



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on 9th March 2022

PRESENT: Councillors Charles Clark (Chair), Georgy Fuzzard, Phil Quinlan and Mike (Ja) Smith

Also present: Medstead PC Cllrs. Deborah Jackson & Graham Bennell, EHDC Cllr. Diana Tennyson, Four Marks PC Cllr. Janet Foster, one member of the public & Peter Baston (Parish Clerk).

22.17 OPEN SESSION

None.

22.18 APOLOGIES.

Cllr Mike(Jo) Smith - Approved

22.19 DECLARATIONS OF INTEREST

None.

22.20 MINUTES

- i. The minutes of the meeting held on the **16th February 2022**, previously circulated were agreed as a true record, proposed by Cllr Mike (Ja) Smith and second by Cllr Phil Quinlan and were signed by the Chair.
- ii. No matters arising.

22.21 CHAIRMAN'S REPORT

It has been a very busy time since the last Committee Meeting on the 16th February, with lots of things going on. The completed EHDC questionnaires have been forwarded following a "workshop" at the MVH on the morning of 25th February. There was unfortunately some miscommunication between ourselves and FMPC Planning Comm in that we did not send a joint response. However, copies have been sent to FMPC Planning Comm so that both Parishes are like minded in their replies.

Following the recent planning applications received from EHDC, the Clerk has replied in connection with what I will refer to as the "pig farm", 39009/008, strongly objecting to this application. With regard to the applications in respect of Lymington Barns 23291/029 and the land west of Longbourn Way 58788, these applications will be heard tonight. In view of the complexity of these applications, MPC Planning members held a "workshop" on 2nd March at my home to allow Comm members to assemble their thoughts. That evening I attended the FMPC Planning meeting as an observer to listen to their ideas on all three of the above applications, accompanied by Cllr Quinlan. Very interesting! Comm members may have seen one of the 700 flyers posted through your letter box. No further comment is needed.

The following evening I attended the Platinum Jubilee Comm public meeting at the MVH, again as an observer, to listen to their proposals. The all day celebrations are to be held on the village green, starting at 1200 on Sunday 5th June. Cllr Kercher was also in attendance. They seem very organised and I am sure they will make a great success of the day. Their Chair gratefully acknowledged the financial support given by the MPC and the Wake Trust. At this time I have heard nothing further concerning the possible planning breach in Homestead Road, nor the ongoing issues in Wield Road.

22.22 EHDC DECISION NOTICES

Reference No: 26184/026

Location: Trinity Farm, Trinity Hill, Medstead, Alton, GU34 5NN

Proposal: Application to determine if prior approval is required for New Agricultural Storage Building

Decision: **WITHDRAWN**

Reference No: 36510/002

Location: Meudon, South Town Road, Medstead, Alton, GU34 5PJ

Proposal: Proposed first floor rear extension

Decision: **WITHDRAWN**

22.23 PLANNING APPLICATIONS

i. 36510/003

Ash-Reduce crown height by approx. 10m, leaving a crown height of approx.. 20m. Reduce crown width by approx.. 10m, leaving a crown width of approx. 20m.

Meudon, South Town Road, Medstead, Alton, GU34 5PJ

Medstead Parish Council have reviewed the application and will leave this to the EHDC arboreal officer to decide.

ii. 20253/025

G1 Ash, Sycamore, Oak, Hazel-Crown reduction to all 4 trees by 2.5m from tips on car park side only, to reduce overhang, and shape.

Mansfield Business Park, Station Approach, Medstead, Alton

Medstead Parish Council have reviewed the application and will leave this to the EHDC arboreal officer to decide.

iii. 53319/001

New garage/outbuilding following the demolition of the existing garage/ outbuilding

Summercourt, Windsor Road, Medstead, Alton, GU34 5EF.

Medstead Parish Council have reviewed the details of the application and do not have any objection.

iv. 31061/006

Increase in roof height to provide accommodation at first floor level, extension to front and rear with Juliette balcony and roof lantern; together with the erection of detached garage with storage following demolition of existing garage.

The Nook, High Street, Medstead, Alton, GU34 5LN

Medstead Parish Council have reviewed the details of the application. Should the Case Officer be minded to approve the application, then Medstead Parish Council would like to see a Condition imposed that prevents the upper floor of the garage becoming further residential accommodation.

Also, the case officer is asked to consider the overlooking windows in the house extension upper floor. Other than these comments, Medstead Parish Council do not have any objection.

v. 58788

Development comprising 112 new homes with associated access and landscaping

Land to the west of Longbourn Way, Medstead, Alton

The proposed site is on land currently outside of the Settlement Policy Boundary and is therefore contrary to the EHDC Local Plan and the Joint Core Strategy Policy CP19 and is contrary to Policy 1 of the Medstead and Four Marks Neighbourhood Plan.

Medstead Parish Council (MPC) firmly believe that the proposed development directly contradicts the above paragraph. In addition, MPC feel that when other factors are taken into account, further mitigate against this development application.

The sole access to the proposed development is via Longbourn Way, through the existing Austen Fields estate. Whilst acknowledging that the building site traffic issue would be temporary, the planned layout of the road network and access to and from the site is very poor. Longbourn Way has two very sharp right angled bends which we believe will make access to the site difficult, if not dangerous for building site traffic. As Longbourn Way is a narrow, steep residential road, access by emergency services and refuse collection is already compromised. Two large commercial vehicles cannot pass one another on Longbourn Way. In recent times there have been two vehicular accidents on Longbourn Way, although they do not show up in statistics as the road is "unadopted". One of these accidents, in wet weather, involved an SUV which going down the hill towards Lymington Barn, when at the first of these bends, collided with the Armco barrier due to the slippery conditions. There have been a number of "near misses", not only as the same point, but at the very sharp junction with the Mansfield Park surgery. As previously mentioned above, Longbourn Way is "unadopted", so is neither maintained or gritted by HCC, or indeed are any of the roads in Austen Fields or the proposed new estate. This has many ramifications, not only for local residential traffic and pedestrians but also delivery vehicles, refuse collection and emergency services. MPC would like to see a swept path analysis for construction vehicles and also refuse collection vehicles

In addition, there is no provision for a secondary emergency vehicle access.

No mention has been made in the application for any provision for keeping the road cleansed of building site traffic mud during the construction process.

We believe that in this rural environment with limited public transport, the increased vehicle movements, will run into hundreds per day. In a rural setting, every adult will have one car. Access onto the busy A31 is via a single lane bridge under the Heritage Railway. HCC have already stated that the junction / crossroads at Lymington Bottom Road and the A31 is currently running at 95% capacity. Additionally, any traffic turning left out of Longbourn Way to get to the "High Risk" A339 Basingstoke road will be obliged to negotiate Medstead High Street, which is already effectively one way due to vehicles parking in the road to access the Post Office/General Store, and then onwards via narrow country lanes through the very rural village of Bentworth. This route from the A31 has already become a "rat run" for commuter traffic. All of this adding further pollution to the locality, which is contrary to the EHDC Environmental Statement. In addition, the traffic data is now out of date and fails to take into account the changed priorities in 2021 at the above mentioned bridge.

The proposed development is more of an urban nature rather than rural and in the view of the MPC does nothing to enhance Medstead village or the surrounding area. In fact quite the reverse. This application is for just another commuter estate with the expected house prices to be well outside local affordability. MPC feel the affordability need is unproven with the wrong housing mix. The design is "hard" and does not merge into the surrounding countryside. There is insufficient provision for off street parking or for visiting vehicles. There appears to be no provision for allotments. The JCS housing provision to 2018 was 175, when in fact over 300 have been delivered ie 130% added to this number if homes built since 2019. MPC feel that this clearly demonstrates that this development is not required.

There is of course the irretrievable loss of farm land, when we as a nation are trying to produce more food and reduce reliance on imports. This is particularly important when bearing in mind the war in Eastern Europe which is already having a devastating affect on world commodity prices. The inevitable impact on local wildlife cannot be overstated, when it's gone....it's gone.

According to the EHDC website there are already a substantial number of objections from local residents in respect of what is increasing seen as this unwarranted and unwanted development.

In adding our voice to these objections, Medstead Parish Council are strongly opposed to this application and therefore respectfully request that the Planning Officer refuses this application.

vi. 23291/029

A hybrid planning application which seeks detailed planning permission for: 'the provision of 638sqm of leisure space (Building2) (Class E d), access and parking provision' and outline permission for: 'the provision of 916sqm of flexible Class E space and 344sqm of flexible Class E/Public House (sui generis), with details relating to layout submitted in detail and appearance reserved for future consideration'.

Lymington Farm Industrial Estate, Lymington Bottom Road, Four Marks, Alton, GU34 5EW

This application is in respect of a site which is within the Settlement Policy Boundary and is in accordance with the Neighbourhood Plan. Medstead Parish Council do not feel that this in itself means the application should be granted for planning approval. In fact, there are many factors to be considered which in our option should result in the refusal of this application.

This application suggests that there is a need for commercial units. However current evidence shows that this is unproven and is not supported by the number of unoccupied units on the Woodley Park and Dukes Mill commercial sites in Station Approach, Medstead. On Friday 11th March, out of 19 units only 7 were occupied at these two sites. This would suggest that in fact there is an over capacity of units of this type within the village. Indeed, in a previous application it was agreed to allow housing in Station Mews rather than commercial units as there was no demand for further units. The design is not in keeping with its rural setting and is mostly unattractive two story buildings, replacing existing or already demolished single story buildings, which we do not feel is sympathetic in a rural area.

Very little has been mentioned about improving surface water drainage. There is a considerable slope leading down from Longbourn Way from the existing Austen Fields estate into Lymington Bottom Road and additional run off can be expected from this proposed development. The area immediately in front of the green grocery shop "Clementines" floods on a regular basis and with the expected effect of climate change, this could pose further problems. Serious anti flooding measures are required.

The parking provisions are woefully inadequate. Currently, there are approximately some 35 car parking spaces, which almost completely occupy the existing area. In the revised main car park layout as shown on the application there appears to be approximately 50 parking spaces to serve the proposed public house and existing retail units. Taking the proposed public house in isolation, the dining/bar area is according to the plan is 344 sqm over its two floors. Based on the EHDC Local Plan Vehicle Parking Standards Supplement published in July 2018, the minimum number of parking spaces is 1 per every 5 sqm of dining/bar area. This equates to some 68 parking spaces! This shortfall is further compounded by the parking for existing retail units in the immediate vicinity. With regard to others planned buildings, the community would seem to benefit from the proposed gym. We believe this not to be the case as it is our understanding that this will be for use of a members only club.

Over the last 5 years, the UK has seen a dramatic fall in the number of public houses. In a report in the Daily Telegraph of the 23rd December 2021 it stated that there have been over 2200 closures since 2018. These figures suggest that the closures were not due to Covid related issues, but a step change in social habits. The MPC have to ask, is there a genuine need for a for a public house, or is this a speculative venture? Does this rural village want or need a public house, especially one of this size and appearance (it looks like warehouse) which it not at all in keeping with the rural aspect of this area? We suggest not. Furthermore, the plans for this building due not seem to show an internal storage area for beer and crates etc., nor a kitchen/food preparation area, which judging from the size of the establishment, would have to be substantial. There is no provision for waste bins outside if the premises.

The resultant increase in traffic both during the day and night would increase air pollution, light pollution and noise. Medstead is a Dark Sky village and already has a very popular rurally situated inn in the village centre and a bar at the local fff brewery in nearby Station Approach.

Although it is not entirely clear from the site plan contained in the application, it seems the existing access from Lymington Bottom Road adjacent to the green grocery "Clementines" will be closed off and the only access will be to and from Longbourn Way and thence onto Lymington Bottom Road. This junction would then have to serve nearly 200 homes (which includes Austen Fields and the application 58788), the medical practice and of course the Lymington Barns site. This we feel is potentially dangerous and unacceptable.

In conclusion, Medstead Parish Council consider this application to be poorly planned and by admission of the applicant, linked to two other very recent planning applications from Mr Read. Therefore Medstead Parish Council strongly object to this application and would respectfully request that the Planning Officer refuses planning approval.

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

Signed Chairman Date.....