



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on 12th January 2022

PRESENT: Councillors Charles Clark (Chair), Mike (Jo) Smith, Graham Bennell and Mike (Ja) Smith
Also present: Two members of the public and Peter Baston (Parish Clerk).

22.01 OPEN SESSION

- i. The two members of the public representing the Platinum Jubilee Committee outlined the plans for the forthcoming Platinum Jubilee celebrations and were seeking a contribution by means of a Parish Council Grant to cover such items as insurance and such items. They were advised to write to the Clerk and submit an application once budgeted figures were more in place.
- ii. Cllr Mike(Jo) Smith asked how a Tree Preservation Order can be applied for and he was advised to contact EHDC via their web site for the necessary information.
- iii. Cllr Mike(Jo) Smith mentioned a communication which had been received by the Parish Council from a Beech resident who was keen to have a wider 20mph speed limit in the area, particularly near to the school. This is on the next Full Council agenda.

22.02 APOLOGIES.

None

22.03 DECLARATIONS OF INTEREST

None.

22.04 MINUTES

- i. The minutes of the meeting held on the **8th December 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.

22.05 CHAIRMAN'S REPORT

A relatively quiet time and therefore not a huge amount to report, but if I could draw the Committee's attention to the Decision Notices which the Clerk has attached to the recently issued Agenda, Item 1 (35421/003) and Item 4 (566617/001). We opposed the former based on information to hand at the time. We have to assume that this did not carry sufficient weight and permission has been granted. Item 4 has also been given permission, to which we did not object subject to the proviso concerning future use. In addition, application 35603/002 was dealt with by email amongst the Committee members as we were not granted an extension by the EHDC. This is to be ratified at our meeting on 12th January.

The EHDC have submitted for consultation the Supplementary Planning Document (SPD), which highlights the two large sites in South Medstead under consideration. As a result, the Four Marks and Medstead Neighbourhood Planning Steering Group (MF&MNPSG) are meeting via Zoom on Friday 14 January at 1430 to consider the response that both Parish Councils might make. I will report further on this as soon as the wording has been agreed and then both PCs can agree accordingly. The response deadline is 1700hrs on 2 February 2022.

22.06 EHDC DECISION NOTICES

Reference No: 35421/003

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

Proposal: Installation of a 1.8m wooden sliding electric gate with metal posts at the front of the property along with a 1.8m wooden fence to sit behind the hedge at the front of the property (as amended by plans and gate details received 25 October 2021).

Decision: PERMISSION

Reference No: 22610/010

Location: Crantoc, Goatacre Road, Medstead, Alton, GU34 5PU

Proposal: Erection of outbuilding comprising a double garage and home gym following demolition of existing double garage.

Decision: PERMISSION

Reference No: 51162/003

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

Proposal: Two storey house with garage block to replace existing chalet bungalow and outbuildings following demolition (as amended and amplified by plans and documents received 9 December 2021).

Decision: PERMISSION

Reference No: 56617/001

Location: Fir Tree House, Wield Road, Medstead, Alton, GU34 5LY

Proposal: Retrospective application for a change of use of land for keeping horses and stable block

Decision: PERMISSION

Reference No: 59532

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

Proposal: T1 - Beech (T9 in TPO (EH983) 2015) - reduce over extended branches on east and west side of the canopy, as shown on submitted photo, by up to 2 metres to bring in line with the rest of the canopy and crown lift to 4 metres.

Decision: CONSENT

Reference No: 57149/001

Location: 3 Woodfield Drive, Windsor Road, Medstead, Alton, GU34 5EF

Proposal: T1-Beech in G5 of (EH 983) 2015, north east of 3 Bilberry Close – Reduce crown on the southern side by approx 2m, leaving a crown spread on the southern side of approx 4m. Crown thin remaining canopy by approx 20%. T2-Beech in G1 of (EH 938) 2014. - Crown thin by 20%.

Decision: CONSENT

22.07 CORRESPONDENCE

- i. **EHDC Notification of Planning Decision. - 56617/001 Fir Tree House, Wield Road, Medstead.** Noted by Committee
- ii. **EHDC Notification of Planning Decision. - 35421/003 Chelstoke, 84 Lymington Bottom Road, Medstead.** Noted by Committee
- iii. **EHDC Local Plan Consultation(s).** Noted by Committee.
- iv. **EHDC Planning Policy Workshops.** Cllr Clark will consult with the Medstead & Four Marks Neighbourhood Plan Group about representation and would update the Clerk regarding the two planned workshops.

22.08 PLANNING APPLICATIONS. (Medstead Parish)

- i. **35603/002** HSE Highclere Farm, Upper Soldridge Road, Medstead. **Committee noted the comments made by Medstead Parish Council to EHDC.**

- ii. **59578** T1-Oak-Fell. Site of Oak Tree (TPO 1), Holland Drive, Medstead, Alton
Medstead Parish Council have reviewed the application and given that the tree in question has a TPO on it, feel that the other trees nearby should now be considered to have a similar TPO placed upon them or to have a new tree planted to replace the diseased oak tree but will leave this to the EHDC arboreal officer to decide.

- iii. **59143**
Construction of 4 dwellings with parking and landscaping (as amended by plans and additional information received on 23/07/2021 and 03/11/2021). Land to the rear of 2-4 Willowfield, Watercress Way, Medstead
Medstead Parish Council strongly object to this application. To our knowledge, this is the third planning application in respect of this site, although the reference number seems unchanged. In essence, this is the same application with some minor amendments.

Notwithstanding this, the site is outside of the Settlement Policy Boundary and is therefore remains contrary to the EHDC Local Plan and Joint Core Strategy Policy CP19. Additionally it is also contrary to Policy 1 of the Medstead and Four Marks Neighbourhood Plan.

The access to the site is on a right angled bend onto a somewhat restricted road used by the existing Azalea development and further increased traffic movements will result onto the increasingly busy Boyneswood Road. Access to the main A31 is via a single lane bridge over the heritage railway line. This width restricted bridge also shares the road with a pedestrian “walkway” offering no or little safety to walkers. Pedestrians from this proposed development will be obliged to cross the road to access walkway.

As previously mentioned, the ecology report shows that there is provision for a further 6 houses on the paddock behind “Ashdod” in Boyneswood Road and so this could become a 10 house development and, if permission were granted, the approval may well encourage further applications. Creeping development.

In the circumstances, Medstead Parish Council respectfully request that the Planning Officer refuses this application.

PLANNING APPLICATIONS (Four Marks Parish)

- i. **35811/003**
Oak sp. Southern canopy to reduce back the laterals over the garden, back to pre-cuts, (1.5m with cuts no greater than 35mm stem diameter), crown lift the lower canopy skirt by 7m up to the fork break, (with cuts no greater than 25mm stem diameter). 28 Kingswood Rise, Four Marks, Alton, GU34 5BD. **Medstead Parish Council have reviewed the application and will leave this to the EHDC arboreal officer to decide.**

There were no further matters to discuss and the meeting was closed at 7.25pm.

Signed Chairman Date.....