



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on 13th July 2022

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

Also present: Two members of the Plymouth Brethren Church, Cllr Graham Bennell & Peter Baston (Parish Clerk).

22.47 OPEN SESSION

- i. The members of the Plymouth Brethren Church outlined their plans and specifically their desire to purchase the now redundant United Reform Church. Cllr Clark advised them that they should contact EHDC Planning to obtain pre planning advice.
- ii. Cllr Quinlan asked about the land west of Lymington Bottom Road where work had been observed. EHDC Enforcement had been made aware.

22.48 APOLOGIES.

Mike(Ja) Smith. Approved

22.49 DECLARATIONS OF INTEREST

None.

22.50 MINUTES

- i. The minutes of the meeting held on the **1st June 2022**, previously circulated were agreed as a true record, proposed by Cllr Mike (Ja) Smith and seconded by Cllr Phil Quinlan and were signed by the Chair.
- ii. No matters arising.

22.51 CHAIRMAN'S REPORT

At the last meeting on 1st June 2022, I advised that Cllr Quinlan and I were to attend a "Design Code Workshop" at Penns Place on 6th June 2022, in respect of the possible development of between 600 and 800 dwellings in the area known as South Four Marks. This we did and following a presentation by a landowner who was the spokesperson for other landowners, in addition to himself and a consortium of developers, there was a lively discussion with various suggestions and ideas over a period of 90 minutes or so. These suggestions etc were then sent to the Four Marks Parish Clerk who kindly assembled them into a coherent format, to forward to EHDC.

On 14th June I had an informal meeting with Janet King and Steve Adams from Stand with Medstead Against Speculative Housing (SMASH). A free ranging discussion covered a wide range of planning related subjects. SMASH seems a well organised and motivated group and I have encouraged them to make their views on planning applications known to EHDC and to insure that as many Medstead residents also do the same.

On the 12th July I attended and spoke at the Planning Appeal in respect of EHDC planning case ref. 58352, (land north of Lower Park Farm, Abbey Road, Medstead), reiterating our views expressed over the last 3 years and to support our neighbouring Parishes of Bentworth and Beech and also the Wivelrod Rural Group.

Finally, I am advised that application 58788/001 for 112 houses behind Austen Fields is to go before EHDC Planning Comm on 27th July and I will be in touch with Ingrid Thomas and others to plan our 3 minutes!

22.52 EHDC DECISION NOTICES

Reference No: 23233/003

Location: Castle Of Comfort, Castle Street, Medstead, Alton, GU34 5LU

Proposal: 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 10 December 2021 (LPA Ref: 23233/001)).

Decision: WITHDRAWN

Reference No: 24297/004

Location: Hedges, South Town Road, Medstead, Alton, GU34 5PN

Proposal: Demolish existing lean-to and garage and rebuild as single storey extension, including reuse of existing internal floorspace.

Decision: PERMISSION

Reference No: 25256/048

Location: Land to the rear of Brackenbury Gardens and, Boyneswood Close, Medstead, Alton

Proposal: Proposed construction of 45 dwellings on land east of Boyneswood Road, Medstead,

Decision: REFUSAL

Reference No: 59602/001

Location: West Fields, 39 Lymington Bottom Road, Medstead, Alton, GU34 5EW

Proposal: Detached shed

Decision: PERMISSION

Reference No: 35421/004

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

Proposal: Remove existing hedge and replace with established 2 metre Laurel hedge and 1.8m fence behind the new hedge

Decision: PERMISSION

Reference No: 58482/006

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

Proposal: Change of use of land from agricultural to recreational (additional and amended information received 12/04/22, 18/05/22, 14/06/22, and 20/06/22)

Decision: REFUSAL

22.53 PLANNING APPLICATIONS

i. 59143/001

Construction of 9 dwellings.

Land to the rear of Watercress Way, Medstead, Alton

Medstead Parish Council have reviewed this application. The proposed development site is outside the Settlement Policy Boundary and is contrary to Policies CP1, CP2 and CP19 of the EHDC Local Plan Joint Core Strategy and Policy 1 of the Medstead and Four Marks Neighbourhood Plan. This is a "made" plan as agreed by the EHDC in May 2016 and EHDC have confirmed that the Neighbourhood Plan forms part of the statutory Development Plan. In view of the above this proposed site is therefore by definition, countryside.

In previous multiple applications by this developer, namely 59143, the proposal was for 4 dwellings and all were refused permission and now MPC are presented with an application for 9 dwellings! In our previous

submissions MPC did in fact point out that the paddock behind "Ashdod" had been sold and that further development may occur, and it appears now to be the case.

Access to the site is on a right angled bend onto a somewhat restricted road used by the existing Azalea development and further traffic movements will impact onto the already busy Boyneswood Road. In addition, 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 (not a raised pavement), which already offers little protection for pedestrians. Pedestrians exiting or entering the site will be obliged to cross Boyneswood Road to gain access to the walkway. Hampshire County Council (Roads) have already confirmed that junction onto the A31 from Boyneswood Road is at capacity and the easing of that junction has been deemed undeliverable.

In the circumstances, Medstead Parish Council strongly object to the Planning Application 59143/001 and the Application for Departure from the Development Plan. In particular, with regard to the latter, we strongly believe that using this instrument would seriously undermine the democratic process.

Therefore MPC respectfully requested that the Planning Officer refuses this application.

- ii. 59780
Proposed single storey kitchen extension to rear of property
Magnolia House, Boyneswood Road, Medstead, Alton, GU34 5EA

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

- iii. 28531/036
Lawful Development Certificate for Proposed Use of Development - Single storey side extension.

Stancombe Farm House, Stancomb Broad Lane, Medstead, Alton, GU34 5QD

Medstead Parish Council have reviewed this application and subject to the Planning Officer being content that the enlarged footprint does not exceed the original footprint for the property, have no objection.

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

Signed Chairman Date.....