



# MEDSTEAD PARISH COUNCIL

## Minutes of the Extraordinary Planning Committee held on 23<sup>rd</sup> August 2023

**PRESENT:** Councillors Charles Clark (Chair), Mark Brayford, Gordon Mitchell & Phil Quinlan.

**Also present:** Councillor Mike Smith, Deborah Jackson & Peter Baston (Parish Clerk).

**ACTION**

### 23.22 OPEN SESSION

None

### 23.23 APOLOGIES.

Cllr. Frank Maloney - Approved.

### 23.24 DECLARATIONS OF INTEREST

Cllr. Brayford declared that due to the close proximity of his own property to the planning application 58788/002, that he would not take part in the discussion and abstain from any voting on that case.

### 23.25 EHDC DECISION NOTICES

**Reference No:** 58646/001

**Location:** Workshop, Holly Cottage, Redwood Lane, Medstead, Alton, GU34 5PE

**Proposal:** Lawful Development Certificate for an Existing Use as a Commercial, Business and Service (Class E(g) (iii)).

**Decision:** LAWFULNESS CERTIF - EXISTING – PERMITTED Decision Date: 4 July, 2023

**Reference No:** 55371/001

**Location:** Land to South of Brackenbury Gardens, Boyneswood Road, Medstead, Alton

**Proposal:** Oak, T3 in TPO (EH 575)2004. - Tip reduce to suitable growing points the south and eastern sides of the canopy, to leave a finished crown spread radius of 8 metres to the east and 9 metres to the south. Remove all dead wood, damaged and diseased branches.

**Decision:** CONSENT Decision Date: 4 July, 2023

**Reference No:** 60090

**Location:** Kate's Doggy Day Care, Soldridge Business Park, Soldridge Road, Medstead, Alton, GU34 5JF

**Proposal:** Retrospective application for the use of land as a doggy day care business with storage container used as office with associated fencing

**Decision:** PERMISSION Decision Date: 30 June, 2023

**Reference No:** 24396/005

**Location:** Barnfield, West End Lane, Medstead, Alton, GU34 5QA

**Proposal:** Construction of a domestic inground swimming pool and changing hut (further drainage information received 5/6/23)

**Decision:** PERMISSION Decision Date: 30 June, 2023

**Reference No:** 28942/008

**Location:** The Barn House, 43 Lymington Bottom Road, Medstead, Alton, GU34 5EW

**Proposal:** Prior notification for a single storey development extending 6m beyond the rear wall of the original dwelling, incorporating a maximum height of 3.98m and an eaves height of 2.36m

**Decision:** Gen Permitted Development Approval Decision Date: 18 July, 2023

**Reference No:** 60097

**Location:** Kilmore, Trinity Hill, Medstead, Alton, GU34 5LT

**Proposal:** Lawful development certificate proposed - single storey rear extension

**Decision:** LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 19 July, 2023

Reference No: 60129  
Location: 3 Ivatt Way, Medstead, Alton, GU34 5LJ  
Proposal: Lawful Development Certificate for a proposed development - Part conversion of garage into habitable space.  
Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 27 July, 2023

Reference No: 27752/012  
Location: Keri, 21 Abbey Road, Medstead, Alton, GU34 5PB  
Proposal: Temporary change of use of land for one year for the storage of generators and pumps (retrospective).  
Decision: REFUSAL Decision Date: 26 July, 2023

Reference No: 27752/015  
Location: Keri, 21 Abbey Road, Medstead, Alton, GU34 5PB  
Proposal: Conversion of garage/workshop to a dwellinghouse  
Decision: REFUSAL Decision Date: 26 July, 2023

### 23.26 PLANNING APPLICATIONS

i. **49657/003** - Replacement dwelling following demolition of existing dwelling and domestic store.  
Carton House, Redwood Lane, Medstead, Alton, GU34 5PE

**Medstead Parish Council (Planning Committee) have reviewed the application and have no objection.**

ii. **27121/009** - Approved drawing Drg no. 6105-P-110 Rev B - proposed site plan to be substituted with A617/60 – Proposed Site Plan Approved drawing Drg no. 6105-P-700 Rev C - plot 1 proposed elevations to be substituted with A617/61 - Plot 1 Existing and proposed floor plans and elevations Part of approved drawing Drg no. 6105-P-200 Rev B - proposed floor plans (just the floor plans of plot 1) to be substituted with A617/61 - Plot 1 Existing and proposed floor plan elevations.

Former site of Medstead Hardware Stores, High Street, Medstead, Alton.

**Medstead Parish Council (Planning Committee) have reviewed the application and would draw the planning officer's attention to the length of the driveway in front of the two garages and whether there is enough space for a vehicle to be parked thereon without obstructing the pavement. Otherwise, Medstead Parish Council has no objection.**

iii. **58788/002** - Outline application for residential development of up to 95 dwellings with associated public open space and landscaping. All matters reserved except for means of vehicular access (Amended description and information received 9 August 2023)

Land to the west of, Longbourn Way, Medstead, Alton

**Medstead Parish Council (Planning Committee) have reviewed the application and In respect of the above Online Application, Medstead Parish Council (MPC) would like to make the opening statement, as a matter of fact.**

**The proposed development is on land currently outside of the Settlement Policy Boundary and it is therefore by definition, countryside. It is contrary to the current EHDC Local Plan and the Joint Core Strategy Policies CP1, CP2, CP10, and CP19, and it is also contrary to Policy 1 of the "made" Medstead and Four Marks Neighbourhood Plan.**

With regard to vehicle access, the sole access to the proposed development is via Longbourn Way, through the existing Austen Fields estate. Longbourn Way is a typical "estate" road, narrow, circuitous and in its East/West aspect fairly steep. It was presumably designed to service Austin Fields and not as a through road to another development. Near the bottom of this road there are two sharp right angled bends, although MPC note that the first of these has had the angle "smoothed out" to give a slightly less acute turn. Although welcomed, this in itself does not make a huge difference to improving vehicular access. The narrow width of the roads (4.8m) between the two turns means that two cars find it difficult to pass, and as shown in the applicant's transport documents, a car and a commercial vehicle cannot. MPC note the introduction of a raised footpath to improve pedestrian safety, which is to be welcomed, although this will further restrict vehicular movement.

Longbourn Way is unadopted and therefore will not benefit from gritting in snowy or icy weather thus making the sloping surface and the bends potentially hazardous. Being an unadopted road, vehicular accidents or other RTAs are not listed and no data is available. However there is anecdotal evidence of incidents and near misses from local residents, including one MPC Councillor.

**An additional 95 dwellings will undoubtedly result in an increase in traffic, not only from the new residents, but**

also delivery vans and lorries of which we have seen a substantial growth due to the huge increase in online shopping. Refuse and emergency services could also be affected in accessing the roads in the proposed development which have similarly narrow "estate" roads and cul de sacs. MPC understand that a much larger refuse lorry is planned to cover Austin Fields and the proposed development. We are unsure how this larger vehicle is going to negotiate these narrow roads and cul de sacs. We are sure that HCC Highways may have concerns that one cul de sac estate is being used to access another. We share this concern.

MPC note that a "chicane" style traffic calming area is included on the access road from the site as it joins Longbourn Way at its western end, and whilst this is welcomed we do not believe it would in itself reduce vehicles speeds. Additionally, according to some plans but not others, as one looks further east down Longbourn Way there appears to be some form of "traffic table". Is this planned or not?

MPC believe that in this rural village environment, with very limited public transport, there will inevitably be an increase in vehicle movements. With an additional 95 dwellings and the associated vehicle usage and no obvious additional local employment, commuting will result. Further vehicle movements to gain access to local convenience shopping can also be anticipated, as well as shopping, school runs etc., to larger towns such as Alton, Basingstoke and Winchester. The applicant make reference to the 25 minute accessibility to local services, but that does not take into account topography, nor the fact that a round trip of an hour is not practical. People will use their vehicle.

Access via Longbourn Way has been an issue with previous planning applications and MPC see nothing in this application to mitigate the concerns previously raised. Vehicular traffic entering or leaving this road must do so from Lymington Bottom Road and also negotiate vehicles from the Doctors surgery and commercial businesses in Lymington Barns. MPC have noted the raised footpaths proposed in this immediate area, but can see that these have not been approved by HCC Highways and MPC would argue that they are irrelevant in the context of this application. Further access from Lymington Bottom Road onto the busy A31 is via a single lane under the Heritage Railway bridge. HCC Highways have previously stated that this junction is at or about 95% capacity. The additional traffic generated by this proposed development will further exasperate this problem. Any traffic turning left out of Longbourn Way into Lymington Bottom Road to get to the "High Risk" A339 Basingstoke Road would be obliged to negotiate Medstead High Street, which is effectively single lane due to vehicles, both residential and those using the Post Office/Shop parking on the near side. Traffic then travels onwards via narrow country lanes through the rural village of Bentworth. This route has already become a "rat run" for commuters. All this adding to pollution which is contrary to the EHDC Environmental Statement.

MPC believe that there is or will be a substantial number of objections to this application and are aware of a number of resident's action groups involved.

Therefore, Medstead Parish Council are strongly opposed to this application and respectfully request that the Planning Officer refuses this application.

There were no further matters to discuss and the meeting was closed at 6.30pm.

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