



Medstead Parish Council

Minutes of the Extraordinary Full Council Meeting – 28th May 2024, 3.30pm

Present: Cllrs. Mark Brayford (Vice Chair), Graham Bennell, Ken Kercher, Phil Quinlan, Frank Maloney

Also in attendance: Julie Russell (Parish Clerk). 2 members of the public

Action

24.079 OPEN SESSION

A member of the public raised the planning application 34090/003. She has been in touch with EHDC Planning as she believes the site qualifies for a Biodiversity Net Gain report. She reported that there has already been a bulldozer on site and part of the hedge removed, and she believes a BDNG report should have been done for the whole site before any of these actions took place. She also raised the matter of the badgers and is in touch with the Badger Trust. The cess pit for the former chapel is located in Knapp Wood and she thinks its age, location and capacity are not suitable for the proposed development and it could cause damage to the ancient woodland, which is a SINIC.

After conclusion of the Open Session, the formal meeting of the Parish Council was resumed.

24.080 APOLOGIES FOR ABSENCE

Apologies were received from Graham Bennell and Gordon Mitchell

24.081 DECLARATION OF INTEREST

None

Council agreed to change of the order of the agenda to hear item 5 first before item 4.

24.082 PLANNING COMMITTEE

a. Election of chairman of the Planning Committee

It was resolved that Cllr Quinlan become chairman of the Planning Committee. This was proposed by Cllr Maloney, seconded by Cllr Brayford, with all in agreement.

b. Planning applications

- i. **34090/003 Medstead United Reform Church, South Town Road, Medstead, GU34 5PP. Change of Use from existing (Class D1) Non Residential Institution use to (Use Class C3) Dwelling use and change of use of adjoining land to residential use. Internal and external alterations with associated parking and new access from highway.**

Medstead Parish council discussed a number of objections to this applications, covering the following points:

- Damage to the ecology and visual amenity of the immediate local area
- Concerns over compliance with Biodiversity Net Gain legislation
- Conflicts in documentation

- Concerns over the accuracy of measurements of the plot
- Concerns over the parking arrangements
- Breaches to the ancient hedgerow that have already occurred, with further breaches needed for the work
- The impact on the impact on ancient woodland in The Knapp, which is a SINC
- Obscurity of the entrance due to the road rising out of a hollow
- Non compliances with the Local Development Plan and NPPF.
- Lack of proposals on drainage.
-

A question about the badger sett was raised by a councillor, and as a member of the public had information to share. the council meeting was closed to allow her to speak

The resident informed councillors that there had been an issue relating to Heras fencing laid over the badger sett, which police were still investigating.

The council meeting was re-opened

This planning application will be addressed again at the next planning committee meeting to allow time for more detailed consideration before submitting comments.

**ii. 28531/040 Old Barn, Stancomb Broad Lane, Medstead, Alton, GU34 5QD
Application for a Lawful Development Certificate for a Proposed conversion of outbuilding into a residential annexe with internal and external alterations.**

Medstead Parish Council does not object to this application on the condition that it is not used for commercial use.

The following agenda item was heard under closed session.

24.083 CIL /S106 funding of the pavilion /parish office

Medstead Parish Council has resolved to withdraw its application for £20k CIL Strategic Funding and to switch it to an application for £20k S106 Funding. Cllr Quinlan proposed and Cllr Maloney seconded, with all in agreement.

Council noted that Josh Wright at EHDC had prior to the meeting agreed to handle all aspects of switching the application, and so the clerk will inform him of council’s decision. **Clerk**
The Clerk will also provide councillors with an updated breakdown of costs and funding. **Clerk**

There were no further matters to discuss and the meeting was closed at 4.30pm.

Signed Chairman

Date.....