

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 13th December 2017 at 6.00pm at Medstead Village Hall.

PRESENT: Councillors Roy Pullen (Chair), Peter Fenwick, Georgy Fuzzard & Mike Smith.

Also present: Peter Baston (Parish Clerk).

	Action
17.96 OPEN SESSION None	
17.97 APOLOGIES. None	
17.98 DECLARATIONS OF INTEREST There were no statutory declarations.	
17.99 MINUTES <ol style="list-style-type: none"> The minutes of the meeting held on the Wednesday 8th November 2017, previously circulated were agreed as a true record. They would be signed by the Chairman at the next meeting. No Matters Arising. 	
17.100 CHAIRMANS REPORT I would like to take this opportunity to say thank you to:- <ol style="list-style-type: none"> Cllr. Georgy Fuzzard for agreeing to sit on the Planning Committee for 6 months and to welcome her to the Parish Council; Cllr. Jean Penny for standing in on several occasions to cover other members of the committee; Cllrs. Fenwick and Smith for all the hard work they have put in over the year; Our Parish Clerk for his concise minutes and his diligence in getting the applications on the agenda in what are, sometimes, trying circumstances. This month has seen the greatest number of applications that I can recall since joining the Council with several 'high profile' ones – the retention of a 'temporary' home at Northfield Stables and the replacement of some old outbuildings with three , four bedroomed houses at Lymington Barns. We have also been consulted on street names for the Bargate site and for our thoughts on new legislation regarding car parking numbers for future developments, stricter design requirements for small extensions and the information that EHDC require for accompany planning applications.	
17.101 CORRESPONDENCE Tree Preservation Order “Rest Harrow”, Wield Road. This was noted by Committee.	
17.102 STREET NAMING – LAND NORTH OF BOYNESWOOD LANE. Following last month’s comments, a response to Medstead Parish Council has been received from EHDC with alternative suggestions which the Committee considered and agreed that the names of Elderberry, Bilberry and Mulberry be recommended to EHDC as road names on this development, The Clerk would respond to EHDC.	Clerk

<p>17.103 AFFORDABLE HOUSING – MILLER HOMES It was agreed that Cllr Fenwick would speak with the Community Development Officer – New Housing at East Hants District Council to ensure that the correct protocol is adhered to by Miller Homes when affordable housing is allocated.</p>	<p>Cllr Fenwick</p>																								
<p>17.104 CONSULTATION(S)</p> <p>1) Draft Residential Development and Householder Extensions SPD. Medstead Parish Council have read the proposals and are supportive of the aims of the proposed document.</p> <p>2) Consultation Draft Vehicle Parking Standards SPD. Medstead Parish Council have read the proposals and are supportive of the aims of the proposed document.</p> <p>3) Local Planning Application Requirements. Medstead Parish Council have read the proposals and are supportive of the aims of the proposed document.</p> <p>The Clerk would respond accordingly to EHDC.</p>	<p>Clerk</p>																								
<p>17.105 PLANNING BREACH</p> <p>i. <u>27121/005</u> Medstead Hardware Stores, High Street, Medstead, Alton, GU34 5LW. Alleged unauthorised breach of condition. Condition 6 of application (fence erected not in accordance with approval). This was noted by the Committee.</p> <p>ii. <u>23986/007</u> Caravan at Hunters Place, Land adjoining Grove Farm, Bighton Road, Medstead, Alton, GU34 5NE. Alleged unauthorised change of use of the land - siting of a mobile home on land adjoining Grove Farm, Bighton Road, Medstead, Alton GU34 5NE. This was noted by the Committee.</p>																									
<p>17.106 EHDC DECISION NOTICES</p> <table border="1"> <tr> <td>Reference No: 28395/005</td> <td>PARISH: Medstead</td> </tr> <tr> <td>Location:</td> <td>Iona, Hussell Lane, Medstead, Alton, GU34 5PF</td> </tr> <tr> <td>Proposal:</td> <td>Retention of close boarded wooden fence of 160cm and 130cm in height</td> </tr> <tr> <td>Decision:</td> <td>PERMISSION Decision Date: 2 November, 2017</td> </tr> </table> <table border="1"> <tr> <td>Reference No: 38813/002</td> <td>PARISH: Medstead</td> </tr> <tr> <td>Location:</td> <td>Silvaoak, Roe Downs Road, Medstead, Alton, GU34 5LG</td> </tr> <tr> <td>Proposal:</td> <td>Front dormer</td> </tr> <tr> <td>Decision:</td> <td>PERMISSION Decision Date: 9 November, 2017</td> </tr> </table> <table border="1"> <tr> <td>Reference No: 57152/001</td> <td>PARISH: Medstead</td> </tr> <tr> <td>Location:</td> <td>14 Bluebell Gardens, Medstead, Alton, GU34 5FQ</td> </tr> <tr> <td>Proposal:</td> <td>Single storey extension to the front</td> </tr> <tr> <td>Decision:</td> <td>PERMISSION Decision Date: 3 November, 2017</td> </tr> </table>	Reference No: 28395/005	PARISH: Medstead	Location:	Iona, Hussell Lane, Medstead, Alton, GU34 5PF	Proposal:	Retention of close boarded wooden fence of 160cm and 130cm in height	Decision:	PERMISSION Decision Date: 2 November, 2017	Reference No: 38813/002	PARISH: Medstead	Location:	Silvaoak, Roe Downs Road, Medstead, Alton, GU34 5LG	Proposal:	Front dormer	Decision:	PERMISSION Decision Date: 9 November, 2017	Reference No: 57152/001	PARISH: Medstead	Location:	14 Bluebell Gardens, Medstead, Alton, GU34 5FQ	Proposal:	Single storey extension to the front	Decision:	PERMISSION Decision Date: 3 November, 2017	
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<p>Reference No: 25256/042 PARISH: Medstead</p> <p>Location: Boyneswood Lodge, Boyneswood Road, Medstead, Alton, GU34 5DY</p> <p>Proposal: Display - 2 flag poles and 1 free standing sign</p> <p>Decision: WITHDRAWN Decision Date: 16 November, 2017</p>	
<p>Reference No: 54643/005 PARISH: Medstead</p> <p>Location: Pax, Grosvenor Road, Medstead, Alton, GU34 5JE</p> <p>Proposal: Two single storey extensions</p> <p>Decision: PERMISSION Decision Date: 23 November, 2017</p>	
<p>Reference No: 55262/002 PARISH: Medstead</p> <p>Location: Oak Tree, Redwood Lane, Medstead, Alton, GU34 5PE</p> <p>Proposal: Replacement single storey dwelling and detached garage and workshop following demolition of existing dwelling and sheds</p> <p>Decision: PERMISSION Decision Date: 21 November, 2017</p>	
<p>Reference No: 31802/005 PARISH: Medstead</p> <p>Location: The Lilacs, Homestead Road, Medstead, Alton, GU34 5NA</p> <p>Proposal: Lawful development certificate existing - use of barn (shown red on the site location plan) for the storage of agricultural equipment and fodder.</p> <p>Decision: LAWFULNESS CERTIF - EXISTING - PERMITTED Decision Date: 23 November, 2017</p>	
<p>Reference No: 25029/005 PARISH: Medstead</p> <p>Location: Foxes Mead, Hattingley Road, Medstead, Alton, GU34 5NQ</p> <p>Proposal: Lawful Development Certificate for a Proposed Use or Development - Two single storey extensions to side of no more than half width of the existing building to a height of no more than 4m. (AS AMENDED BY PLANS RECEIVED 23/10/2017).</p> <p>Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 27 November, 2017</p>	
<p>Reference No: 28928/009 PARISH: Medstead</p> <p>Location: Broadlands Riding Centre, Lower Paice Lane, Medstead, Alton, GU34 5PX</p> <p>Proposal: Extension to covered Riding School and replacement roof covering</p> <p>Decision: APPROVAL Decision Date: 27 November, 2017</p>	
<p>17.107 PLANNING APPLICATIONS</p> <p>The Committee made the following comments on the Planning Applications:</p> <p>i. <u>56715/001</u></p> <p>Ryecroft, Five Ash Road, Medstead, Alton, GU34 5EH.</p> <p>Single-storey extension to rear following demolition of conservatory.</p> <p>Due to the inflexibility of EHDC where an extension to the consultation timetable was not permitted, whilst Medstead Parish Council have reviewed the details of the application, they are unable to make a comment on this application.</p> <p>ii. <u>25029/005</u></p> <p>Foxes Mead, Hattingley Road, Medstead, Alton, GU34 5NQ.</p> <p>Lawful Development Certificate for a Proposed Use or Development - Two single storey extensions to side of no more than half width of the existing building to a</p>	

height of no more than 4m. (AS AMENDED BY PLANS RECEIVED 23/10/2017).

Due to the inflexibility of EHDC where an extension to the consultation timetable was not permitted, whilst Medstead Parish Council have reviewed the details of the application, they are unable to make a comment on this application.

iii. 25256/042

Boyneswood Lodge, Boyneswood Road, Medstead, Alton, GU34 5DY.

Display - 2 flag poles and 1 free standing sign.

NOW WITHDRAWN.

iv. 57548

FUL Unit 6, Soldridge Business Park, Soldridge Road, Medstead, Alton, GU34 5JF

Change of use from Class B1c to pottery and craft studio, with tearoom and ancillary retail

Medstead Parish Council supports small, local business and would back this application. This is not the first retrospective application for this site and we are pleased to see that the owners are now recognising the need for planning approval for various changes of use.

v. 39646/021

Northfield Stables, Soldridge Road, Medstead, Alton, GU34 5JF

Retention of existing associated residential accommodation.

This application follows on from the contentious application 39646/017 which was permitted on appeal in June 2012 for the siting of a temporary timber bungalow for a period of 3 years.

No evidence has been submitted to confirm the period of permanent residence and locally it is considered that the temporary dwelling has been left unoccupied for most, if not all, of the intervening period. As stated by the Planning Inspector, permanent residence is a requirement of the NPPF. (Paragraphs 18, 19, & 55 refer. See below)

19. The National Planning Policy Framework gives three dimensions to sustainable development, with mutually dependent economic, social and environmental roles. As paragraph 19 of the Framework indicates, significant weight should be placed on the need to support economic growth through the planning system; paragraph 28 seeks to promote the development of land-based rural businesses; and paragraph 55 confirms that new isolated homes in the countryside should be avoided unless there are special circumstances such as the essential need for a rural worker to live (permanently) at or near their place of work in the countryside.

Appeal Decision APP/M1710/A/12/2169350

The applicant committed at paragraph 4 of the Inspector's report to remove the temporary bungalow if, after 3 years, the business was not shown to be profitable. Condition 2 would apply.

4. Information submitted with the appeal states that the appellant has been in contact with and visited a number of modular timber building suppliers. He accepts that if this appeal were successful and if at the end of the three year trial period the proposed business was not shown to be profitable, the building would be sold or

bought back by the supplier. The net difference between the value of the timber dwelling after three years when compared with the cost of renting a property away from the site and the associated travel costs, would be met from the appellant's savings.

Appeal Decision APP/M1710/A/12/2169350

Although, finance data has apparently been submitted to the Planning Authority it has not been made available for public scrutiny. By the applicant's own admission accounts previously submitted to the Planning Authority had not been prepared by an accountant.

The Planning Officer will wish to confirm that the financial data provided complies with the accepted accounting conventions.

8. Qualified accountants among the residents point out that, using recognised accountancy practices, there are significant errors in the submitted business plan, including, for example, the omission of labour costs and the cost of the land and the £80,000 (excluding VAT) for the timber dwelling (see also paragraph 4 above), plus understated depreciation, the lack of clarity between personal and business costs and so on. I agree with all of these points. The appellant confirms that his accounts were not prepared by an accountant.

Appeal Decision APP/M1710/A/12/2169350

The temporary permission was given on appeal as the applicant claimed that they had to be on site full time due to the type of service they were providing - *rehabilitation and recuperation of horses linked with breeding-related services from one month before foaling through to weaning for high value competition horses*. No proof has been provided to show that this service has been provided, in fact the applicant has applied for and been given planning permission for an indoor riding school. In the application great play was made on the need to increase the amount of riding to improve and grow the business. The Planning Officer should ensure that the supporting accounts are for the specialised treatment as above and does not include any income from the riding school or the horse dealing as neither of these last two require 24 hour attendance.

The applicant has again given examples of houses that are for sale or been sold recently but has failed to mention the many new dwellings that are currently on offer at prices much less than those quoted not 1 mile from the site.

The Countryside Access Team OBJECT to this application

Medstead Parish Council requests that you refuse this application for PERMANENT siting – this, at best, should only ever be a TEMPORARY permission, even if it means re-applying every 3 years and approval of another 3 years given only if the business is still the care of horses that need 24 hours surveillance and that this arm of the business is profitable.

vi. **36404/004**

Tower Hurst, Windsor Road, Medstead, Alton, GU34 5EF
Double oak framed garage.

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.

vii. **28886/003**

Lyfield House, Hattingley Road, Medstead, Alton, GU34 5NQ.

Certificate of lawful development for proposed use - erection of side extension to original dwelling.

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

viii. **35561/007**

Ridgeway, 70 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Application for consent for Works to trees subject to a Tree Preservation Order

T1 Horse Chestnut – Fell; **T2 Scots Pine** – Fell; **T3 Scots Pine** - Remove two lowest branches on lower NW and SE canopy extents; **T4 Monterey Pine** - Remove deadwood >50mm (exempt from need for application); **G1 Ash x 2** - SW trunk - Reduce back lowest over-extending primary lateral branch only, on SW canopy extents, by approx. 50% back to secondary upright. SW trunk - Reduce back over-extending ascending primary lateral branch only, on East canopy extents, by up to a maximum of 3m back to suitable growth points (as indicated on photographs); **T5 Larch** - Remove broken hanging branch. Remove deadwood >50mm (exempt from need for application); **G2 Larch x 5** - Remove any broken hanging branches. Remove deadwood >50mm (exempt from need for application).

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

ix. **31061/002**

The Nook, High Street, Medstead, Alton, GU34 5LN.

Increase roof height to provide first floor accommodation, full length dormer to rear, Velux windows to front, single storey extension to rear, porch to front and replacement garage, following demolition of existing single storey rear extension, side lobby, rear lobby and garage.

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

x. **56157/008**

New Clovelly, Homestead Road, Medstead, Alton, GU34 5PW.

Agricultural building to be used as barn and machinery shed.

It is Medstead Parish Council's view that the size of the proposed building would be out of character with the surrounding area due to its close proximity to the front (northern) boundary and would be totally out of keeping with the current street scene of the road. There is no Design and Access Statement document submitted with the application so we have no insight as to why it is needed, its intended use and the reasoning behind locating it so close to the front boundary when there appears to be plenty of space on the plot for it to be sited further back. Please refuse this application.

xi. **23291/028**

Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton, GU34 5EW.

Change of use and redevelopment to provide a terrace comprising three residential dwellings.

No evidence has been provided to illustrate compliance with policy 3 of the Medstead and Four Marks Neighbourhood Plan and therefore Medstead Parish Council is unable to support this application.

Policy 3: Local Employment Proposals that result in the loss of an existing employment or business use, will only be permitted where it can be demonstrated that its continued use is no longer viable or that there is no demand, demonstrated by an active and realistic twelve month marketing period. Proposals to expand an existing employment or business use will be supported, subject to no unacceptable harm to local character, residential amenity, highway, safety or flood risk.

3.11 This policy seeks to protect existing employment sites and their uses from any unnecessary loss and to encourage new employment development at existing sites. It is therefore consistent with the EHDC's JCS Policy CP6 in safeguarding sites for employment use and in continuing to play an important role in accommodating East Hampshire's business activity.

We would also draw the Planning Officer's attention to case reference 56936 (Five units for A1, A2 & B1 (office), seven residential units following demolition of existing commercial building, associated landscaping, ancillary space and car parking (as amended by plans received 26 January 2017) Lymington Farm Industrial Estate, Lymington Bottom Road, Medstead, Alton). This application was approved on the 13th September 2017 and clearly illustrates that the landowner believes there is a viable demand for commercial property albeit within a mixed use site. The density is 177 bedrooms per hectare and 59 dwellings per hectare.

xii. **28886/004**

Lyfield House, Hattingley Road, Medstead, Alton, GU34 5NQ

Open fronted garage with store above following demolition of garage and outbuildings.

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

xiii. **25256/043**

Access Road, Friars Oak, Medstead, Alton

T1 Oak - crown raise to 3m removing secondary limbs, selective tip reduction on various laterals (shown on photo) to leave finished lengths of 6-7m, thin by 20%, remove limb growing into Leylandii hedge, remove deadwood; **T2 Oak** - remove deadwood; **T3 Oak** - tip reduction to lowest limb by 2m to leave finished length of 5m, remove rubbing branch, crown raise over neighbouring drive to 5m, crown thin by 30%, remove deadwood; **T4 Oak** - reduce lateral at 6/7 meters overhanging hedge by 2m to leave finished length of 5m, crown thin by 20%, remove epicormic growth on main trunk, remove deadwood; **T5 Oak** - crown raise to 4m by removing secondary limbs, crown thin by 15%, remove deadwood

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

<p>xiv. <u>33285/001</u> Chiswell Cottage, Hussell Lane, Medstead, Alton, GU34 5PD Single storey front extension with porch, to include two sun pipes. Medstead Parish Council have reviewed the details of the application and have no objection.</p>	
<p>17.108 PLANNING APPLICATIONS – Four Marks Parish. <u>50679/002</u> Public Open Space between, 45-47 Penrose Way, Four Marks, Alton T1 - black pine (circa 7m NE of no 45) - remove pendulous branch from SE canopy (origin at circa 10m) pruning back to parent limb; reduce 2 x branches extending over ridge line of dwelling by up to 2m back to appropriate natural target pruning points to achieve a western spread of no less than 7m and no more than 8m (with position determined by appropriate pruning points to avoid stubs). Remove cones from above grounds of no 45. Medstead Parish Council will leave this to the EHDC arboreal officer to resolve.</p>	
<p>17.109 PLANNING PRIOR NOTIFICATION – Information Only <u>28886/002</u> Lyfield House, Hattingley Road, Medstead, Alton, GU34 5NQ. Prior notification for a single storey development extending 7.98 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.61 metres and a maximum height of 2.83 metres. Medstead Parish Council have reviewed the details of the application and have no objection.</p>	

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

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