

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 13th April 2016 at 6.30pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Chairman), Peter Fenwick, Stan Whitcher & Mike Smith). There were no members of the public present.

Also present: Cllr Deborah Jackson and Peter Baston (Clerk).

16.24 OPEN SESSION

Councillor Fenwick commented that he had been approached by several parties regarding possible Tree Preservation Orders (TPO's). It was agreed that a meeting be arranged with EHDC and Cllr Jackson would be asked to arrange.

Councillor Smith questioned why item 8e was on the agenda as this related to a property in the neighbouring Four Marks parish. Cllr Pullen asked the Clerk to forward this detail on to Fours Marks Parish for their comment.

Councillor Pullen raised an issue with EHDC Planning case reference 21957. Medstead Parish Council would request the following additions/alterations to the Construction Management Statement (CMS).

5.5 No deliveries or muck away lorries between 8.30 – 9.00 and 14.45 – 15.45. Upon leaving the site all delivery and muck away lorries should turn right on exiting Boyneswood Lane and suitable signage should be placed stating this fact.

6.5 At no time are site operatives' vehicles to be parked in Boyneswood Lane, Boyneswood Road or any road off Boyneswood Road

6.6 Add and Boyneswood Road.

All of the conditions within the CMS should be enforceable by EHDC and it is our hope that your recently improved Enforcement Team will perform on this and every other site in the ward.

16.25 APOLOGIES

None.

16.26 DECLARATIONS OF INTEREST

There were no statutory declarations.

16.27 MINUTES

The minutes of the meeting held on the 9th March 2016, previously circulated **were agreed as a true record.**

16.28 CHAIRMANS REPORT

Another quiet(ish) month. The 9 dwellings application in Station Approach was refused, as was the one for 17 houses at The Haven, Boyneswood Road and these have been backed up by the Appeals Inspector dismissing the appeal for the pig farm development in Lymington Bottom Road.

William Lacey Group, Friars Oak, they have still not yet fulfilled all of the pre-commencement conditions and this now looks to be a further delay in the starting date. I am met with the planning officer, Ingrid (Thomas) and William Lacey last month to discuss the Construction Management Statement for this site and nothing further has been heard from them since. Mid Hants Railway have had an independent Traffic Safety Audit carried out and this has thrown up several concerns that they have about the bridge in Boyneswood Road and could potentially delay the start for both Friars Oak and Boyneswood Lane sites.

Neighbourhood Plan Report

The Referendum will be held on 5th May (2016) and all should have received their voting notice.

HCC Highways

Nothing further has been heard since our meeting last month but we know that they are re-jigging all their figures, so look forward to any future proposals based on the updated estimations of traffic volume, etc.

16.29 TERMS OF REFERENCE

The terms of reference were reviewed and agreed and this would be put on the agenda for the Full Council to ratify.
Action Clerk.

16.30 EHDC DECISION NOTICES

The following decisions were noted by the Committee:

- a. **53305/010** - Land to the West of Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton. Deed of Variation to Section 106 Agreement attached to planning ref 53305/003 to allow change in mortgagee in possession definitions and updated affordable housing table. **Approval.**
- b. **28132/002** – High Grounds, Castle Street, Medstead, Alton, GU34 5LU. Timber cladding to replace vertical wall tiles, UPVC windows to replace timber framed windows, canopy style roof over garage entrance, 2 x window awnings and detached car port to front [amended description] **Permission.**
- c. **56157** - New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW. Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.61metres and a maximum height of 2.61metres. **Gen Permitted Development Conditional.**
- d. **56376** - Suriname, Soldridge Road, Medstead, Alton, GU34 5JF. First floor extension comprising removal of existing roof and construction of new roof containing habitable accommodation. **Permission.**

16.31 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **28487/003.** Certificate of Lawful Development for proposed works - Single storey side and rear extensions. Stratton Croft, Hussell Lane, Medstead, Alton, GU34 5PD. Whilst Medstead Parish Council has **no objection** to this application we would question the proximity of both boundaries to the building, approximately 300mm each side, which would appear to stop any access to the rear garden for septic tank emptying, servicing, repairing, etc.
- b) **55118/003.** Review and appeal of Section 106 agreement - Affordable Housing requirements. The Boynes, Station Approach, Medstead, Alton, GU34 5EN. Medstead Parish Council will leave this for the planning officer to decide as it revolves around complex planning regulations.
- c) **30039/003.** Detached dwelling and garage after demolition of existing dwelling. Stevenstone, Roe Downs Road, Medstead, Alton, GU34 5LG. **No Objection.**
- d) **56622.** Single storey rear and side extensions. Newfields, Homestead Road, Medstead, Alton, GU34 5NA. **No Objection.**
- e) **56507.** Two storey side extension, refurbishment including sedum roofs. 4 Fairlight Gardens, Four Marks, Alton, GU34 5HT. This case relates to Four Marks parish and the Clerk was asked to notify Four Mark Clerk accordingly (see 16.24).
- f) **55010/004.** Reserved Matters pursuant to application 55010/003 for residential development comprising 10 dwellings with provision of public open space following demolition of stables and removal of ménage. Land East of Cedar Stables, Castle Street, Medstead, Alton. Medstead Parish Council is heartened that this developer has taken the time and effort to consult and discuss at length this site with the neighbours. It appears to have been a true consultation, unlike the many presentations that we have attended given by others. The details now before EHDC incorporate several alterations made as a result of concerns/wishes raised at these discussions. We have **no objections** to the reserved matters application.

- g) **23782/010.** Use of converted stables as a dwelling house. Three Beech Farm, Homestead Road, Medstead, Alton, GU34 5PW. This application appears to revolve around both very complex planning and legal matters. **Medstead Parish Council will leave this to the planning officer.**
- h) **20252/003** Outline application - Residential development comprising up to 68 residential units, with associated access, landscaping and parking.(means of access only to be determined at this time) | 103 Blackberry Lane and land to the rear of 97, 99, 101 and 105 Blackberry Lane, Four Marks, Alton, GU34 5DJ. Medstead Parish Council wish to make the following comments on the above application although we are not statutory consultees we feel that this additional housing would have a detrimental impact upon the residents of our parish. Accordingly will keep our comments to those matters that will affect us.

Sustainability – the over-riding requirement on any proposed development is sustainability. The community living within the planning area of Four Marks/ South Medstead is soon to receive another 350 plus dwellings on top of those constructed within the past few years. No perceptible increase in facilities has taken place to accommodate this level of development and this fact has been commented upon by the Appeal Inspector when dismissing the latest appeal for 10 dwellings in Lymington Bottom Road. This is an extract from his report

The additional 175 dwellings to be provided across the plan period was the subject of a sustainability appraisal. The fact that this target has been met and substantially exceeded early in the plan period demonstrates the pressure that the settlement is under, and which is likely to continue. The small level of services that are within the village are under significant pressure given the size of the settlement and the pace of increase at this point in time. This adds to the pressure on services and facilities including in terms of public open space, community facilities and education. The Council have identified the policies, CP16 and CP18 in the JCS and supplementary guidance that sets out the requirements.

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.

Policy - The proposed development is a back garden development contrary to EHDC policy and also contrary to Policy 1 of the M&FMNP. According to the M&FMNP the site lies partly outside the Settlement Policy Boundary and as EHDC can demonstrate a 5 year housing land supply (see appeal decision 39009/005) approval would be contrary to policy.

Traffic – This proposed site would produce many extra traffic movements per day the majority of which would end up at already congested junctions e.g. Blackberry Lane/Lymington Bottom, Lymington Bottom crossroads on the A31, Blackberry Lane/Telegraph Lane and Telegraph Lane/ A31. Hampshire Highways have now admitted that some of these are in need of a major rethink and proposals are expected in the future. Until these major problem areas have been sorted out anything that increases the existing traffic volume should be refused.

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

Signed ChairmanDate.....