



MEDSTEAD PARISH COUNCIL

Minutes of the Planning Committee held on 9th November 2022

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

Also present: Peter Baston (Parish Clerk).

22.69 OPEN SESSION

None.

22.70 APOLOGIES.

None

22.71 DECLARATIONS OF INTEREST

Cllr Clark declared an interest in planning application 58074 (see 22.76 (vii below) and would not take part in the discussion.

22.72 MINUTES

- i. The minutes of the meeting held on the **26th September 2022**, previously circulated were agreed as a true record, proposed by Cllr Georgy Fuzzard, seconded by Cllr Phil Quinlan and signed by the Chair.
- ii. No matters arising.
None

22.73 CHAIRMAN'S REPORT

22.74 EHDC DECISION NOTICES

Reference No: 59633/001

Location: Holmstead, Hussell Lane, Medstead, Alton, GU34 5PF

Proposal: Variation of condition 3 of application: 59633 (to render the whole house in an "off white colour")

Decision: PERMISSION

Reference No: 21395/003

Location: Wentways, High Street, Medstead, Alton, GU34 5LW

Proposal: Demolition of the existing flat roof two storey rear extension and detached double garage. Replacement part 1, part 2 storey rear extension and detached garage, with office space in the roof.

Decision: PERMISSION

Reference No: 28531/037

Location: Stancombe Farm House, Stancomb, Broad Lane, Medstead GU34 5QD

Proposal: Single storey side extension.

Decision: PERMISSION

Reference No: 58482/004

Location: Land adjacent to Fir Tree House, Wield Road, Medstead, Alton (plot 2)

Proposal: Change of use from agricultural to recreational/hobby farm for agricultural produce growing and animal grazing and retention of existing associated structures (additional and amended information received 28/07/22 and 15/08/22).

Decision: REFUSAL

Reference No: 30947/002

Location: 3 Beechlands Road, Medstead, Alton, GU34 5EQ

Proposal: Single storey rear extension (as amended by amended plans received 30 August 2022 and 6 September 2022).

Decision: PERMISSION

Reference No: 20253/026

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

Proposal: 6 residential flats with associated landscaping and parking (waste and recycling statement received 24/6/22 and amended plans received 23/8/22)

Decision: PERMISSION

Reference No: 57449/002

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

Proposal: Detached store to front (as amended by plans received 5 August 2022).

Decision: PERMISSION

Reference No: 58482/007

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

Proposal: Detached dwelling and associated works

Decision: REFUSAL

22.75 PLANNING APPEAL

25256/048 (Planning Inspectorate Reference: APP/M1710/W/22/3302778)

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

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

Medstead Parish Council strongly object to the Planning Appeal as referenced above. The views of Medstead Parish Council were made very plain and forcefully in our latest objection to this development, when we responded to the East Hampshire District Council in November 2021. Working on the basis that nothing has changed, and this is an Appeal against the district authority's decision to refuse, we cannot in any way support the Appeal.

In the circumstances therefore Medstead Parish Council would respectfully ask that the Planning Inspectorate to refuse this Appeal.

22.76 PLANNING APPLICATIONS

i. 59300/002

Change of use of an area of ground and former catering container between the farm house and farm yard to form a bicycle café

Magpie Farm, Common Hill, Medstead, Alton, GU34 5LZ.

Medstead Parish Council have reviewed the details of the application and feel that it is not an appropriate development in a countryside location and therefore object to this application.

ii. 23986/017

Two storey side/rear extension, removal of a front porch, render to ground floor and cladding to first floor of dwelling.

Grove Farm, Bighton Road, Medstead, Alton, GU34 5NE.

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

iii. 59932

T1- Mature beech tree as specified in report reduce crown due to split union at base Reduce crown by 2 metre all round -reduce top height from 18 metre to 16 metre -reduce crown spread from 12 metre to 10 metre.

8 Bluebell Gardens, Medstead, Alton, GU34 5FQ.

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

iv. 25256/049

Construction of 45 dwellings, associated landscaping and open space, with access from Holland Drive Land to the rear of Brackenbury Gardens and, Boyneswood Close, Medstead, Alton.

Medstead Parish Council strongly object to this application. The proposed site is outside of the Settlement

Policy Boundary and is therefore contrary to Policy CP19 of the EHDC Local Plan Joint Core Strategy and also Policy 1 of the Medstead and Four Marks Neighbourhood Plan. Whilst appreciating that the LPA cannot at this time demonstrate a 5 year Housing Land Supply, that in itself does not mean that the Policies regarding the development and protection of the countryside carry no weight. Those policies are there specifically to protect the countryside and they remain in date and valid until replaced or revised.

The sole access to the proposed development is via Holland Drive, which is a narrow serpentine road serving the existing estate. In view of the rural location and the lack of affordable, regular public transport, it can be expected that a substantial increase in vehicular traffic would result. It can be further expected that a number of the proposed properties would be occupied by 2 car families, thus adding to pollution and other health and safety issues. Local resident's vehicles are regularly parked in Holland Drive making access to the proposed site potentially hazardous, especially for fire and rescue services and refuse collection lorries, also building site traffic.

The applicant has made much of the proposed financial contribution to the local transport infrastructure and the modification to the "footpath" which runs alongside the single lane bridge over the Watercress Railway Line. MPC do not see this as a significant improvement to pedestrian safety as local residents would still have to cross Boyneswood Road to access the bridge "footpath". This is already a potentially hazardous crossing on an increasing busy road with poor sight lines. The suggestion that a new pedestrian bridge be built alongside the road bridge is pure speculation and any exploratory talks between Hampshire County Council and the owners of the land needed for such a bridge have by HCC's own admission, broken down with little chance of progressing.

The major transport issue has always been the capacity of the junction from Boyneswood Road onto the busy A31. That junction is already over capacity as admitted by the applicants own Planning Statement and HCC have already advised that any improvements to that junction have already been shelved as undeliverable.

The design and style of the proposed housing is more suited to an urban development rather than a rural village setting. The resultant loss of the last piece of green open space, a vital "green lung" would be loss to the community and local wildlife. Policy CP10 does not support this development, bearing in mind the minimum housing requirement of 175 dwellings in the Four Marks/Medstead area has already been hugely exceeded. Development of this site has been subject to a number of previous Applications, all of which have been rejected both a local and national levels and the Inspector's Appeal Statement on the previous application on this site is still relevant.

In the circumstances Medstead Parish Council consider this Application to be unwarranted, unwanted and unnecessary and therefore respectfully request that the Planning Officer refuse this application..

v. 59915

Single storey extension to rear and new porch to front following demolition of existing rear extension.
Dell Cottage, Stancomb Lane, Medstead, Alton, GU34 5QB.

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

vi. 26148/004

Detached two-storey dwelling, detached single storey garage with associated driveway and landscaping following demolition of an existing bungalow, detached studio and associated hardstanding.

Nursery Lodge, Soldridge Road, Medstead, Alton, GU34 5JF.

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

CLlr Clark left the meeting for the next agenda item.

vii. 58074

Lawful development certificate for an existing use - use of West End Lodge as an independent dwellinghouse.

West End Lodge, Goatacre Road, Medstead, Alton, GU34 5PU

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

Cllr Clark returned to the meeting.

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

Signed Chairman **Date.....**