



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on 10th November 2021

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

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

21.84 OPEN SESSION

None.

21.85 APOLOGIES.

None

21.86 DECLARATIONS OF INTEREST

None.

21.87 MINUTES

- i. The minutes of the meeting held on the **13th September 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.

21.88 CHAIRMAN'S REPORT

This month has been very quiet other than items which will be covered in the Planning Comm meeting itself.

On the 24th October myself and Cllr Quinlan attended a Zoom presentation dealing with local planning procedures. Much of it did not apply to PCs but it was interesting and informative and I would recommend in future similar presentations be attended by members of the Planning Comm as it does give an insight to the difficulties experienced by local authorities when dictated to by central government, particularly when political decisions are involved.

21.89 EHDC DECISION NOTICES

Reference No: 33902/005

Location: Apple Cottage, Hattingley Road, Medstead, Alton, GU34 5NQ

Proposal: Extension and alteration of existing detached garage, and change of use of resultant garage to home office, gym and storage, and new front porch to host dwelling.

Decision: PERMISSION

Reference No: 34008/005

Location: Labec, Hussell Lane, Medstead, Alton, GU34 5PF

Proposal: Variation of condition 2 relating to application 34008/004 (change of roof tiles).

Decision: PERMISSION

Reference No: 59356

Location: Karaka, Paice Lane, Medstead, Alton, GU34 5PT

Proposal: Garage extension and loft Conversion

Decision: WITHDRAWN

Reference No: 20472/007

Location: Maple Cottage, South Town Road, Medstead, Alton, GU34 5PP

Proposal: Two storey extension to side and first floor extension to rear

Decision: PERMISSION

Reference No: 35561/013

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

Proposal: Two storey rear extension and porch

Decision: PERMISSION

Reference No: 51988/001

Location: Hill Copse, Red Hill, Medstead, Alton, GU34 5EE

Proposal: Single storey extensions to front, side and rear, raised patio, and new pitched roof over existing garage.

Decision: PERMISSION

Reference No: 51162/002

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

Proposal: Certificate of Lawfulness (proposed) for a single storey rear extension of 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.

Decision: LAWFULNESS CERTIF - PROPOSED – PERMITTED

Reference No: 20154/006

Location: Southdown House, South Town Road, Medstead, Alton, GU34 5PP

Proposal: Car port in the front garden area

Decision: PERMISSION

Reference No: 52149/005

Location: High Beeches, Boyneswood Road, Medstead, Alton, GU34 5DY

Proposal: Conversion and front extension of double garage to study/utility room and store and porch to main entrance (amended description).

Decision: PERMISSION

Reference No: 59098 PARISH: Medstead

Location: Oak Tree Cottage, Elderberry Way, Medstead, Alton, GU34 5QF

Proposal: Part demolition of rear wall and a single storey rear extension with pitch roof and skylights

Decision: PERMISSION

Reference No: 33902/005 PARISH: Medstead

Location: Apple Cottage, Hattingley Road, Medstead, Alton, GU34 5NQ

Proposal: Extension and alteration of existing detached garage, and change of use of resultant garage to home office, gym and storage, and new front porch to host dwelling.

Decision: PERMISSION

21.90 PLANNING APPLICATIONS.

i. 35421/003

Installation of a 2m wooden sliding electric gate with metal posts at the front of the property along with a 2m wooden fence to sit behind the hedge at the front of the property.

Chelstoke, 84 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Medstead Parish Council have reviewed the details of the application and wish to object given that it is felt that it may not comply with the current regulations in allowing a vehicle to pull off the road sufficiently albeit with the information provided it is difficult to be sure.

- ii. **59519**
Enclosed single storey entrance between the two front gables
23 Elderberry Way, Medstead, Alton, GU34 5QF
Medstead Parish Council have reviewed the application and have no objection.
- iii. **22610/010**
Erection of outbuilding comprising a double garage and home gym following demolition of existing double garage.
Crantoc, Goatacre Road, Medstead, Alton, GU34 5PU.
Medstead Parish Council have reviewed the details of the application and should the Planning Officer be minded to approve, then would wish to see a condition that the development cannot be converted to additional habitable accommodation otherwise have no objection.
- iv. **56617/001**
Retrospective application for a change of use of land for keeping horses and stable block
Fir Tree House, Wield Road, Medstead, Alton, GU34 5LY
Medstead Parish Council have reviewed the details of the application and wish to object given that the EHDC enforcement notice of April 2021 appears not to have been adhered to by the applicant as the current planning rules stipulate that this site is for agricultural use only.
- v. **26256/048**
Proposed construction of 45 dwellings on land east of Boyneswood Road, Medstead, Alton, Hampshire Land to the rear of Brackenbury Gardens and, Boyneswood Close, Medstead, Alton
The proposed development site is outside the Settlement Policy Boundary and is therefore contrary to Policy CP19 of the EHDC Local Plan Core Strategy and also Policy 1 of the Medstead and Four Marks Neighbourhood Plan. In September 2021 the EHDC's published statement confirmed the Housing Land Supply (as set under the National Planning Policy Framework (NPPF)) is 5.74 . Notwithstanding this and as stated above, this site is outside of the SPB and the recent Supreme Court decision following the Cornerstone Barrister's challenge, decided that SPB's are not policies for the supply of housing but are there to protect the countryside and they remain in date and valid until replaced or revised.

The sole access to this site is via Holland Drive. This is a narrow winding road, unsuitable for heavy traffic and serves the existing estate which incorporates a children's play area. In view of the rural location, it can be expected that a number of the proposed properties will house 2 car families, which in itself will produce substantial vehicle movements every day. This application is in an area of nominal public transport and would result in frequent vehicle journeys to all but a small number of local shops. This will of course result in a rise in air pollution and other Health and Safety issues.

The entrance/exit from Holland Drive is onto Boyneswood Road, a residential "C" class road and a short distance to the south, this road crosses a single lane bridge over the Watercress Heritage Railway line. This bridge also incorporates a narrow footpath marked by a painted white line and independent kerbstones glued to the road surface. To access this footpath, residents would be obliged to cross Boyneswood Road. With the already increasing traffic this could prove a difficult and hazardous crossing with poor sight lines, particularly as oncoming traffic from the A31 has right of way. There has in the past been a plan to build a separate footbridge alongside the road bridge, allowing that bridge to handle two way traffic. Improvements to the junction of Boyneswood Road and the very busy A31 have been shelved by the HCC as also undeliverable.

We consider the design and style of the proposed housing to be more suited to an urban rather than a rural setting. The resultant loss of the last piece of green open space, providing a vital "green lung" and access for wildlife to the adjacent Chawton Park Woods would be irreversible.

The development of this site has been the subject of previous applications, which have all been rejected at both local and National levels and we see no relevant information in this latest, some would say cynical application, which would change those decisions in respect of this application.

In closing, we would like to refer to the Prime Minister's statement at the recent Conservative Party Conference on the 6th October 2021 when he said "*You can see how much room there is to build homes that young families need in this country, not of green fields.....but beautiful homes on brownfield sites in places where homes make sense.....*". This comes along with discussions within Cabinet about whether the Government should alter their manifesto target to build 300,000 homes a year.

Medstead Parish Council therefore respectfully request that the Planning Officer refuse this application.

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

Signed Chairman Date.....