



# MEDSTEAD PARISH COUNCIL

## Minutes of the Planning Committee held on 10<sup>th</sup> January 2024

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

**Also present:** Peter Baston (Parish Clerk).

**ACTION**

### 24.01 OPEN SESSION

None.

### 24.02 APOLOGIES.

None.

### 24.03 DECLARATIONS OF INTEREST

None.

### 24.04 PLANNING CHAIR REPORT

For the first time in some months a separate Planning Committee meeting taking place, rather than an item under Full Council meeting. The main item will undoubtedly be 25256/050, what I call Friars Oak 2, which effectively is an extension of the previous application, which was granted approval by EHDC last year.

The Draft Local Plan has now been published and I hope that Councillors have had the opportunity to dip into the 800 off pages. This Draft Plan was discussed at some length by a joint meeting of the NPSG, SMASH, Fight4FourMarks and the Planning Chairs of MPC and FMPC.

### 24.05 EHDC DECISION NOTICES

Reference No: **59356/003**

Location: Karaka, Paice Lane, Medstead, Alton, GU34 5PT

Proposal: Conversion of existing garage to habitable accommodation, raise roof & conversion of roof space to habitable accommodation (amendment to planning application 59356/002)

Decision: **PERMISSION**

Reference No: **49657/003**

Location: Carton House, Redwood Lane, Medstead, Alton, GU34 5PE

Proposal: Replacement dwelling following demolition of existing dwelling and domestic store.(Additional information 11/09/2023, 14/11/2023 and 07/12/2023)

Decision: **PERMISSION**

Reference No: **21696/016**

Location: Woodlea Farm, Station Approach, Medstead, Alton, GU34 5EN

Proposal: Certificate of Lawfulness Existing - use of building 1 for the purposes of offices E(g)(i) and manufacturing Class E (g)(iii) (light industrial) and the use of building 2 for the purposes of offices E(g)(i) and showroom E(g)(i) .

Decision: **LAWFULNESS CERTIF - EXISTING - PERMITTED**

Reference No: **60233**

Location: Yew Tree Cottage, Elderberry Way, Medstead, Alton, GU34 5QF

Proposal: Single storey side extension following demolition of existing detached garage

Decision: **PERMISSION**

## 24.06 PLANNING APPLICATIONS

- i. **35254/004** - Two storey side extension, single storey rear extension and porch to front. The Merries, Boyneswood Road, Medstead, Alton, GU34 5EA.  
**Medstead Parish Council (Planning Committee) have reviewed the application and have no objection.**
- ii. **25256/050** - 58 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 (MPC) strongly object to this planning application. The proposed site is outside the Settlement Policy Boundary and is therefore contrary to Policy CP19 of the EHDC Local Plan Joint Cc 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 to 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 Friars Oak estate. Effectively this will be a cul de sac estate tacked onto another cul de sac estate. This will undoubtedly add to the traffic movements through the existing Friars Oak estate. In view of the rural location and the lack of affordable, regular public transport, the use of the private car commute will increase. The applicant states that there is a regular bus service on the adjoining Boyneswood Road, this is inaccurate. Only a school bus service runs on this road and the 208 market service stops in Medstead village at the War Memorial. With the lack of employment in the immediate area, this will become a dormitory estate. The resultant, unavoidable increase in traffic will increase pollution, which is contrary to the EHDC Green Policy. Residents in the existing Friars Oak estate regularly park their vehicles on Holland Drive, thus making it difficult to negotiate, especially for larger vehicles, for example refuse lorries and large delivery vans.

In a previous planning application (25256/049), the applicant made much of the financial contribution to the local transport infrastructure if approval were granted. There appears to be no such provision in the latest application.

One of the major transport issues has always been the capacity of the junction of Boyneswood Road at the busy A31. This junction is already over capacity as admitted by the applicants previous planning statement and HCC have already advised that any improvements to that junction have already been shelved as undeliverable. There has been some speculation that a new pedestrian footbridge would be alongside the bridge over the Heritage Railway line. We understand that any exploratory talks between the applicant and the owners of the land, have by HCC's own admission broken down with little chance of progressing. Vehicles leaving the proposed enlarged estate/s via Holland Drive will emerge onto Boyneswood Road at poor sight lines. Vehicles turning left must then Give Way to vehicles turning into Boyneswood Road from the busy A31. At peak times this could lead to delays with vehicles queuing to cross the railway bridge, as oncoming vehicles have precedence. Vehicles turning right may be impeded by queuing traffic.

With regard to pedestrians wishing to access the shops at Four Marks, they will be obliged to cross Boyneswood Road to gain access to the bridge footpath.

The design and style of the proposed dwellings is more suited to an urban development rather than a rural village setting. The resultant loss of this last piece of green open space, a vital "green lung", would be a loss to the community and local wildlife. Policy CP10 does not support this development, bearing in mind that the minimum housing requirement of 175 dwellings in the Medstead/Four Marks area has been hugely exceeded.

Mindful of the Planning Officer's time, rather than continue with paragraph after paragraph, we would like to highlight what we consider to be important points to be considered in his deliberations.

**\*Increased numbers of dwellings, with some increase in affordable and reduction of the number of the larger dwellings. No bungalows as stated in the Planning Statement.**

**\*Positioning of roofs do not benefit from optimum PV.**

**\*New LEP in on contaminated land, foul drainage for existing Friars Oak.**

**\*This development is not near Medstead village as alluded to in the D&AS.**

**The building for life standard is not good enough.**

**No energy needs to comply with Climate SPD.**

**Cycle storage for those without garages.**

**The development is not sustainable under the NPPF paragraph 8 definition.**

**Economically the site is in the wrong place.**

**\*Those who cannot work from home will have to commute.**

**\*Normally residents who commute spend money outside of the village.**

**\*For the Affordable and Social Housing, it will create a backwater for those without cars.**

**\*The site is in the catchment of Chawton Primary School that can only be reached by vehicle and there is no public transport link.**

**\*There is no addition to the infrastructure.**

**Socially it is not in the right place.**

**\*All the facilities in Four Marks (closest) and other locations are at a distance from the site.**

**\*There are no proposals for mixed street use - no footways other than footpaths.**

**\* Commuting reduces the opportunities for building a community.**

**\* Those in Social Housing without a vehicle whilst their partner is working will be isolated.**

**\* The site is derisive as it has a negative effect on the social cohesion of the adjacent Friars oak estate.**

**Environmentally it is not the right design.**

**\*Apart from a shed and EV charging points, there are no declared mitigating features to support the UN COP26 Climate Change and Sustainable Construction proposals.**

**\*The need for commuting increases the use of natural resources, including energy used in producing batteries for electric vehicles.**

**\*The removal of the pastureland will remove ecology, especially for insects which are an important food source for the food chain.**

**The D&AS implies a "20 minute neighbourhood". The Sustrans Charity defines this as one in which a journey on foot to and from a destination can be completed in 20 minutes. The total distance covered is 800m, not the point to point distance. The walking distance from then site to the A31 is some 630m by the shortest route. The round trip via the nearest bus stops is 1720m. This will not be a "20 minute neighbourhood". The distance from the affordable housing is approximately 2km.**

**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.**

- iii. **23945/004 - Detached Garage. Brown Leaves, Red Hill, Medstead, Alton, GU34 5EE. Medstead Parish Council (Planning Committee) have reviewed the application and have no objection.**

- iv. **27941/007** - Retrospective application for 2No. 1 bedroom holiday/glamping cabins and associated structures. Plum Cottage, Hattingley Road, Medstead, Alton, GU34 5NQ  
**Medstead Parish Council (Planning Committee) have reviewed the application and whilst have no specific objection, note that this may mean a change of planning classification is required and may mean that the application would need to be re-submitted for consideration.**
  
- v. **28531/039** - Change of use of part of site from agricultural to residential. Removal of existing old stable buildings (currently only used as domestic storage) and erection of a detached single storey garages and storshed/workshop on a similar footprint. Stancombe Farm House, Stancomb Broad Lane, Medstead, Alton, GU34 5QD.  
**Medstead Parish Council (Planning Committee) have reviewed the application and have no objection but would request that if approved, that this is on the basis that the residential unit is for the use of the family only and not to become a separate dwelling.**
  
- vi. **39646/022** - Replacement dwelling. Northfield Stables, Soldridge Road, Medstead, Alton, GU34 5JF  
**Medstead Parish Council (Planning Committee) have reviewed the application and have no objection.**

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

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