

Medstead Parish Council

Minutes of the extraordinary **Council Meeting** of Medstead Parish Council held in the Village Hall on **Wednesday 10th December 2014** at 6.45pm.

Present:

Cllrs D Jackson (Chairman), R Pullen (Vice-Chairman), Hans Taylor, P Buckland, P Fenwick, J Penny, and. There was one member of the public present.

Also in attendance: Miss Katie Knowles, Clerk.

14.56 OPEN SESSION

- Mrs Stevenson a resident of Cedar Stables, summarised the planning history of the site and the uncertainty about its future development. She informed the Councillors that in an effort to deal with the concerns of residents, a small group actively engaged with the landowner to broker an acceptable scheme for the site which would meet the aspirations of both parties and the residents living in the close proximity of the site. This includes allowing pedestrian access through the private courtyard owned by exiting residents and therefore removing the requirement for any new homeowners to use Trinity Hill as a pedestrian route to the High Street. Mrs Stevenson reported that the proposed scheme has left a section of the site undeveloped (the field on the northern boundary) which residents have requested should be transferred to the Parish Council for protection in perpetuity. Mrs Stevenson reported that a revised scheme had been submitted by the landowner to the planning department and was awaiting validation.
- Councillor Buckland reported that he had planted the tubs in the High Street with bulbs.

At the conclusion of the Open Session, Standing Orders were applied.

14.57 APOLOGIES

Apologies received from Councillors Ken Kercher, Mike Smith and Stan Whitcher and District Councillor Ingrid Thomas.

14.58 DECLARATIONS OF INTEREST

There were no declarations of interest.

14.59 PARISH LAND

Members considered the principal of ownership of land being transferred to the Parish Council for protection from development and for wider community benefit. Councillor Pullen circulated a plan of the Cedar Stables site with the land in question land hatched in red and reported that the landowner had written a letter of intent to the Parish Council stating that subject to planning permission, he would transfer the northern field (Plot C of the plan circulated) to the Parish Council through a S106 agreement. Access would be granted for maintenance purposes and the intention is that the field would be seeded with wild flowers by the landowner. After a discussion about the merits of preserving the northern view of the Parish and the benefits to the wider community, Councillor Pullen proposed that Medstead Parish Council should take ownership of the land shown hatched in red (plot C) on the circulated plan which was seconded by Councillor Buckland. All Councillors voted in favour of the proposal and it was **RESOLVED** that the Parish Council would take ownership of the land at Cedar Stables as per the plan and **attached herewith**.

14.60 S106 DEVELOPER'S CONTRIBUTIONS PRIORITIES

Members considered a proposal for a proposed wish list of S106 priorities for the Parish comprised 15 separate items which costings and areas of responsibility where appropriate. Councillor Pullen highlighted the importance of having identified priorities in the wake of the recent planning appeal for 51 dwellings at Boyneswood Lane and the forthcoming inquiry for 75 dwellings on a site on Lymington Bottom Road. The Planning Inspector is able to award S106 contributions to specific projects providing they are agreed. It is proposed that the 15 priorities will be

presented to the forthcoming Community Forum meeting in January for ratification and to add weight to the document. After a brief discussion it was **RESOLVED** unanimously to approve the priority list as circulated and is **attached herewith**.

The meeting was closed at 7.36pm

ChairmanDate.....