



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on 18th August 2021

PRESENT: Councillors Charles Clark (Chair), Phil Quinlan, Mike (Ja) Smith and Mike (Jo) Smith.

Also present: Cllr Georgy Fuzzard and Peter Baston (Parish Clerk).

21.58 OPEN SESSION

- i. Cllr Charles Clark welcomed Cllr Quinlan to his first meeting on the Planning Committee.

21.59 APOLOGIES.

None.

21.60 DECLARATIONS OF INTEREST

None.

21.61 MINUTES

The minutes of the meeting held on the **1st July 2021**, previously circulated were agreed as a true record, proposed by Cllr Mike (Ja) Smith and second by Cllr Mike (Jo) Smith and were signed by the Chair.

21.62 CHAIRMAN'S REPORT

A quiet month since our last meeting on the 1st July, but perhaps two things to note.

The proposed development behind Lymington Barn and the pig farm has once again surfaced following an email from Ben Read of Blackbox Planning to EHDC Cllr. Ingrid Thomas outlining their position. Ingrid has responded suggesting that when the proposals are more plan compliant, then discussions could more likely take place.

Can I suggest that Councillors look at the following for more detail:

www.blackboxplanning.co.uk/south_medstead

This Tuesday (17th) there was a meeting between representatives from both Medstead Parish Council and Four Marks Parish Council held at the Medstead Village Hall. This meeting was to explore issues of mutual concern to both PC's in connection with the plans in respect of Chawton Park Farm and also FM016 and MED004. The idea is perhaps a joint approach to these items as they affect both PC's and to present to both Councils thoughts on how the Clerk's should respond. Members of the Neighbourhood Plan Steering Group (NPSC) will also be in attendance. A report on this meeting will follow in due course.

21.63 EHDC DECISION NOTICES

Reference No: 55793/002

Location: 4 Red Bushes Close, Medstead, Alton, GU34 5FF

Proposal: Conservatory to rear following demolition of existing

Decision: PERMISSION

Reference No: 35561/012

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

Proposal: Variation of condition 10 of 35561/010 to allow substitution of elevation & floor plans

Decision: PERMISSION

Reference No: 54383/007

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

Proposal: Change of Use of existing detached garages/annexe to a Holiday Let cottage for tourist accommodation (as amended by plan received 7 June 2021).

Decision: PERMISSION

Reference No: 59300/001

Location: Magpie Farm, Common Hill, Medstead, Alton, GU34 5LZ

Proposal: Prior Notification - Change of use of land and shipping container to Cafe/Takeaway

Decision: PRIOR APPROVAL IS REQUIRED AND REFUSED

Reference No: 59227

Location: Land south of Beverley Court and Beverley Farm, Five Ash Road, Medstead, Alton

Proposal: Change of use of land to provide 15 touring caravan pitches (instead of 5 touring caravan pitches and 10 camping pitches).

Decision: PERMISSION

Reference No: 56112/001

Location: The Knapp, South Town Road, Medstead, Alton, GU34 5ES

Proposal: Detached dwelling with garage block following demolition of existing chalet bungalow and outbuildings

Decision: WITHDRAWN

Reference No: 59223 PARISH: Medstead

Location: Hussell House, Hussell Lane, Medstead, Alton, GU34 5PD

Proposal: Single storey rear extension, detached garage and conversion of existing garage to workshop

Decision: PERMISSION

Reference No: 56376/001 PARISH: Medstead

Location: Suriname, Soldridge Road, Medstead, Alton, GU34 5JF

Proposal: Side and rear extensions and detached garage (as amended by plans received 11 June 2021)

Decision: PERMISSION

21.64 CORRESPONDENCE

South Downs National Park – Design Guide Consultation. This was noted by the Committee.

21.65 PLANNING APPLICATIONS.

i. **59300**

Change of use of the area of ground to site a converted shipping container and outside seating area.

Magpie Farm, Common Hill, Medstead, Alton, GU34 5LZ

Medstead Parish Council have reviewed the application and have no further comment to make.

ii. **57725/004**

Change of use of agricultural land to residential garden and construction of garage with plant and bin store in association with the conversion and alterations of barn to dwelling (approved under 57725/002)

Land East of The Lilacs, Homestead Road, Medstead, Alton

Medstead Parish Council have reviewed the application and note that this is a further application for the same site. Had this latest application been incorporated with the previous applications, bearing in mind the outcome of planning application 57725/002, would the EHDC Planning Authority have been minded to approve? Medstead PC will therefore leave it to the Planning Officer to consider further as whilst having reservations, Medstead Parish Council have no further comment to make.

iii. **51162/002**

Certificate of Lawfulness existing for a single storey rear extension on no more than 4m from the rear of the original back wall and a single storey side extension not more than half the width of the original house and not projecting beyond the front or behind the rear of the rear walls.

The Knapp, South Town Road, Medstead, Alton, GU34 5ES

Medstead Parish Council have reviewed the application and have no comment to make.

iv. **26602/006**

Single-storey detached garden room, with attached store-room, in the front garden. Clevedon, Windsor Road, Medstead, Alton, GU34 5EF

Medstead Parish Council have reviewed the application and note that the planned structure is in front of the building line for the area and should not be encouraged but would ask for this to be considered by the Planning Officer. Should EHDC be minded to approve, a condition should be placed thereon to disallow the new accommodation as a separate dwelling in the future.

v. **23986/014**

Detached store-shed

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

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

vi. 59143

Construction of 4 dwellings with parking and landscaping (as amended by plans and additional information received on 23 July 2021).

Land to the rear of 2-4 Willowfield, Watercress Way, Medstead, Alton

Medstead Parish Council have again reviewed the application and strongly object to this latest iteration of the application for the following reasons and basically the same as were stated before which are as follows.

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 a provisional "area" TPO on this piece of land being TPO (EH1170)2021. 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 increasingly 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.

There were no further matters to discuss and the meeting was closed at 7.10pm.

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