

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 12th October 2016 at 6.30pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Chairman), Peter Fenwick & Jean Penny.

Also present: Member of the public (Mr N Read), Councillor Stan Whitcher, Councillor Deborah Jackson (from 6.45) and Peter Baston (Clerk).

16.69 OPEN SESSION

- i. Mr Read stated that he had just come to listen to the Parish Council debate application 56936.
- ii. Councillor Whitcher asked what was happening to the plot adjacent to the Village Hall where the property had just been demolished. Cllr Pullen advised that planning permission had been passed by EHDC (ref 30039/003) for a detached dwelling and garage following demolition of the existing dwelling. This had been considered by the Parish Council at its meeting in April 2016 as part of the consultation process.

16.70 APOLOGIES

Councillor Mike Smith

16.71 DECLARATIONS OF INTEREST

There were no statutory declarations.

16.72 MINUTES

The minutes of the meeting held on the 14th September 2016, previously circulated **were signed and agreed as a true record.**

IN ORDER TO ALLOW THE MEMBER OF THE PUBLIC TO LEAVE, ITEM 9 ON THE AGENDA (PLANNING APPLICATIONS) WAS THEN BROUGHT FORWARD.

16.73 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **56936.** Five units for A1, A2 & B1 (office), seven residential units following demolition of existing commercial building, associated landscaping, ancillary space and car parking. Lymington Farm Industrial Estate, Lymington Bottom Road, Medstead, Alton. **Medstead Parish Council fully supports this application as it would tidy up and enhance an area of a brown field site, provide additional small retail units, provide the opportunity for more local employment and provide some much needed small apartments, hopefully for local residents.**

We have only two reservations and they are:

- i. **Surface Water** – the application documents accept that there will be an additional area of impermeable surface, meaning extra rainwater run-off. However it is proposed that this is dealt with by way of an existing bore hole. We would suggest that this bore hole is already beyond capacity when it rains heavily as the area adjacent to this site floods on a regular basis. The contours of the site mean that any additional run off will add to this flooding and we would ask that EHDC drainage department look very carefully at this before planning is approved or that a satisfactory solution is a Condition.
- ii. **There appears to be only room for two wheelie bins and would suggest that for 5 shops and 7 apartments this needs to be increased together with a suitable collection point.**

- b) **24396/004.** Part two storey, part first floor extension to side and single storey extension to rear. Barnfield, West End Lane, Medstead, Alton, GU34 5QA. **Medstead Parish Council have reviewed the details of the application and have no objection.**
- c) **25252/038.** Deed of Variation to S106 of 25256/032 to allow re-scheduling of contributions to Hampshire County Council. Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton. **Medstead Parish Council objects to any rescheduling of the S106 contributions. S106 Agreements are legal documents, signed under seal, by willing parties assumed to be acting in good faith and prepared to adhere to the conditions. Contribution payments are timed to provide funding with which the statutory authorities can install the necessary infrastructure improvements required as a result of the development. In this case highway/education improvements have been deemed a vital necessity and any attempt to delay payment is considered wholly inappropriate.**
- d) **50994.** Single storey extension to side/rear and replacement porch. 12 Station Approach, Four Marks, Alton, GU34 5HN. **Medstead Parish Council have reviewed the details of the application and have no comment.**

16.74 CHAIRMANS REPORT

Yet another quiet month on the Planning front in terms of new applications and yet another month when we have not had to attend a Planning meeting at Penns Place. It cannot last!

Interesting application received recently at Lymington Barns with a proposal to demolish a couple of the existing buildings and replace them with new retail and office space with some one and two bedroom apartments over.

We have heard nothing on the appeals that have been lodged, so await our chance to make comments on those.

On Lymington Bottom Road, Miller Homes are well on with the houses behind the current retail units and CALA Homes have got the road in for the development on the opposite side of the road.

A start has been made on the footway across the bridge in Boyneswood Road and William Lacey Group have started on the site entrance road there. I call it a start on the footway as it is still far from the finished article.

16.75 CALA DEVELOPMENT- ROAD NAMES

The list of names provided by EHDC were reviewed but were mainly considered to be too tenuous a link with the immediate area. The Clerk was asked instead to consider Watercress Line engine names and submit a suitable list to EHDC for their further consideration.

16.76 HOME FOR CATHY

Medstead Parish Council noted the development of this Pack by Hastoe Housing Association.

16.77. EHDC DECISION NOTICES

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| Reference No: | 20568/011 | PARISH: Medstead |
| Location: | Redwood, Hussell Lane, Medstead, Alton, GU34 5PD | |
| Proposal: | Detached garage to front of property. | |
| Decision: | PERMISSION | Decision Date: 12 September, 2016 |
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| Reference No: | 28473/026 | PARISH: Medstead |
| Location: | Lower Soldridge Farm, Soldridge Road, Medstead, Alton, GU34 5JF | |
| Proposal: | Prior Notification for an agricultural barn | |
| Decision: | WITHDRAWN | Decision Date: 19 September, 2016 |
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| Reference No: | 53305/014 | PARISH: Medstead |
| Location: | Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton | |
| Proposal: | Variation of condition 6 of 53305/006 - to allow substitution of plans | |
| Decision: | PERMISSION | Decision Date: 19 September, 2016 |
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| Reference No: | 23986/007 | PARISH: Medstead |
| Location: | Grove Farm, Bighton Road, Medstead, Alton, GU34 5NE | |
| Proposal: | Conversion of former agricultural office building to form a 2 bedroom agriculturally tied dwelling | |
| Decision: | PERMISSION | Decision Date: 21 September, 2016 |
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| Reference No: | 28473/025 | PARISH: Medstead |
| Location: | Lower Soldridge Farm, Soldridge Road, Medstead, Alton, GU34 5JF | |
| Proposal: | Prior Notification for an agricultural barn | |
| Decision: | PRIOR APPROVAL IS REQUIRED | Decision Date: 16 September, 2016 |
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| Reference No: | 55197/002 | PARISH: Medstead |
| Location: | Land East of, 20 - 38 Lymington Bottom Road, Medstead, Alton | |
| Proposal: | Variation of condition 2 of 55197/001 to read 'The development hereby permitted shall be carried out in accordance with the approved plans list in the Lymington Bottom Road drawings list (June 2016)' and variation of condition 13 of 55197/001 to read 'The development hereby permitted shall be carried out in accordance with the energy saving recommendations set out in the energy statement (Briary Energy Ltd 2016)' | |
| Decision: | PERMISSION | Decision Date: 23 September, 2016 |

There were no further matters to discuss and the meeting was closed at 7.00pm.

Signed ChairmanDate.....