

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 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. 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.	

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.

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

Signed ChairmanDate.....