



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 10th March 2021 (Held virtually on Zoom platform)

PRESENT: Councillors Charles Clark (Chair), Mike (Jo) Smith, Mike (Ja) Smith & Georgy Fuzzard.

Also present: 1 member of the public, Cllr. Simon Thomas (observer - Four Marks Parish Council) & Peter Baston (Parish Clerk).

21.19 OPEN SESSION

None.

21.20 APOLOGIES.

None

21.21 DECLARATIONS OF INTEREST

None.

21.22 MINUTES

- i. The minutes of the meeting held on the **10th February 2021**, previously circulated were agreed as a true record, proposed by Cllr Mike (Jo) Smith and second by Cllr Fuzzard and would be signed by the Chairman at a later date.
- ii. **Matters Arising - Min Ref 21.14.** Cllr Clark reported that he had not written to EHDC Enforcement about the Wield Rd. plots as EHDC are already aware and have this in hand.

21.23 CHAIRMAN'S REPORT

A busier month than of late with a few ongoing matters and some new ones, which may become increasingly important as this year progresses.

Wield Road continues to be a worry as yet more work seems to have been undertaken by those occupying the sites. My understanding is that the EHDC have or are about to issue Enforcement Notices which will require the sites to be returned to the state they were in originally. Regrettably that department of the EHDC is under considerable strain (possibly under manned and underfunded?) and it may be a while before we see any tangible result. Local residents are keeping both EHDC and myself up to date with any further developments.

On Friday 26th February a Neighbourhood Plan Steering Group Zoom meeting took place where the FMMP plan was discussed. It was agreed that only minor alterations were required and that be monitoring the plan and submitting the alterations to the EHDC for approval, no further action was required by either of the PCs at this time. Approval by EHDC will reinforce the legal standing of the plan.

21.24 EHDC DECISION NOTICES

Reference No: 26184/025

Location: Trinity Farm, Trinity Hill, Medstead, Alton, GU34 5NN

Proposal: Prior Notification for Agricultural Development - New Agricultural Storage Building

Decision: **PRIOR APPROVAL NOT REQUIRED**

Reference No: 58503/001

Location: Kestor, Bighton Road, Medstead, Alton, GU34 5ND

Proposal: Lawful Development Certificate for Proposed Development - Single storey extension to side

Decision: **LAWFULNESS CERTIF - PROPOSED – PERMITTED**

21.25 CORRESPONDENCE

- i. **Winchester District Local Plan 2038.** This was noted by Committee.

21.26 PLANNING APPLICATIONS.

- i. **25256/047**

Development of 45 dwellings, provision of adventure playground and associated landscaping and open space, with access from Holland Drive

Land to the rear of Brackenbury Gardens and, Boyneswood Close, Medstead, Alton.

This proposed site is outside the Settlement Policy boundary and is therefore in the countryside and goes against Policy CP19 of the EHDC Local Plan Joint Core Strategy and also Policy 1 of the Medstead and Four Marks Neighbourhood Plan.

The only access to the proposed site is through Holland Drive, which is a serpentine and narrow road which wanders through the existing estate. We feel there will be very considerable upset to the existing residents as Holland Drive will have to be used for many months by heavy construction traffic, with the resultant air and noise pollution. Not to mention the inevitable mud and debris which will effect the road surface and health and safety repercussions. If this application were to proceed, an additional 45 houses in an area of nominal public transport where many households would be two car families, could result in what is now a virtual cultural de sac becoming a very busy road indeed with any number of implications.

The bridge in Boyneswood Road over the railway line is single lane with the pedestrian traffic from Holland Drive being obliged to cross an increasingly busy road to access the pedestrian pathway on the bridge. The junction with the A31 is already over capacity and any improvements to the junction being undeliverable. There appears to be an erroneous claim in the planning statement that HCC are supportive, but this is not confirmed by the HCC.

We can find no evidence that there is need in this area for affordable housing. In addition, there is no evidence that local villagers would be potential buyers. We imagine that potential buyers would in fact be commuters as there is little in any employment prospects in the locally. This increases the likelihood that the new residents would be disconnected from village life and a “dormitory” area would result.

EHDC have declared a five year land supply of 6.11 as reported in the September 2020 East Hampshire Five Year Housing Land Supply Position Statement and the EHDC Authority Monitoring Report of 2019-2020. This is contrary to the claims made in the planning statement.

The playground area and the equipment therein indicated on the plan seems to be all out of proportion to the possible needs and additionally will overshadow those existing houses in the immediate vicinity.

We consider that the design and style of the houses are more suited to an urban rather than a rural setting and the loss of the last remaining piece of open land would be a great shame and something which could not be replaced.

In the circumstances, Medstead Parish Council would ask that this application be refused by the Planning Officer.

ii. **59143**

Construction of 4 dwellings with parking and landscaping
Land to the rear of 2-4 Willowfield, Watercress Way, Medstead, Alton.

The proposed development site is outside the Settlement Policy boundary and is contrary to Policy CP19 of the EHDC Local Plan Joint Core Strategy and Policy 1 of the Medstead and Four Marks Neighbourhood Plan.

The single lane bridge on Boyneswood Road over the railway line and the Boyneswood Road junction with the A31 are already over capacity with all junction easing and pedestrian safety proposals deemed undeliverable, as confirmed by HCC.

There is an "area" TPO on this piece of land until May and then subject to an inspection by a Tree Officer. In view of this application the inspection will now happen sooner. According to the plan the access/egress road crosses a wildlife corridor. This does not seem viable.

Although this application is in respect of 4 houses, the ecology report shows there is provision for a further 6 houses on the paddock behind Ashdod in Boyneswood Road, so beyond this application this could turn into a 10 house development. There may be further issues for scope for development in this field as Ashdod is now for sale. Although not connected, the approval for the 4 houses may well encourage further applications.

Increased vehicular traffic exiting onto an increasing busy road, with its accompanying noise and pollution further detracts from the much valued village environment.

In the circumstances, Medstead Parish Council would ask that this application be refused by the Planning Officer.

iii. **57295/001.**

Storage barn following demolition of a barn and former stables.
Land East of Paddock Grange, Homestead Road, Medstead, Alton

Medstead Parish Council have reviewed the application and whilst no objection is made would request that should the planning officer approve the application that a Condition is made that this is subject to a CP1 agreement.

iv. **58896**

Change of use of land from agricultural use to the Siting of 2no. 6m diameter bell tents for public camping by reservation only for tourist accommodation. Seasonal use only up to 8 months each year (March to October). Timber detached building to comprise toilet/shower facilities and an attached store shed.

Hunters Place, Bighton Road, Medstead, Alton, GU34 5NE

Medstead Parish Council have reviewed the application and whilst no objection is made note that the size of the facilities planned could be large enough to accommodate a further expansion in the future and would request that a Condition is made to restrict any further expansion other than the current planning application.

v. **30676/003**

Lawful Development Certificate for Proposed Use or Development - Single storey side extension
Cherry Orchard, Wiold Road, Medstead, Alton, GU34 5LY

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

vi. **54383/007**

Change of Use of existing detached garages/annexe to a Holiday Let cottage for tourist accommodation.

Rosery, Lower Paice Lane, Medstead, Alton, GU34 5PX

Medstead Parish Council have reviewed the application and note that in a previous application for this site (54383/001) the Planning Officer's report stated that "The ground floor of the garage hereby permitted shall be used only for the parking of private motor vehicles and ancillary domestic storage and for no other purpose. It shall not be converted into habitable accommodation or used for any other use thereafter. Reason - The site lies in a rural area where it is considered that further development/conversion on the site may be detrimental to the character of the area and as such be contrary to the adopted policies of the Planning Authority". With this in mind, Medstead Parish Council concur with this earlier recommendation and therefore object to this application.

vii. **58763**

Detached barn following demolition of existing stables and hay barn.

Land adjacent to Steadingley House, Hattingley Road, Medstead, Alton

Medstead Parish Council have reviewed the application and whilst no objection is made would request that should the planning officer approve the application that a condition is made that this is subject to a CP1 agreement.

There were no further matters to discuss and the meeting was closed at 7.00pm.

Signed Chairman Date.....