

# MEDSTEAD PARISH COUNCIL

## Minutes of the Planning Committee held on Wednesday 10<sup>th</sup> August 2016 at 6.00pm at Medstead Village Hall.

**PRESENT:** Councillors Roy Pullen (Chairman), Peter Fenwick & Mike Smith.

**Also present:** Mrs S Goudie (Four Marks Parish Clerk) and Peter Baston (Clerk).

### 16.53 OPEN SESSION

None

### 16.54 APOLOGIES

None.

### 16.55 DECLARATIONS OF INTEREST

There were no statutory declarations.

### 16.56 MINUTES

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

### 16.57 CHAIRMANS REPORT

Yet another relatively quiet month on the Planning front and another month when we have not had to attend a Planning meeting at Penns Place.

The appeal was upheld for the additional dwelling at the rear of Firfield, Windsor Road although the applicant's claim for costs was refused.

The agents for the site at The Haven, Boyneswood Road, which EHDC refused earlier this year, have lodged their appeal which will be in written form.

You will have seen the chaos caused by the road closure in Lymington Bottom Road which got even worse when the Water Board had to carry out emergency repairs to their main on Boyneswood Road bridge!

### 16.58 EHDC DECISION NOTICES

Reference No:	56366 PARISH: Medstead
Location:	Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF
Proposal:	Lawful development certificate for proposed use - single storey rear extension, two single storey side extensions, porch to front
Decision:	LAWFULNESS CERTIF - PROPOSED - PERMITTED

Reference No:	26826/009 PARISH: Medstead
Location:	Oaklands, Stancomb Lane, Medstead, Alton, GU34 5QB
Proposal:	First floor extension to side
Decision:	REFUSAL

Reference No:	54449/002 PARISH: Medstead
Location:	7 Watercress Way, Medstead, Alton, GU34 5FS
Proposal:	T1 Common Oak (second tree south of the highway, Watercress Way) - fell
Decision:	CONSENT

<b>Reference No:</b>	<b>28487/004 PARISH: Medstead</b>
<b>Location:</b>	<b>Stratton Croft, Hussell Lane, Medstead, Alton, GU34 5PD</b>
<b>Proposal:</b>	<b>Single storey front extension, alterations to roof to provide additional accommodation at first floor level</b>
<b>Decision:</b>	<b>PERMISSION</b>

<b>Reference No:</b>	<b>23782/010 PARISH: Medstead</b>
<b>Location:</b>	<b>Three Beech Farm, Homestead Road, Medstead, Alton, GU34 5PW</b>
<b>Proposal:</b>	<b>Continued occupation of converted stables as a dwelling house (amended plans received on 10/06/2016).</b>
<b>Decision:</b>	<b>PERMISSION</b>

The Planning Committee also noted the planning decision by the Planning Inspectorate for Appeal Ref: APP/M1710/W/16/3147538 Firfield, Windsor Road, Medstead, Alton, GU34 5EF.

### 16.59 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **51856/006. Alterations to roof, dormer window to front and rear of first floor, first floor extension to side, porch to front. Notre Maison, Hussell Lane, Medstead, Alton, GU34 5PF** Application withdrawn by applicant.
- b) **55458/005. Single storey outbuilding comprising therapy pool and changing facilities (amendment to siting of the outbuilding following grant of planning permission 55458/004). The Orchard, Soldridge Road, Medstead, Alton, GU34 5JF.** Medstead Parish Council have reviewed the details of the application and have no objection and would encourage EHDC to take swift positive action for this application.
- c) **55258/003. Beech (T109) - Crown lift to give no more than 5m clearance between lowest branch and ground level. Land north of Boyneswood Lane, Medstead, Alton.** Medstead Parish Council will leave this to the EHDC tree officer to resolve.
- d) **53305/014. Variation of condition 6 of 53305/006 - to allow substitution of plans. Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton.** Medstead Parish Council strongly objects to the proposed substitute drawings on the following grounds

**Parking** The parking for plots 1 – 4 and 18 – 20 were located at the rear of the properties but are now proposed to be at the front. This means that any vehicle using these bays will have to either reverse into or reverse out onto the main road leading into the rest of the site. This road will serve an additional 151 dwellings. The residents of these plots will also be crossing the footway where the residents from these 151 additional houses will walk down to Lymington Bottom Road to access the services, schools, public transport, etc. These parking bays **MUST** remain around the back of the properties, near to the garage areas for other dwellings on the development, thus keeping all of the parking in one area.

**Office Block** This building as shown on Drawing No 101 Revision A should stay where it was originally. The size of the revised one is hardly big enough to hold a meeting for two people let alone several. It was originally centrally located and is now proposed to be tucked away in the corner of a block of garages and behind the refuse store.

**Landscaping** The original approved landscaping proposal was for an open lawned aspect for ease of maintenance by the management company on behalf of the elderly residents. The amended proposal is for a plethora of individual, heavily planted, small gardens which in some cases will be surrounded by 1 metre high picket fences. Is the management company to be responsible for garden

maintenance or will this fall to individual property owners? If the latter then there will be a danger that the development will become cluttered and untidy through idiosyncratic garden management.

**Design** The proposed amendments would result in the elevations of the blocks becoming very flat and contravening the Medstead Parish Design Statement. The original designs were very similar to that proposed now but were amended to conform to the MVDS. Again these revisions must be refused.

- e) **20568/011. Detached garage to front of property. Redwood, Hussell Lane, Medstead, Alton, GU34 5PD.** No objection subject to it being conditioned - The garage being only for 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.

#### **16.60 APPLICATION FOR DPA WAIVER**

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

#### **16.61 PLANNING APPEAL**

**35561/005** 6 dwellings after demolition of 2 existing dwellings and outbuildings 68 - 70 Lymington Bottom Road, Medstead, Alton, GU34 5EP. A response has been sent to the Planning Inspectorate by Medstead Parish Council. The body of the response is as follow:

"Medstead Parish Council does not wish to reiterate its earlier comments to the original planning application (35561/005) or expand on comments made by the planning officer in his statement of case other than to confirm its acceptance of his argument with particular reference to the status of the Medstead and Four Marks Neighbourhood Plan and to emphasise that the majority of the proposed dwellings are outside of the SPB as shown in the recently adopted Medstead & Four Marks Neighbourhood Plan.

However, the Parish Council does wish to draw the attention of the Inspector to the appeal decision in:

**Appeal Ref: APP/M1710/W/15/3134150**

**East Hampshire District Council Reference Number: 39009/005**

**Land to the North of The Telephone Exchange, Lymington Bottom Road, Medstead, Hampshire GU34 5EP**

In Particular, in his report the report the Inspector Stated:

*ii) ability of settlement to accommodate development*

*20. Four Marks/Medstead is identified as a small local service centre in the sustainable hierarchy of settlements associated with Policy CP2 in the JCS. This is a third tier settlement, below market towns and large local service centres. The centre is defined based on the level of services which it accommodates and the population. Whilst the population is at the upper end of the range and therefore the centre is large for its designation, the level of services provided is somewhat limited.*

*21. The settlement hierarchy and spatial strategy seek to identify a framework for the size and location of development, which when associated with complementary policies for the protection of the countryside, establish a sustainable pattern of development within the plan area. This sustainable development seeks to protect areas outside the areas defined for development to safeguard the countryside by avoiding development that is not required in countryside locations.*

Additionally the Inspector also commented on the sustainability of the location

*iii) Sustainable location*

*29. The appeal site is located at the periphery of the settlement some distance from the main centre of the service area located along the A31 at Four Marks, approximately 1.4 Km away. The route to access this also includes a relatively steep walk and crossing of a major road, the A31. This is not easily accessible by foot. The appellant suggest that the site is within 800m of existing services but these provide a very limited range of goods and services. This limited range and the distance is unlikely to encourage people accessing them by foot or other means of transport other than the private motor vehicle. It is at the outer range of the distance identified in Manual for Streets, as referred to by the appellant, and does not demonstrate the site is sustainably located.*

*30. The Council point out that the Four Marks Primary School is 2 Km away. At the site visit I was requested to visit the primary school at Medstead, this was some distance on country roads, including a number of inclines. Because of the distance and nature of the routes available to access the schools it is unlikely that new residents would access them by foot or cycle and they would be most likely reliant on the private motor vehicle for these journeys.*

*31. On balance I conclude that the site is not sustainably located in relation to access to other services and facilities necessary to support the day to day needs of the residents and would be likely to result in residents being reliant on the private motor vehicle.*

The Inspector is invited to note the proximity of the two sites and draws a similar conclusion, namely:

*The proposal would not be sustainably located and the development would add to additional burdens on the settlement which would not be fully mitigated by the proposals and compromise the settlements ability to absorb new development.*

The Parish Council would also like to draw the Inspectors attention to the following which is from a previous appeal on this site:-

**Appeal Ref: APP/M1710/A/07/2048487;  
East Hampshire District Council Reference Number: 35561/003  
70 Lymington Bottom Road and land to the rear of 68 & 70 Lymington  
Bottom Road, Medstead, Alton GU34 5EP**

In particular, in his report the Inspector stated:

*9. The Village Design Statement, which has been adopted by the District Council as Supplementary Planning Guidance, refers to the 'stellate' form of development radiating from the centre of the village along many of the roads and for the most part comprising bungalows in large gardens. As the Parish Council points out, rightly in my view, Lymington Bottom Road is a typical example of this and whilst there have been some replacement developments in the form of larger dwellings or even two for one, 'the overall character of the road remains that of a ribbon form of development, with dwellings in gardens of a size which one would expect in the countryside ..... Nos. 54 and 58 depart somewhat from this general pattern, being set further back from the road frontage, but these houses have generous space around them and do not conflict with the road's predominant character. The imposition of a higher density cul-de-sac form of development into this area would be totally at variance with its established character and would introduce an alien element into this countryside location'.*

*10. I entirely agree with this assessment. ...."*

There were no further matters to discuss and the meeting was closed at 6.48pm.

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