



# MEDSTEAD PARISH COUNCIL

## Minutes of the Planning Committee held on Wednesday 2<sup>nd</sup> June 2021

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

**Also present:** Peter Baston (Parish Clerk).

### 21.41 OPEN SESSION

Cllr Clark mentioned that Four Marks PC Councillor Simon Thomas had resigned as a councillor and Planning Chair with immediate effect. It was agreed that Cllr Thomas had for a long time not only given strong support to the Four Marks parish but also to Medstead parish as well and his input will be sorely missed by both parishes, especially on Planning issues. A note of thanks would be sent by the Clerk to Simon Thomas.

### 21.42 APOLOGIES.

Cllr Georgy Fuzzard – absent.

### 21.43 DECLARATIONS OF INTEREST

None.

### 21.44 MINUTES

The minutes of the meeting held on the 5<sup>th</sup> May 2021, previously circulated were agreed as a true record, proposed by Cllr Mike (Ja) Smith and second by Cllr Mike (Jo) Smith and would be signed by the Chairman at a later date.

### 21.45 CHAIRMAN'S REPORT

Very little to report since our last meeting, but some points worth noting. You will have seen the Clerk's email of 24th May regarding the Alton Neighbourhood Plan (M&FMNP) Modification. I am not too sure that it is particularly relevant to Medstead Parish. If we wanted to make any comments, we have until the 5th July 2021 to respond.

With regard to the M&FMNP, which has been the subject of many conversations in recent months, you will have seen the Clerk's email of 21st May. It seems from the comments from EHDC, that despite a body of work undertaken by the Neighbourhood Plan Steering Group (NPSG), EHDC in their wisdom have decided that the NP does not need modifying or updating at this time. We can only hope that the Acting Planning Manager, (Adam Harvey) is correct. Medstead Parish Council & Four Marks Parish Council and the NPSG have been proactive and done what we think is the right thing.

### 21.46 EHDC DECISION NOTICES

Reference No: **30947/001**

Location: 3 Beechlands Road, Medstead, Alton, GU34 5EQ

Proposal: Single storey extensions to rear/side/front and removal of chimney.

Decision: **PERMISSION**

Reference No: **27121/008**

Location: Medstead Hardware Stores, High Street, Medstead, Alton, GU34 5LW

Proposal: 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, (amendment to plans for plot 1 received 5/5/2021)

Decision: **PERMISSION**

#### **21.47 NOTIFICATION OF TREE PRESERVATION ORDER (TPO)**

Ashdod, Boyneswood Road TPO (EH1168) 2021. This was noted by Committee and Cllr Clark also mentioned that he had received a message from EHDC councillor Diana Tennyson saying that trees had been planted nearby which were also now subject to a TPO.

#### **21.48 PLANNING APPEAL**

- i. **Planning Inspectorate Reference: APP/M1710/W/21/3274136. (EHDC Ref 57295/001)**  
Land East of Paddock Grange, Homestead Road, Medstead, Alton.  
**Medstead Parish Council fully support the decision of East Hampshire District Council and stand by the original comments made by Medstead Parish Council for this application and have nothing further to add.**

#### **21.49 PLANNING APPLICATIONS.**

- i. **59227**  
Change of use of land to provide 15 caravan pitches (instead of 5 caravan pitches and 10 camping pitches) and detached office/warden day building.  
Land south of Beverley Court and Beverley Farm, Five Ash Road, Medstead, Alton  
**Medstead Parish Council have reviewed the application and considered that the application for an increase in caravan capacity is an overdevelopment for the site and is not neighbour friendly and therefore object to the application. The layout of the proposed site also does not follow the agreed practice of parking on a caravan site. And would mean that on certain pitches it would be very difficult to manoeuvre a caravan into the position as shown on the plan. Should the Planning Officer be minded to approve the application there should be a time constraint on staying at the site to prevent long stay or residential.**
- ii. **57449/002**  
Detached garage / car port to front  
Oaklea, South Town Road, Medstead, Alton, GU34 5PJ  
**Medstead Parish Council have reviewed the application and given that there is a dearth of detail on the EHDC Planning portal, object to this application given that an informed view cannot be given.**
- iii. **52149/005**  
Part conversion of double garage to study/utility and porch to main entrance  
High Beeches, Boyneswood Road, Medstead, Alton, GU34 5DY  
**Medstead Parish Council have reviewed the application and have no objection.**
- iv. **55793/002**  
Conservatory to rear following demolition of existing  
4 Red Bushes Close, Medstead, Alton, GU34 5FF  
**Medstead Parish Council have reviewed the application and have no objection.**

- v. **59300/001**  
 Prior Notification - Change of use of land and shipping container to Cafe/Takeaway  
 Magpie Farm, Common Hill, Medstead, Alton, GU34 5LZ  
**Medstead Parish Council have reviewed the application and have no comment to make. Cllr Clark will however contact the Medstead & Four Marks Neighbourhood Plan Steering Group for any comment they may have.**
  
- vi. **36868/001**  
 Garage extension and loft Conversion  
 Karaka, Paice Lane, Medstead, Alton, GU34 5PT  
**Medstead Parish Council have reviewed the application and have no objection.**
  
- vii. **20253/023**  
 2 No. 2 Bed Flats and 4 No. 1 Bed Flats across two buildings with associated parking and landscaping  
 Mansfield Business Park, Station Approach, Medstead, Alton  
**Medstead Parish Council have reviewed the application and stand by the original comments made under case reference 20253/022 and fully support the earlier decision for that application given the new application for 20253/023 is little different in substance and still lacks amenity space and enough car parking places for visitors and residents alike.**

There were no further matters to discuss and the meeting was closed at 2.45pm.

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