



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 14th April 2021 (Held virtually on Zoom platform)

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

Also present: Peter Baston (Parish Clerk).

21.27 OPEN SESSION

Cllr Fuzzard asked whether there had been any feedback from EHDC Enforcement regarding a possible planning breach at a property near Common Hill, Medstead.

21.28 APOLOGIES.

Cllr. Mike (Jo) Smith - Approved

21.29 DECLARATIONS OF INTEREST

None.

21.30 MINUTES

The minutes of the meeting held on the **10th March 2021**, previously circulated were agreed as a true record, proposed by Cllr Mike (Ja) Smith and second by Cllr Fuzzard and would be signed by the Chairman at a later date.

21.31 CHAIRMAN'S REPORT

Some notable news during this last month. A very good result concerning the application by the William Lacey Group (WLG) to build 45 houses to their east of Boyneswood Road. Many letters from residents of both Medstead and Four Marks were received by the EHDC, objecting to the proposed development and these were backed up with strong objections by both MPC and FMPC. In fact, it seems that although extremely valid, these objections were not the overriding factor in the application being dismissed. Where a proposed development is refused on appeal as was the case in respect of a previous application on this site on 5 September 2019, a period of two years must elapse before a new application is submitted for what is substantially the same development. So, it seems that the WLG got their dates badly wrong. We can expect a further application sometime this September. Hopefully another delegated refusal and appeal will follow some time in 2022, by which time the new "Local Plan" will have emerged further.

An email has been received by the NPSG from Ben Read of Black Box Planning, outlining the proposed development to the west of Lymington Barn and also the pig farm at Five Ash crossroads. This email suggests "consultation" with the Medstead & Four Marks neighbourhood plan steering group (NPSG). "Consultation" might suggest that MPC and FMPC have tacitly agreed with the plans? The NPSG Team and EHDC Cllr. Ingrid Thomas are on the case and if desirable, a face to face meeting might be arranged as and when COVID regulations permit, with an officer present.

The NPSG have conducted a review and monitoring process in respect of the current Neighbourhood Plan. The latest draft has I understand been sent to the Clerks of both PCs for comments before submission to the EHDC for ratification and adoption. I have already had some small input in this, namely the changes relating to the impending demolition and change of use of Medstead Hardware and the transfer of the Post Office to the Handy Stores.

Finally, thanks to Michael James Smith for spotting the Facebook item relating to a "pop up" campsite

somewhere in Medstead. The Clerk is in touch with the EHDC to establish planning issues and also the location of this site. I would be grateful for any further information on this.

21.32 EHDC DECISION NOTICES

Reference No: 32519/001

Location: Lainston, Roe Downs Road, Medstead, Alton, GU34 5LG

Proposal: First floor front extension, enlargement of existing front and rear dormers, and replacement of front porch and cladding to first floor

Decision: PERMISSION

Reference No: 52065/001

Location: Taragona, Grosvenor Road, Medstead, Alton, GU34 5JE

Proposal: Single storey extension to rear following demolition of conservatory

Decision: PERMISSION

Reference No: 58896

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

Proposal: 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.

Decision: PERMISSION

Reference No: 25256/047

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

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

Decision: DECLINE TO DETERMINE

Reference No: 28928/012

Location: Broadlands, Lower Paice Lane, Medstead, Alton, GU34 5PX

Proposal: Outline application in respect of access, appearance, layout, and scale in relation to the proposed demolition of existing outbuildings and construction of a residential dwelling to provide managers accommodation associated with the Broadlands Group Riding for the Disabled (Some matters reserved). (additional information received 10/07/20 & 14/07/20)

Decision: WITHDRAWN

21.33 PLANNING APPLICATIONS.

i. **55793/001**

Single storey conservatory to rear following demolition of existing conservatory
4 Red Bushes Close, Medstead, Alton, GU34 5FF

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

ii. **34890/003**

Front extension to detached garage and alterations to garage profile (revision to that approved under application 34890/002)

Summer Place, Goatacre Road, Medstead, Alton, GU34 5PU

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

- iii. **28069/002**
Conversion of integral garage to annexe for elderly parent and detached double garage with storage above.
Paddock Grange, Homestead Road, Medstead, Alton, GU34 5PW
Medstead Parish Council have reviewed the application and have no objection but should EHDC be minded to approve, a condition should be placed thereon to disallow the new accommodation as a separate dwelling in the future.

- iv. **30947/001**
Single storey extensions to rear/side/front and removal of chimney.
3 Beechlands Road, Medstead, Alton, GU34 5EQ
Medstead Parish Council have reviewed the application and have no objection but note that this is a considerable increase in the size of the property.

- v. **27121/008**
Variation of condition 3 of 27121/007 to allow change of wording to - Proposed wording of Condition 3: Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) prior to the first occupation of the development hereby approved the first floor window(s) in the east elevation of plot 1 and the south elevation of plot 3 hereby permitted shall be permanently; (i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer), and (ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed. Reason - To protect the privacy of the occupants of the adjoining residential property/ies. Variation of Condition 16 of 27121/007 to include drawing A617/42 as latest approved drawing in relation to plans and elevations of plots 2 & 3 and new windows to stair and kitchen area of plot 3 to be fixed obscure glazed.
Medstead Hardware Stores, High Street, Medstead, Alton, GU34 5LW
Medstead Parish Council have reviewed the application and have no objection.

- vi. **57725/003**
Change of use of the land to incorporate agricultural land into residential garden, and construction of garage with plant and bin store in association with the conversion and alterations of barn to dwelling (approved under 57735/002).
Land East of The Lilacs, Homestead Road, Medstead, Alton
Medstead Parish Council have reviewed the application and have no objection but should EHDC be minded to approve, a condition should be placed thereon to disallow the new accommodation as a separate dwelling in the future.

- vii. **35561/012**
Variation of condition 10 of 35561/010 to allow substitution of elevation & floor plans
Ridgeway, 70 Lymington Bottom Road, Medstead, Alton, GU34 5EP
Medstead Parish Council have reviewed the application and whilst noting that the elevation & floor plans have changed markedly, have no objection.

There were no further matters to discuss and the meeting was closed at 6.50pm.

Signed Chairman Date.....