



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on 16th February 2022

PRESENT: Councillors Charles Clark (Chair), Mike (Jo) Smith, Phil Quinlan and Mike (Ja) Smith
Also present: Cllr Georgy Fuzzard & Peter Baston (Parish Clerk).

22.09 OPEN SESSION

- i. Cllr. Clark mentioned that a late planning application had been received for a tree related issue and the Planning Committee felt that this should be addressed by the EHDC Tree officer.
- ii. Cllr Clark mentioned that a funding application should be made to EHDC councillor for a grant for the dredging work at Five Ash Pond which has been recently completed. This would be recommended to Full Council for approval.
- iii. Cllr Clark asked about the possibility of a weight restriction of 7.5 tonnes in certain areas of the parish, including High Street, Boyneswood Rd and Lymington Bottom Rd. This would be taken to Full Council for approval and to then contact HCC Highways and Cllr Mark Kemp-Gee.

22.10 APOLOGIES.

None

22.11 DECLARATIONS OF INTEREST

None.

22.12 MINUTES

- i. The minutes of the meeting held on the **12th January 2022**, 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.

22.13 CHAIRMAN'S REPORT

Several items of interest this month.

i. **Sports Pavilion / Parish Office**

Can I thank the Clerk and others of the Committee for the work they have put in to submit the planning application in respect of the Sports Pavilion/Parish Office. Rather oddly, EHDC wanted MPC to agree to them extending their own deadline. Having done so, EHDC then advised that due to Covid they were unable to carry out a site visit and could we submit photos. This was done, thanks to the "photographers"! It is noted that we have made it onto the EHDC list and it appears as Ref:58628 as Item 9 on the Agenda of the Planning Comm meeting 16th February.

ii. **Neighbourhood Plan Steering Group**

There was some confusion over the response to the Supplementary Planning Document (SPD) published by EHDC for consultation purposes. Frank Maloney did a huge amount of work going through the document and produced an excellent response. However it was not until the last moment that I discovered that this response had not been put before either MPC or FMPC. Therefore a transcript of Frank's work was emailed to all MPC Planning Comm members for approval and I would like to thank them for their swift agreement. The response has been sent to EHDC and I assume it has been accepted. I am not aware if FMPC did respond. This was dealt with under delegated authority and is to be approved by Full Council.

iii. EHDC Large Sites

EHDC have published some details of the two large sites in south Medstead and two workshops were hosted by them on 7th and 14th February. In order to have a joint response with FMPC, the NPSG met at the MVH on 28th January to discuss the way forward. A lively discussion took place and myself and Mike Sanders agreed to meet and draw up a series of bullet points to take to the workshops. However, before either of the workshops were to take place, we were advised that these workshops were more to do with design than actual desirability of the sites themselves, and that they would not be interactive, rather a presentation by EHDC and the developers. Our joint response from both MPC and FMPC will be in the form of a questionnaire to be completed with 28 days following its issue after the 14th February. It has been suggested that the two PCs, working with the NPSG will work on this.

iv. Other Issues

I have had further contact from a Wield Road resident concerning the various planning breaches in that road which are subject to enforcement orders, and are now apparently out of date, due allegedly to the inaction of EHDC. More worryingly, it seems that some of the occupiers have been advised to apply for planning. EHDC Cllr Ingrid Thomas has been advised. Finally, a resident in Homestead Road has made me aware of a possible planning breach at "Greendrift", including the [possible siting of a caravan on the site. Without going into details, he has been in touch with EHDC and Ingrid Thomas. The Clerk has also advised EHDC and this has been acknowledged by them.

22.14 EHDC DECISION NOTICES

29433/007

Location: Yeoville, Paice Lane, Medstead, Alton, GU34 5PR

Proposal: Conversion of internal garage and replacement of existing garage door with window to front. Detached two-bay timber garage to side.

Decision: PERMISSION

59570

Location: 2 Green Stile, Medstead, Alton, GU34 5LR

Proposal: Single storey side extension with a hipped roof and external flue.

Decision: PERMISSION

35603/002

Location: Highclere Farm, Upper Soldridge Road, Medstead, Alton, GU34 5QG

Proposal: Detached residential annex

Decision: WITHDRAWN

59578

Location: Site of Oak Tree (TPO 1), Holland Drive, Medstead, Alton

Proposal: T1-Oak-Fell.

Decision: WITHDRAWN

27211/004

Location: Langtons Piece, Stancomb Broad Lane, Medstead, Alton, GU34 5QD

Proposal: Replacement conservatory with solid roof.

Decision: PERMISSION

22.15 EHDC SOUTH MEDSTEAD WORKSHOP - Land West of Lymington Bottom Road.

Cllr Clark outlined the detail presented at the two recent EHDC workshops. Both Medstead Parish Council and Four Marks Parish Council in conjunction with the Medstead & Four Marks Neighbourhood Plan Steering Group, would be preparing a joint response which is required to be submitted to EHDC

within 28 days of the last workshop. A date will be agreed for all parties to meet in order for an agreed response to be signed off by both Councils and submitted to EHDC.

22.16 PLANNING APPLICATIONS. (Medstead Parish)

i. 26184/026

Application to determine if prior approval is required for New Agricultural Storage Building Trinity Farm, Trinity Hill, Medstead, Alton, GU34 5NN.

Medstead Parish Council have reviewed the details of the application.

ii. 59356/001

Lawful Development Certificate for Proposed Development - Erection of front porch, side and rear extensions along with additional floor

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

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

iii. 39009/008

The construction of up to 1,525sqm of Class E uses, including provision for a flexible working facility, including means of vehicular access. All other matters (layout, scale, appearance and landscaping) to be reserved for future consideration.

Land to the north of the Telephone Exchange, Lymington Bottom Road, Medstead, Alton

Medstead Parish Council have reviewed the application and object to the application. Whilst the agreed Neighbourhood Plan allows for commercial development, there is a recent proven case that this type of development is not required evidenced by EHDC case reference 20253/023 (conversion of a number of unused office buildings into 2 No. 2 Bed Flats and 4 No. 1 Bed Flats across two buildings). Whilst that application was refused by EHDC, clearly given there are unused commercial buildings in the parish, it is considered that there is therefore not a requirement for even more such development.

Additionally, Medstead Parish Council considers this latest application pre-empts a decision on the "Large Sites" which are currently being considered by EHDC. Medstead Parish Council would therefore, request that this application is refused and remains as agricultural land.

iv. 58628

Alterations and additions to existing Sports Pavilion to provide new community meeting room and parish office, including reception area, disabled toilet and storage areas, and installation of electric car charging point and solar panels.

Medstead Parish Council, Sports Pavilion, Roe Downs Road, Medstead, Alton, GU34 5LG

This was noted by Planning Committee with no comment being submitted.

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

Signed Chairman Date.....