



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on 11th May 2022

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

22.32 OPEN SESSION

None.

22.33 APOLOGIES.

Cllr. Mike (Ja) Smith

22.34 DECLARATIONS OF INTEREST

None.

22.35 MINUTES

- i. The minutes of the meeting held on the **13th April 2022**, previously circulated were agreed as a true record, proposed by Cllr Mike (Jo) Smith and seconded by Cllr Phil Quinlan and were signed by the Chair.
- ii. No matters arising.

22.36 CHAIRMAN'S REPORT

I'm pleased to report than other than one significant item, is has been a relatively quiet month. Following much emailing and some face to face meetings with colleagues from FMPC and the NPSG, I attended the EHDC Planning Committee meeting on the evening of 28th April at Penns Place got deliver my allotted 3 minutes objection to the proposed development at 1-4 Willowfield, on behalf of the MPC and FMPC. FMPC were not permitted to speak in support of Medstead as the application was not deemed large enough.

I am grateful to Nick Stenning (M&FMNP Steering Group) for his support on the night and for his 3 minutes. Also EHDC Councillor Ingrid Thomas's objection was read by EHDC Councillor Jonathon May in Ingrid's absence. Some 2 and 1/2 hours later after much discussion the "Notice of Departure" was defeated by the narrowest of margins, 6-5. I think we all learned something which will be of use to us when this application goes to appeal in 6 month time. But for now we can at least know that we can prevail if we get our facts and presentations right.

On another topic, I have received emails from SMASH, the Medstead action group offering their support in respect of future planning applications and although I don't think we can engage with them officially, it might be interesting to hear their views. More of that later.

22.37 EHDC DECISION NOTICES

Reference No: 53319/001

Location: Summercourt, Windsor Road, Medstead, Alton, GU34 5EF

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

Decision: PERMISSION

Reference No: 20253/025

Location: Mansfield Business Park, Station Approach, Medstead, Alton

Proposal: 2 twin stemmed Oaks (G3 in TPO EH 476 2001) - Reduce Lateral branches on the southern side of the canopy by 2.5 metres as shown on submitted photos.

Decision: REFUSAL

Reference No: 23986/015

Location: Grove Farm, Bighton Road, Medstead, Alton, GU34 5NE

Proposal: Application to determine if prior approval is required for an agricultural storage building.

Decision: PRIOR APPROVAL NOT REQUIRED

Reference No: 36510/003

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

Proposal: Ash - T1 in TPO (EH 452)2001. Crown reduce by up to 20% (of the outer crown) leaving a finished crown spread radius of 9 metres and a finished height of 16 metres.

Decision: CONSENT

Reference No: 31061/006

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

Proposal: 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.

Decision: PERMISSION

22.38 PLANNING APPLICATIONS

i. 58482/004

Change of use from agricultural to recreational/hobby farm for agricultural produce growing and animal grazing and retention of existing associated structures.

Land adjacent to Fir Tree House, Wield Road, Medstead, Alton

Following a review of the application at the April 2022 Medstead Parish Council Planning Committee meeting, clarification was sought from EHDC regarding the numbering system being adopted by EHDC as this application and that for 58482/005 (see below) are by different applicants on different plots. This clarification was received and Medstead Parish Council have now further considered the application and OBJECT on the basis that it is outside of the Settlement Policy Boundary for the area, is also contrary to Policy 1 of CP19.

ii. 58482/005

Lawful Development Certificate for Existing Use or Operation - for the use of existing land as Agricultural Use.

Land adjacent to Fir Tree House, Wield Road, Medstead, Alton

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it is outside of the Settlement Policy Boundary for the area, is also contrary to Policy 1 of CP19.

- iii. **24297/004**
Demolish existing lean-to and garage and rebuild as single storey extension, including reconfigure of existing internal floorspace.
Hedges, South Town Road, Medstead, Alton, GU34 5PN
Medstead Parish Council have reviewed this application and have no objection.

- iv. **59602/001**
Detached Shed
West Fields, 39 Lymington Bottom Road, Medstead, Alton, GU34 5EW
Medstead Parish Council have reviewed this application and have no objection.

- v. **20253/026**
6 residential flats with associated landscaping and parking
Mansfield Business Park, Station Approach, Medstead, Alton
Medstead Parish Council have reviewed this application and have no objection subject to the planning case officer being content that enough visitor car parking spaces have been allocated and that the nearby tree line is maintained and not disturbed by the proposed development.

- vi. **35421/004**
Remove existing hedge and replace with established 2 metre Laurel hedge and 1.8m fence located behind the new hedge.
Chelstoke, 84 Lymington Bottom Road, Medstead, Alton, GU34 5EP
Medstead Parish Council have reviewed this application and have no objection.

- vii. **23233/003**
Retrospective application for the retention of a side extension following the demolition of a single storey lean, the retention of a detached toilet block containing two toilets and two sinks (temporary permission was granted under cover of decision note dated 9 August 2021 and expired on 10 December 2021 (LPA Ref: 23233/001)).
Castle Of Comfort, Castle Street, Medstead, Alton, GU34 5LU
Medstead Parish Council have reviewed this application and have no objection.

- viii. **35603/003**
Annex including upper floor residential accommodation.
Highclere Farm, Upper Soldridge Road, Medstead, Alton, GU34 5QG
Medstead Parish Council have reviewed this application and have no objection subject to a condition that it does not become a separate dwelling in the future and is only inhabited by members of the household.

- ix. **58482/006**
Change of use of land from agricultural to recreational
Land adjacent to Fir Tree House, Wield Road, Medstead, Alton
Medstead Parish Council have now further considered the application and OBJECT on the basis that it is outside of the Settlement Policy Boundary for the area, is also contrary to Policy 1 of CP19.

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

Signed Chairman Date.....