Farm" appeal dismissed with a strongly worded report from the Inspector.
- The Haven, Boyneswood Road

**The Lows:**

- Outcome of "Cala Homes" appeal.

Now that EHDC have, for a while, got a proven 5 Year Housing Land supply we had expected to get a quieter year in 2016 but from the applications received so far this is just not going to happen..

## 16.37 EHDC DECISION NOTICES

<b>Reference No.</b>	<b>55949/001</b>
<b>Location</b>	Land West of The Haven, Boyneswood Road, Medstead, Alton
<b>Proposal</b>	Outline application - Development of 17 two-storey dwellings and 1 replacement dwelling with garaging, landscaping and access road following demolition of bungalow (amended description - access to be considered at this stage) (as per additional information received 09/03/2016)
<b>Decision</b>	<b>Refusal</b>

<b>Reference No.</b>	<b>24469/005</b>
<b>Location</b>	Warwick Lodge, Soldridge Road, Medstead, Alton, GU34 5JF
<b>Proposal</b>	Extension of existing stable block comprising tack/feed room and additional loose box
<b>Decision</b>	<b>Permission</b>

<b>Reference No.</b>	<b>29096/001</b>
<b>Location</b>	Merrow Down, Boyneswood Lane, Medstead, Alton, GU34 5DZ
<b>Proposal</b>	Outline with some matters reserved - two dwellings with new access, driveways and detached garages following demolition of existing dwelling (as amended by plan received 24/09/2015 and 25/09/2015)
<b>Decision</b>	<b>Permission</b>

<b>Reference No.</b>	<b>56157/002</b>
<b>Location</b>	New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW
<b>Proposal</b>	Certificate of Lawful Development for Proposed Works - Extensions to the existing dwelling to provide two side extensions, one rear extension, a rear dormer, the erection of outbuildings and the laying of an area of hard standing within the curtilage of the dwelling house. (Amended plans received 30.03.2016.)
<b>Decision</b>	LAWFULNESS CERTIF - PROPOSED - PERMITTED

<b>Reference No.</b>	<b>55460</b>
<b>Location</b>	Parking Area Waste Land at Mansfield Business Park, Station Approach, Medstead, Alton
<b>Proposal</b>	Construction of nine dwellings with associated landscaping and parking
<b>Decision</b>	<b>Refusal</b>

<b>Reference No.</b>	<b>25056/036</b>
<b>Location</b>	Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton
<b>Proposal</b>	Variation of Condition 23 to Planning Permission 25256/032
<b>Decision</b>	<b>Permission</b>

<b>Reference No.</b>	<b>28487/003</b>
<b>Location</b>	Stratton Croft, Hussell Lane, Medstead, Alton, GU34 5PD
<b>Proposal</b>	Certificate of Lawful Development for proposed works - Single storey side and rear extensions
<b>Decision</b>	LAWFULNESS CERTIF - PROPOSED - PERMITTED

## 16.38 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- i. **22584/011.** Eco dwelling after demolition of existing dwelling. St Catherines, Paice Lane, Medstead, Alton, GU34 5PT. **As an identical previous application has been approved by EHDC, Medstead Parish Council has no objection.**
- ii. **39646/019.** Indoor riding school, relocation of existing sand school and bund. Northfield Stables, Soldridge Road, Medstead, Alton, GU34 5JF. **Medstead Parish Council has no objection.**
- iii. **37241/001.** Lawful development certificate proposed - two single storey side extensions and four porch extensions to external doors. Summerlea, Hussell Lane, Medstead, Alton, GU34 5PF. **Due to the complexity of this application, Medstead Parish Council will leave this to the EHDC case officer to resolve.**
- iv. **37241/002.** Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres Summerlea, Hussell Lane, Medstead, Alton, GU34 5PF. **Due to the complexity of this application, Medstead Parish Council will leave this to the EHDC case officer to resolve.**
- v. **30043/005.** Attached garage. 46 Abbey Road, Medstead, Alton, GU34 5PB. **No objection subject to the garage being only for the parking of private motor vehicles and ancillary domestic storage and for no other purpose. Further, that it shall not be converted into habitable accommodation or used for any other use thereafter.**
- vi. **56694.** Prior notification - Detached building for storage of agricultural vehicles and equipment. Land north of Grosvenor Croft, Grosvenor Road, Medstead, Alton. **Medstead Parish Council has no objection.**
- vii. **38545/003.** Single storey extension to side. Woodclose, Red Hill, Medstead, Alton, GU34 5EE. **Medstead Parish Council has no objection.**
- viii. **20568/010.** Detached garage and store to front. Redwood, Hussell Lane, Medstead, Alton, GU34 5PD. **No objection subject to the garage being only for the parking of private motor vehicles and ancillary domestic storage and for no other purpose. Further, that it shall not be converted into habitable accommodation or used for any other use thereafter.**
- ix. **21899/003.** Conservatory to rear and replacement automatic entrance gates to front. Oakmount, Boyneswood Road, Medstead, Alton, GU34 5EA. **Medstead Parish Council objects to the application on the basis that the gates are out of keeping with the area and the Village Design Statement (VDS). While it is accepted that these gates were previously used on another property in the road it is believed that they may have been erected without the benefit of Planning Permission. They are not set back far enough to allow vehicles to rest, keeping the footway clear, whilst waiting for the gates to open. Medstead Parish Council has no objection the rear conservatory.**
- x. **56366.** Lawful development certificate for proposed use - single storey rear extension, two single storey side extensions, porch to front. Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF. **Due to the complexity of this application, Medstead Parish Council will leave this to the EHDC case officer to resolve.**

There were no further matters to discuss and the meeting was closed at 7.10pm

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