MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 13th September 2017 at 6.30pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Elected Chair), Jean Penny & Mike Smith.

Also present: 3 members of public & Peter Baston (Parish Clerk).

	Action
17.69 OPEN SESSION	
None.	
17.70 APOLOGIES.	
Cllr Peter Fenwick (approved).	
17.71 DECLARATIONS OF INTEREST There were no statutory deslarations	
There were no statutory declarations.	
17.72 MINUTES	
i. The minutes of the meeting held on the 9 th August 2017, previously circulated were signed and agreed	
as a true record.	
ii. No Matters Arising	
17.73 CHAIRMANS REPORT	
Cllr Pullen reported that it had again been a quiet month with no major applications.	
17.74 PLANNING APPEAL(S) NOTIFICATION	
i. Planning Inspectorate Reference: APP/M1710/W/17/3177346.	
EHDC ref: 56366/002	
Location: Annaliese, Soldridge Road, Medstead, Alton, GU34 5JF.	
Proposal: Replacement dwelling with balcony and detached garage, and new access following demolition of existing dwelling, garage and outbuilding.	
Medstead Parish Council supports the EHDC Statement of Case which highlights the concerns	
that we had about the size when the application was first made. It should also be noted that the	
Hampshire Highways stated 'achieving greater visibility in this location will necessitate removal	
of mature vegetation'. This would mean the proposal having even more of an impact upon the	
street scene.	
ii. Planning Inspectorate Reference: APP/M1710/ W/17/3174135	
EHDC ref: 56591	
Location: Virginia, 115 Lymington Bottom, Four Marks.	
Five detached dwellings with associated car parking/garaging, and widening of access road,	
following demolition of existing dwelling. Although this appeal site is within the neighbouring parish of Four Marks, Medstead Parish	
Council felt that the impact upon our parish, should this appeal be upheld, meant that we should	
make our opinions known.	
Modetood Barish Council fully supports the SUDC arisinal desision to refuse allowing a result in	
Medstead Parish Council fully supports the EHDC original decision to refuse planning permission	
and their Statement of Case. We also feel that if the appeal was upheld it could undermine the Medstead and Four Marks Neighbourhood Plan which was fully supported at referendum by the	
residents of both parishes.	
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iii. Planning Inspectorate Reference: APP/M1710/D/17/3178449.

EHDC ref: 35561/008

Location: Bakkehuset, 68 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Retention of detached double garage to front.

Given the Planning Inspectorate have stated that they will not accept any further comments, Medstead Parish Council do not have any further comment to make.

iv. Planning Inspectorate Reference: APP/M1710/W/17/3179071

EHDC ref: 21763/004

Location: Westwood, 119 Lymington Bottom, Four Marks, Alton, GU34 5AH.

Detached dwelling.

Although this appeal site is within the neighbouring parish of Four Marks, Medstead Parish Council felt that the impact upon our parish, should this appeal be upheld, meant that we should make our opinions known.

Medstead Parish Council fully supports the EHDC original decision to refuse planning permission and their Statement of Case. We also feel that if the appeal was upheld it could undermine the Medstead and Four Marks Neighbourhood Plan which was fully supported at referendum by the residents of both parishes.

17.75 EHDC DECISION NOTICES

Reference No: 32532/003 PARISH: Medstead.

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).

Decision: LAWFULNESS CERTIF - EXISTING - PERMITTED Decision Date: 15 August, 2017

Reference No: 38813/001 PARISH: Medstead

Location: Silvaoak, Roe Downs Road, Medstead, Alton, GU34 5LG

Proposal: Certificate of lawful development - new dormer window to existing residential property.

Decision: LAWFULNESS CERTIF - PROPOSED - REFUSED Decision Date: 21 August, 2017

Reference No: 34426/005 PARISH: Medstead.

Location: Little Park Farm, Abbey Road, Medstead, Alton, GU34 5PB.

Proposal: Prior approval for a proposed change of use of agricultural building to a dwelling house

(class C3) and for associated operational development (as amplified by elevational drawing

received 31 August 2017).

Decision: PRIOR APPROVAL NOT REQUIRED Decision Date: 31 August, 2017

17.76 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

i. 32566/002

Conservatory to rear.

Edenfield, 38 Lymington Bottom Road, Medstead, Alton, GU34 5EW.

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

ii. 25988/004

Detached garage and store to front.

Holly Lodge, Soldridge Road, Medstead, Alton, GU34 5JF.

Medstead Parish Council have reviewed the details of the application and consider that this will set a precedent being too close to neighbouring properties and the road. Should EHDC consider approving this application, the hedges on the road and east boundaries should be retained.

iii. 21728/005

Pitched roof on garage.

Little Ease, Boyneswood Road, Medstead, Alton, GU34 5DY.

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

iv. 27941/006

Certificate of lawful development for existing use - land to the west of our drive has been used as a garden for over 10 years.

Plum Cottage, Hattingley Road, Medstead, Alton, GU34 5NQ.

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

v. 28886/001

Single storey extension to rear and replacement garage with store, after demolition of detached garage and 2no. outbuildings.

Lyfield House, (formerly Hattingley Cottage), Hattingley Road, Medstead, Alton, GU34 5NQ.

Medstead Parish Council have reviewed the details of the application and have no objection subject to it being conditioned that it shall not be converted into habitable accommodation or used for any other use thereafter.

vi. 56852/001

Retention of Fence

1 The Crescent, Medstead, Alton, GU34 5EG

Medstead Parish Council have reviewed the details of the application and believe that the height of the existing fence exceeds the permitted height. However, if HCC Highways are content that the fence has not encroached outside of the original boundary line and the legally required sight lines from The Crescent entering onto Red Hill are not compromised, then Medstead Parish council have no objection other than its height.

Signed Chairman	.Date

There were no further matters to discuss and the meeting was closed at 7.05pm.