

## **MEDSTEAD PARISH COUNCIL**

### **Minutes of the Planning Committee held on Wednesday 9<sup>th</sup> July 2014 at 7.30pm at Medstead Village Hall.**

**PRESENT:** Councillors Roy Pullen, Peter Fenwick, Mike Smith, Jean Penny (reserve member), and two members of the public.

**Also present:** Miss Katie Knowles (Clerk).

#### **14.28 OPEN SESSION**

Paul Marston and Gary Loftus thanked Councillor Pullen and the Parish Council for its efforts in presenting the case for objection to the Friars Oak application at last week's Planning Committee. Mr Marston informed the Committee that as a result of the devastating outcome, residents are now in the process of seeking advice on a number of matters including raising a formal complaint, the grounds for the decision to be revoked and Judicial Review. The preferred outcome would be that the decision is revoked and Mr Marston requested the Committee's support by making a formal request on behalf of the Parish Council to EHDC. Cllr Thomas has made a verbal request to the Leader, and the residents of Boyneswood Road will be submitting their representation. P Marston will also attending a meeting of Four Marks Parish Council to ask for their support. Councillor Pullen informed Mr Marston that the decision would need to be made by Council.

Mr Loftus highlighted the application for development off Boyneswood Lane (Beechlands) which is recommended for refusal by the Case Officer and will be considered at the July Planning Committee. The Case Officer's report highlights many of the issues that residents and the Parish Council have highlighted as grounds for objection for the Friars Oak application, as grounds to refuse this development, which demonstrates a lack of consistency amongst Planning Officers recommendations. It also provides evidence that the District Council are applying the housing figure of 175 as a cap and not a floor target which the Solicitors Clyde and Co have indicated in a letter to EHDC under the Friars Oak application, are grounds for a legal challenge.

#### **14.29 APOLOGIES**

Apologies were received from Cllr Ingrid Thomas and Cllr Stan Whitcher.

#### **14.30 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **14.31 MINUTES**

The minutes of the meeting held on the 11<sup>th</sup> June 2014, previously circulated, **were agreed as a true record** and signed by the Chairman.

#### **14.32 CHAIRMANS REPORT**

The Chairman reported that:

- **55258/001** - The planning application for 51 dwellings at the site on Boyneswood Lane is being considered at the Planning Committee on 17<sup>th</sup> July and the Officers recommendation is for Refusal. The Officers rationale highlights all the Council's comments relating to previous applications.
- Cllr Pullen had been asked to consider if the Parish Council should commission and independent traffic survey to support the Councils objections. The Clerk confirmed that this is an item on the Council agenda next week.

- The Council had requested that a Community Liaison Committee was set up if the Planning Committee permitted the Friars Oak application. This was not conditioned with the permission and therefore should the Parish Council follow up the request? Councillor Pullen volunteered to e-mail EHDC on this issue.
- 23535/004 – New drawings have been submitted for the application for a pool house at New Ryelands, considered at the previous meeting, however the Parish Council were not notified. The Committee reviewed the comments and agreed to take no further action.
- Both applications for Cedar Stables will be considered by the Planning Committee on 17<sup>th</sup> July 2014. It is not clear how the applications will be presented to the Committee.
- Two applications had come in since the agenda was published which are short of the next meeting and therefore will need to be considered outside the meeting. These are:
  - **33765/003 - Conversion of garage into single bed self-contained apartment.** Mimosa, 34 Lymington Bottom Road, Medstead, Alton, GU34 5EW
  - **26737/009 - Change of use from workshop to use as a business for steel fabrication and welding repairs to agricultural machinery.** Land at Junction of Wield Road and, Hattingley Road, Medstead, Alton.

#### 14.33 DECISION NOTICES

The following decision notices of East Hants District Council were noted:

- **35909/003** - Old Soldridge Farm, Upper Soldridge Road, Medstead, Alton, GU34 5QG. LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED DEVELOPMENT REMOVAL OF FRONT CONSERVATORY AND REAR PORCH, ERECTION OF 3 PORCHES TO A 3SQM MAX FOOTPRINT AND 3M OVERALL HEIGHT, ERECTION OF A SINGLE STOREY REAR EXTENSION WITHIN THE WIDTH OF THE ORIGINAL HOUSE TO A 4M MAX DEPTH AND A MAX OF 4M OVERALL HEIGHT, 2.5 APPROX EAVES HEIGHT. Decision: **LAWFULNESS CERTIF - PROPOSED - PERMITTED**
- **55462/001** - Cedar House, The Crescent, Medstead, Alton, GU34 5EG. TIMBER FRAMED GARAGE. Decision: **WITHDRAWN.**
- **24811/012** - 2 The Oaks, Medstead, Alton, GU34 5PS. TWO STOREY EXTENSION AND SINGLE STOREY SIDE EXTENSION, ENLARGEMENT OF EXISTING FRONT DORMER WINDOW AND INSTALLATION OF JULIET BALCONIES TO EXISTING WINDOW OPENINGS ON REAR ELEVATION. **PERMISSION.**
- **25883/017** - Grosvenor, Grosvenor Road, Medstead, Alton, GU34 5JE

Prior notification for single storey development extending 5.49 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.95 metres and a maximum height of 3.39 metres. **Gen Permitted Development Conditional.**

#### 14.34 NEIGHBOURING PARISH – FOUR MARKS

**54976/001** - OUTLINE APPLICATION FOR 17 TWO STOREY DWELLINGS COMPRISING 6 AFFORDABLE HOMES AND 11 MARKET PRICE HOMES WITH GARAGES, PARKING PROVISION, ROADS AND ACCESS AFTER DEMOLITION OF THE EXISTING TWO DWELLINGS. Noahs Ark, 32 Telegraph Lane, Four Marks, Alton, GU34 5AX and 5 Blackberry Lane, Four Marks, Alton.

**Medstead Parish Council, while recognising that this application is outside of our Parish boundary, strongly requests that EHDC refuses this application. Our rationale for commenting is that any major development in either parish has a big impact upon the other parish. Firstly this application fails to comply with EHDC's Interim Policy Statement on Housing:**

- **Para 2 - it is not the appropriate size and does not take into account the cumulative impact of other applications.**

- **Para 3 - it does not enhance the landscape.**

**Secondly, this application, like many others, fails to consider the cumulative effect that it will have on the surrounding, already over stretched infrastructure and makes no reference as to how it will be improved. Finally the increase in traffic will impact upon the junction with the A31.**

#### **14.35 PLANNING APPLICATIONS**

The Committee made the following comments on the Planning Applications:

- **39009/003** - OUTLINE - Residential development of 22 dwellings and associated works. REVISED APPLICATION FORM AND CORRECTED NUMBER OF DWELLINGS. Land to the north of the Telephone Exchange, Lymington Bottom Road, Medstead, Alton.

**Medstead Parish Council** has major concerns with this outline planning application and therefore must register its very strong **Objection**.

##### **Policy background and conflict.**

This application fails to comply with EHDC's Interim Policy Statement on Housing.

Para 2 - It is not the appropriate size and does not take into account the cumulative impact of other applications.

Para 3 - It does not enhance the landscape.

Para 7 - It is not possible to walk easily (safely) to a range of facilities, schools, pubs, dentists, etc.

Para 11 - The density is inappropriate.

The proposed development, by virtue of the committed number of additional dwellings already approved under the Council's Interim Housing Policy Statement for this settlement, would result in a disproportionate number of additional homes above and beyond the identified housing figure for Four Marks/South Medstead as set out in the adopted Joint Core Strategy and Interim Housing Policy Statement. Having regard to the deficiencies and inadequacies in existing local infrastructure and services, this would have an adverse impact on the sustainability of the settlement. As such, the proposal is contrary to the National Planning Policy Framework, policies CP1, CP2 and (non-housing target aspects of) CP10 of the Joint Core Strategy, and the Council's Interim Housing Policy Statement 2014.

The level of development proposed would not be consistent with maintaining and enhancing the character of the settlement but instead would place undue pressure on the limited range of local services in this small local service centre. This would be at odds with the spatial strategy for the District which seeks to reinforce a settlement's role and function. The proposal is therefore contrary to the National Planning Policy Framework, policy CP1, CP2 and (non-housing target aspects of) CP10 of the Joint Core Strategy and the Council's Interim Housing Policy Statement 2014.

EHDC's recently adopted L.I.P.S. states 'The most sustainable housing sites will minimise traffic impact on the A31 and the rail crossing bottlenecks; provide mixed density, high quality homes to meet generational needs to create a longer term community spirit; provide improved water and sewerage infrastructure or have no negative impact on the existing situation; provide significant improvements to the recreation/ leisure facilities and potentially improve retail, health and education facilities. Developments that do not have a positive impact on these features would undermine the community growth of Four Marks and South Medstead as a sustainable place to live'. This application actively contradicts and fails to comply with ALL of these criteria.

### **Location**

This site is on the very edge of the SPB, beyond the last building, which is a well hidden telephone exchange, with agricultural fields to the west and opposite to the north east. It is a truly rural setting reinforced by the absence of footpaths and street lighting.

This application is beyond the extremity of the built area of Lymington Bottom Road and if allowed will erode the visual open gap between the more densely build area of south Medstead and that of the village area. This scheme would have a suburban appearance, out of keeping with the area and be unacceptably harmful to the rural character of the locality. The northern most 700m of Lymington Bottom Road is a linear development and this application proposes to insert an estate which is totally out of keeping. This estate type development would require street lighting in some form hence totally ruining the pureness of the darkness in this area through light pollution contrary to HCC policy.

Until very recently the site was natural pasture and would appear to have been deliberately turned into a state of dereliction. EHDC has recently refused an application not 400m from this site on the grounds that it will reduce the agricultural land by 0.2 hectares – this site is 10 times that size.

### **Layout and house designs**

As this is an outline application we will not comment at this point.

### **Drainage**

**Foul** - We were informed by EHDC that due to concerns by the statutory authorities that there would be no estates considered that could not be connected to main drainage – this application very clearly states that foul drainage will be a sewage treatment plant.

**Surface Water** – It is known that part of this site is an old water course. The drainage department at EHDC state 'the flood mapping indicates a band of potential surface water flooding, running north-south, along the eastern boundary. The proposals will result in a large increase in surface water run-off, which must be controlled on site and not impact on third party land or the public highway. A level 2 FRA has been submitted, however this is based on a desktop study and assumes that SUDS drainage will operate effectively. This may not be the case, as many parts of Medstead have heavy clays overlying the chalk bedrock. The proposed infiltration basin is sited in an area shown to be at risk of surface water flooding. There are no drawings with any levels shown or details as to how the pond will work so therefore no guarantee that this proposal will solve the flooding problem on the road nor indeed avoid any possible flooding around Plots 1 - 12. At times of heavy rainfall there is visual evidence that the flooding in Lymington Bottom Road is caused primarily by runoff from fields to the north and from South Town Road not the applicants land.

### **Water Supply**

The application does not address the problem of very low water pressure in the area. Mid Southern Water do not appear to have been consulted on this and therefore have not commented.

### **Electricity Supply**

There is no mention of any consultations or proposals regarding the electricity supply. This area suffers from frequent outages, suggesting that there is a problem coping with current demand not to mention the increased load which will be called for by the 200 plus houses that EHDC have already approved in south Medstead alone.

Until all of the relevant Statutory Undertakings have addressed water supply, foul drainage and power this application should be refused.

**Road Safety, etc**

We await Hampshire Highways report on whether the additional traffic will affect the junction with the A31 and the effect on the single line traffic under the railway bridge or whether this report adequately takes into account the cumulative numbers of traffic movements caused by recent developments and applications. We would expect the report to require improvements to junctions, roads etc.

Much is made in the application about the offer to contribute towards a footway along Lymington Bottom Road from the site south to the bridge. This footway would urbanise even more the feel of this road.

**Social Infrastructure needs**

There is nothing in this application that addresses the need to increase the already very low opportunities for employment locally.

This application does not address the need for additional infrastructure e.g. doctors, dentists, a post office, entertainment, a public house, somewhere for the youth of the community to meet within the community to be in place before these proposed dwellings are occupied.

There is no bus service on Lymington Bottom Road, it has been recently discontinued.

**Please REFUSE this application.**

- **55598** - REAR CONSERVATORY. 6 Crown Wood, Lymington Bottom Road, Medstead, GU34 5FN. No Comment.
- **53019/002** - NEW OUTBUILDING. Homefield House, Homestead Road, Medstead, Alton, GU34 5PW. **No Objection subject to the condition that is not used as domestic accommodation.**

The meeting was closed at 8.50pm

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