

MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 14th May 2014 at 7.30pm at Medstead Village Hall

PRESENT: Councillors Peter Fenwick, Mike Smith, Stan Whitcher, Jean Penny (reserve member), District Councillor Ingrid Thomas and three members of the public.

Also present: Miss Katie Knowles (Clerk).

Councillor Whitcher was elected to Chair the meeting.

14.09 OPEN SESSION

Residents of Boyneswood Road highlighted the following points with the Committee:

- Recorded thanks to the Parish Council and Clerk for its work to date on the Neighbourhood Plan and encouraging Four Marks Parish Council to embrace the process.
- Recorded thanks to the Parish Council for its continued support in objecting to the Friars Oak application which reflects the views of the residents.
- Expression of disappointment at the District Council's consultation event which was considered to be far from scientific and demonstrated how well Councillor Thomas's event in January was organised and managed.
- Concern that the District's consultation event would be divisive as it was asking the two distinct communities of Four Marks or Medstead to decide where development should go.

14.10 APOLOGIES

Apologies were received from Cllrs Roy Pullen (Chairman) and Deborah Jackson.

14.11 DECLARATIONS OF INTEREST

There were no declarations of interest.

14.12 MINUTES

The minutes of the meeting held on the 9th April 2014, previously circulated, **were agreed as a true record** and signed by the Chairman.

14.013 CHAIRMANS REPORT

There were no items to report.

14.14 DECISION NOTICES

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

- a) **22638/002** - Wistaria, 74 Lymington Bottom Road, Medstead, Alton, GU34 5EP. 5 DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING FOLLOWING DEMOLITION OF EXISTING DWELLING (AS AMENDED BY PLANS RECEIVED 23/12/2013). **PERMISSION.**
- b) **39919/002** - Proposed Development of Unit 16 Woodlea Park, Station Approach, Medstead, Alton. NEW LIGHT INDUSTRIAL UNIT (B1 USE) AND ASSOCIATED PARKING REVISION TO PREVIOUSLY APPROVED 39919/001 TO INCLUDE MEZZANINE FLOOR AND ADDITIONAL WINDOWS. **PERMISSION.**
- c) **20732/003** - Southlea, 67 Lymington Bottom Road, Medstead, Alton, GU34 5EP. SIDE EXTENSION TO FIRST FLOOR, CANOPY TO REAR. **PERMISSION.**
- d) **54291/001**- Overdale, Upper Soldridge Road, Medstead, Alton, GU34 5QG

DETACHED DWELLING FOLLOWING DEMOLITION OF EXISTING DWELLING AND TEMPORARY SITING OF MOBILE HOME. **PERMISSION.**

- e) **20237/005** - Tassagh, Five Ash Road, Medstead, Alton, GU34 5EJ
SINGLE STOREY OAK FRAMED GARDEN ROOM (AMENDMENT TO PREVIOUSLY APPROVED SCHEME 20237/003) (AMENDED BY PLANS RECEIVED 01/05/2014).
PERMISSION.
- f) **30843/009** - Meadow Farm Stud, Wield Road, Medstead, Alton, GU34 5NH. Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.4 metres and a maximum height of 2.68 metres. **Gen Permitted Development Conditional.**

14.15 APPLICATIONS CONSIDERED

The Committee ratified comments on the following application (**previously circulated**) agreed in advance of the meeting in order to meet a consultation deadline.

- a) **39082/003** - RAISE ROOF TO PROVIDE ACCOMMODATION AT FIRST FLOOR, TWO STOREY FRONT EXTENSION FOR PORCH/STAIRCASE, SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING REAR EXTENSION AND ERECTION OF GARAGE. Thirzwood, Red Hill, Medstead, Alton, GU34 5EE.
- b) **25256/032** - Land at Friars Oak Farm, Boyneswood Road, Medstead, Alton. ERECTION OF EIGHTY DWELLINGS (WITH DEMOLITION OF BOYNESWOOD LODGE) INCLUDING 32 AFFORDABLE HOMES, GARAGES, CAR PARKING, ASSOCIATED ACCESS, INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING (AS AMENDED BY AMENDED/ADDITIONAL PLANS RECEIVED ON 06/03/2014, 07/04/2014, 08/04/2014 AND 10/04/2014) RE-NOTIFICATION TO ALLOW PERIOD FOR COMMENT ON LATEST AMENDED/ADDITIONAL PLANS.

14.16 PLANNING APPLICATIONS

The Committee made the following comments on the Planning Applications:

- a) **55197/001- 75 DWELLINGS** WITH ASSOCIATED ACCESS, LANDSCAPING, PUBLIC OPEN SPACE AND PROVISION OF ALLOTMENTS. Land East of, 20 - 38 Lymington Bottom Road, Medstead, Alton.

Medstead Parish Council wishes to register its **OBJECTION** to this planning application for the following reasons:

Principle

The Joint Core Strategy states that "Development of Four Marks/South Medstead (small local service centre) will be primarily that to achieve sustainable communities"

As a "small local service centre" Four Marks and South Medstead are required to take 175 additional homes in the period 2013 to 2028. To date planning approval has been granted for 134 additional dwellings of which 110 are to be built outside the Settlement Policy Boundary on green field sites. To achieve the 'sustainable community' objective, the pace at which additional homes are built must be controlled so that the new residents can be integrated into the existing community. The community has already absorbed the new residents from the 318 dwellings for which approval was granted in the period 2011/2012.

Detail

The treatment of the elevations, the lack of variety in the brick and roof tile colours is disappointing. Greater recognition of the Medstead Village Design Statement would be appreciated.

The applicant has highlighted the statement made by Thames Water as to the inability of the sewerage system to accept additional dwellings being connected without significant upgrading of the offsite infrastructure. The applicant has also highlighted the need to upgrade the offsite water supply infrastructure.

Medstead Parish Council consider that planning approval should not be granted until the water supply and sewerage infrastructure has been upgraded.

- b) **55577** – PART SINGLE, PART TWO STOREY REAR EXTENSION FOLLOWING REMOVAL OF SINGLE STOREY REAR PROJECTION. 8 Friars Oak, Medstead, Alton, GU34 5EU. **No Objection.**
- c) **35909/003/5JUNE** - 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. Old Soldridge Farm, Upper Soldridge Road, Medstead, Alton, GU34 5QG. No Objection.
- d) **24811/012/6JUNE** - 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. 2 The Oaks, Medstead, Alton, GU34 5PS. No Objection.
- e) **55577/30May** - **Notification of Amendment.** 8 Friars Oak, Medstead, Alton, GU34 5EU. Part single, part two storey rear extension following removal of single storey rear projection (as amended by plans received, 12 May, 2014). **(as per b) No Objection.**

The meeting was closed at 8.10pm

Signed ChairmanDate.....