



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 13th June 2018 at 6.30pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Chair), Peter Fenwick & Georgy Fuzzard.

Also present: Peter Baston (Parish Clerk).

	Action
18.43 OPEN SESSION i. None.	
18.44 APPOINTMENT OF CHAIR Councillor Roy Pullen was elected Chair being proposed by Cllr Fenwick and seconded by Cllr Fuzzard.	
18.45 APOLOGIES. Cllr Mike Smith. Holiday - Approved by Committee.	
18.46 DECLARATIONS OF INTEREST There were no statutory declarations.	
18.47 MINUTES i. The minutes of the meeting held on the Wednesday 9th May 2018 , previously circulated were agreed as a true record and signed by the Chairman. ii. No Matters Arising.	
18.48 CHAIRMANS REPORT Another quiet month with nothing of substance to report.	
18.49 CORRESPONDENCE i. Letter from EHDC regarding EHDC planning decision on case ref 28132/003. Noted by Committee.	
18.50 EHDC DECISION NOTICES	
<div> Reference No: 57723 Location: 36 Winston Rise, Four Marks, Alton, GU34 5HP Proposal: Lawful development certificate proposed - loft conversion with rear dormer and velux windows. Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 3 May, 2018 </div>	
<div> Reference No: 56366/005 Location: Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF Proposal: Replacement dwelling with detached garage and new access following demolition of bungalow, garage and outbuilding. Decision: PERMISSION Decision Date: 10 May, 2018 </div>	

Reference No:	24527/005
Location:	Richmond, Grosvenor Road, Medstead, Alton, GU34 5JE
Proposal:	Lawful Development Certificate for Proposed Development - Two storey and single storey extensions. 1 x obscurely glazed and non-opening below 1.7 metres first floor window in the north (side) elevation, 1 x first floor window and roof-light in the west (front) elevation and 2 x Juliet balconies in east (rear) elevation (as amended by plans received 14 and 15 May, 2018).
Decision:	LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 21 May, 2018

18.51 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- i. **57802.**
Clock Tower Cottage, Grosvenor Road, Medstead, Alton, GU34 5JE
Two storey front extension.
Medstead Parish Council have reviewed the details of the application and have no objection.
- ii. **56863/001**
Point Claire, Hussell Lane, Medstead, Alton, GU34 5PF
Single storey rear extension.
Medstead Parish Council have reviewed the details of the application and have no objection.
- iii. **22285/002.**
Northlands, Wield Road, Medstead, Alton, GU34 5NJ
Single storey rear extension following demolition of existing conservatory.
Medstead Parish Council have reviewed the details of the application and have no objection.
- iv. **29096/002.**
Merrow Down, Boyneswood Lane, Medstead, Alton, GU34 5DZ
Demolition of 'Merrow Down' bungalow and replace with 1 no. 4 bedroom dwelling and 1 no. 5 bedroom dwelling with separate accesses, driveways, garages and associated landscaping.
Medstead Parish Council have reviewed the details of the application and whilst noting that the case previously has been granted outline planning permission previously have no objection.
- v. **55258/012**
Land north of, Boyneswood Lane, Medstead, Alton
Variation of condition 6 of 55258/004 to remove classes A & E.
Medstead Parish Council have reviewed the details of the application and have no objection to this clause being removed on these plots but feel strongly that they should be retained on all other plots.

vi. 55258/013

Land north of, Boyneswood Lane, Medstead, Alton

Variation of condition1 of 55258/004 to change materials and variation of condition11 to allow substitution of plans.

Medstead Parish Council, having reviewed the details of this retrospective application and based on drawings as submitted, object to this application as the street scene appears radically altered over which we believe was previously agreed. Floor levels appear to have been changed on plots 25 – 30 with the floor level now being the same in each pair or terrace throughout these plots instead of the previous stepped terraces. The “hammer head” turning point has moved to the west and is now between plots 28 and 29. In addition, it also appears that the four visitor parking spaces shown on the approved layout have disappeared and we wish to ensure that the planning officer ensures that the requisite visitor spaces are made available.

The last few words of Condition 1 that the Planning Inspector approved, state ‘*and the development shall be carried out as approved*’.

These major changes should have been submitted and approved before being implemented on site. Work has commenced on these proposed changes that are under consideration contrary to the instructions of the Planning Inspector and in what could be seen as an attempt to restrict full consideration by the planning authority, neighbours and parish council.

Medstead Parish Council have no objection to the change in materials

vii. 56157/009

New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW

One and a half storey dwelling with rooms in roof, following demolition of existing dwelling and outbuilding.

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

viii. 52149/002

High Beeches, Boyneswood Road, Medstead, Alton, GU34 5DY

T1 Norway Spruce - Option 1 - Fell

T2 Common Beech - Raise South Easterly facing canopies to 5 metres from ground level

T3 Common Beech - Raise South Easterly facing canopies to 5 metres from ground level

T4 Common Beech - Reduce lower North Easterly facing primary branch growing over the roof by approx.4 metres, leaving a final length of approx.5 metres. Reduce 3 North Easterly facing primary branches within the upper canopy by approx.3 metres leaving a final length of approx.6 metres. Prune lower canopy away from the South Westerly elevation of the dwelling giving a clearance of approx.4 metres, raise remaining canopy over pergola to approx.4 metres from ground level. Thin remaining canopy by approx. 20%

T5 Common Ash – Fell.

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

ix. 52149/003

High Beeches, Boyneswood Road, Medstead, Alton, GU34 5DY

T1 Norway Spruce - Option 2 - Raise canopy to 5 metres from ground level.

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

x. 20387/001

Lark Hill, Wield Road, Medstead, Alton, GU34 5NJ

New chimney.

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

xi. 39120/002

The Grove, 42 Lymington Bottom Road, Medstead, Alton, GU34 5EW
Single storey extension to side.

Medstead Parish Council have tried to review the details of the application but given the lack of details on the EHDC planning portal, request that further detail of this case are shown in order that we can consider the case. Medstead Parish Council would therefore request an extension to 12th July 2018.

xii. 57449/001

Oaklea, South Town Road, Medstead, Alton, GU34 5PJ

Single storey rear extension, front extension, porch and new vehicle access.

If it is minded to approve, we would seek to ensure that there is a condition for root protection in accordance with the tree survey, during both the design and construction of the driveway.

For Information Only (as no extension allowed by EHDC)

xiii. 56157/008

New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW

Agricultural building to be used as barn and machinery shed and associated hardstanding (revised siting as amended by plan received, 21 May, 2018)

Medstead Parish Council are pleased that it has been moved back from the road but are concerned that the new position could now have an impact upon Footpath 17 and therefore ask if the HCC Countryside Access Team have been consulted upon this. There are also concerns that the new position may impact upon the neighbours at "La Jonchere". The use Condition should be included as originally requested.

Notification of Receipt of a Planning Appeal

xiv. Planning Inspectorate Reference: APP/M1710/X/17/3191438.

EHDC reference: 32532/003

Location: Threeways, Bighton Road, Medstead, Alton, GU34 5NB

Proposal: Lawful development certificate existing - material change of use of land for incorporation into the planning unit so as to change its use to domestic (blue hatched area on land use plan only).

Noted by Committee.

There were no further matters to discuss and the meeting was closed at 7.30pm.

Signed ChairmanDate.....