

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 12th April 2017 at 6.30pm at Medstead Village Hall.

PRESENT: Councillors Deborah Jackson (Chair), Peter Fenwick, Mike Smith & Jean Penny.

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

	Action
<p>17.27 OPEN SESSION</p> <ul style="list-style-type: none"> i. One member of the public asked the why the planning regulations had not been followed on case 35561/008 where a TPO was in place. ii. The applicant provided background on the planning application for case 35561/008 where in 2000, planning approval had been given and had commenced within the planning permission restrictions. He outlined the reasons for moving the location of the garage due to the close proximity of the nearby scots pine to facilitate access. The EHDC enforcement officer had now requested that a revised planning application be submitted for this change. The applicant was also concerned over some of the comments being posted on to the EHDC planning portal which he considered libellous. 	
<p>17.28 APOLOGIES.</p> <p>Cllr Pullen. Apology approved due to holiday.</p>	
<p>17.29 DECLARATIONS OF INTEREST</p> <p>There were no statutory declarations.</p>	
<p>17.30 MINUTES</p> <ul style="list-style-type: none"> i. The minutes of the meeting held on the 8th March 2017, previously circulated were signed and agreed as a true record. ii. There were no matters arising. 	
<p>17.31 CHAIRMANS REPORT</p> <p>Another quiet month in terms of large applications although a steady flow of the smaller, and mainly uncontentious ones. We seem to be seeing more retrospective applications which either means EHDC are checking up more or, and this is the more likely reason, neighbours are starting to get fed up with things happening without permission when the vast majority go through the correct process. One of my big bug bears is that EHDC appear to allow all of these applications as I cannot recall one that has had to take down/undo something. A typical example of this is that the day after it was announced that Bellway Homes had purchased the site at Friars Oak from the William Lacey Group two tall flags and a large sign was erected in the verge outside of the site. This was queried with the EHDC compliance team and now there is an application for the retention of these items, which means that until EHDC make a decision the board remains where it is.</p> <p>By the time of the full Council Meeting there will have been another Liaison meeting for the Friars Oak site (Monday 10th April).</p>	

17.32 CORRESPONDENCE		
The Clerk highlighted:		
i.	Correspondence received from Tracey Vear (EHDC Community development Officer) regarding a meeting (scheduled for 26 th April) with Medstead (and Four Marks) to discuss the issues surrounding the new development sites in the locality. The clerk agreed to forward on the e mail to members of the Planning Committee to see if any wish to attend.	Clerk
ii.	The Clerk had received a phone call from a potential buyer of a property in Medstead who was concerned over the telecommunication masts in the area and whether the necessary planning approval had been given. The Clerk will advise that any such issue over the masts should be addressed to EHDC Planning.	Clerk
17.33 EHDC DECISION NOTICES		
Reference No:	26184/023 PARISH: Medstead	
Location:	Trinity Farm, Trinity Hill, Medstead, Alton, GU34 5LT	
Proposal:	Construction of new lean-to onto side of existing agricultural building.	
Decision:	PERMISSION	Decision Date: 3 March, 2017
Reference No:	56157/004 PARISH: Medstead	
Location:	New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW	
Proposal:	Lawful Development Certificate for Proposed Development - Three outbuildings comprising a garage/machinery shed, a storage garage, and a pool house/gym building, the laying of a tennis court within the curtilage of the dwelling house, and the laying of hard standing (as amplified by plans received, 24/02/2017).	
Decision:	REFUSAL	Decision Date: 15 March, 2017
Reference No:	55258/008 PARISH: Medstead	
Location:	Land north of, Boyneswood Lane, Medstead, Alton	
Proposal:	Oak (T8 in TPO (EH 983) 2015) - Crown lift to a height of 5.8m by removing the 2 lowest limbs on the southern side of the main stem only.	
Decision:	CONSENT	Decision Date: 21 March, 2017
Reference No:	35161/006 PARISH: Medstead	
Location:	1 The Oaks, Medstead, Alton, GU34 5PS	
Proposal:	English Oak (part of group G1) - at front of property, adjacent to drive - Crown lift to 5 metres without removing any major structural limb.	
Decision:	CONSENT	Decision Date: 21 March, 2017
Reference No:	55258/007 PARISH: Medstead	
Location:	Land north of, Boyneswood Lane, Medstead, Alton	
Proposal:	Beech (T7 in TPO (EH 983) 2015) - crown lift the southern side of the canopy to a height of 5.6m by removing the 3 lowest limbs on the southern side of the main stem only.	
Decision:	CONSENT	Decision Date: 17 March, 2017
Reference No:	25252/038 PARISH: Medstead	
Location:	Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton	
Proposal:	Deed of Variation to S106 of 25256/032 to allow re-scheduling of contributions to Hampshire County Council	
Decision:	WITHDRAWN	Decision Date: 21 March, 2017

17.34 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

a) EHDC Case ref 55258/009

Removal of condition 16 relating to Code for Sustainable Homes of Appeal
Decision APP/M1710 A/14/2225146

Land north of, Boyneswood Lane, Medstead, Alton

Medstead PC notes this application.

b) EHDC Case ref 21375/003

Double garage with open car port to front of house

Highclere, 28 Abbey Road, Medstead, Alton, GU34 5PB

Medstead Parish Council have reviewed the details of the application and have no objection subject to it being conditioned - The garage roof space being only for ancillary domestic storage and that it shall not be converted into habitable accommodation or used for any other use thereafter.

c) EHDC Case ref 27534/012

Lawful development certificate proposed - ancillary classic car and recreational building.

Hillview, Goatacre Road, Medstead, Alton, GU34 5PU

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.

d) EHDC Case ref 55258/010

T26 Sycamore - remove basal shoots, crown clean removing old pruning stubs back to apt pruning points, remove deadwood, remove hanging branch;

T28 Cherry - crown clean removing old pruning stubs and damaged limbs back to apt pruning points, remove hanging branch;

T29 Beech - crown lift to 5m;

T30 Holly - crown lift to 3m;

T31 Oak - crown clean removing old pruning stubs back to apt pruning points, remove deadwood;

T33 Ash - remove lowest limb at 4.5m back to stem;

T34 Beech - crown lift up to crown break, aerial inspect branch unions.

Land north of, Boyneswood Lane, Medstead, Alton

Withdrawn by applicant.

e) EHDC Case ref 52623/002

Orangery to rear

Buddleia House, Boyneswood Road, Medstead, Alton, GU34 5EA

Medstead Parish Council comments that there are no details at all on the web site except a block plan. There is concern that the proposed orangery will take up all of the back garden leaving only a small amount of garden to the side of the house. This means there would be nowhere to sit out privately and would also have a detrimental impact on the neighbouring property.

f) EHDC Case ref 51856/007

Lawful Development Certificate for Proposed Development- Single storey rear extension

Notre Maison, Hussell Lane, Medstead, Alton, GU34 5PF

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

g) EHDC Case ref 57149

Oak - crown lift to 4.5m removing material 100mm diameter or less back to apt pruning points, crown clean removing dead wood and old branch stubs;

Beech - crown lift to 4m removing material 100mm diameter or less back to apt pruning points, reduce crown by 2pm on North side back to apt pruning points leaving a finished spread on N side of 9m.

3 Woodfield Drive, Windsor Road, Medstead, Alton, GU34 5EF

Medstead Parish Council will leave this to the EHDC tree officer to resolve.

h) EHDC Case ref 35561/008

Retention of detached double garage to front.

Bakkehuset, 68 Lymington Bottom Road, Medstead, Alton, GU34 5EP.

Medstead PC will leave it to the planning officer to decide the status and validity of this retrospective planning application in the light of the original planning approval granted in 2000.

The current application differs significantly from the original approval in that it has relocated the garage through 90 degrees and repositioned it close to the roadside boundary.

The building materials used are not in sympathy with those of the main dwelling contrary to the original approval.

Numerous photographs of garages have been submitted in support of the application. However, many of these garages are set further back from the roadside and are screened by mature hedges. In this case the mature hedging has been removed to accommodate the repositioning of the garage and has been replaced by close board fencing contrary to 'sylvan' nature of Lymington Bottom Road and the Village Design Statement.

Replacement hedging has been planted on the highway verge beyond the curtilage of the property which in time may obscure the sightline to the north for vehicles leaving the property.

Medstead PC objects to this application, however if approved, requests to conditioning that it shall not be converted into habitable accommodation or used for any other use thereafter.

i) EHDC Case ref 25256/008

Continued display of 2no. 6m high flags & poles & 5.2m high free standing signs

Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton

Medstead Parish Council have no comment to make on this application.

Notification of Householder application in a Neighbouring Parish.	
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j) EHDC Case ref 57086

Conversion of upper floor of detached garage to office/gym

39 Penrose Way, Four Marks, Alton, GU34 5BG

Medstead Parish Council have no comment to make on this application.

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

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