



Medstead Parish Council

Minutes of the Planning Committee Meeting 11th June 2025, 6.30pm

Present: Cllrs. Phil Quinlan, Frank Maloney, Mark Brayford, Gordon Mitchell

Also in attendance: Julie Russell (Parish Clerk)

25.14 OPEN SESSION
Nothing raised.
25.15 APOLOGIES FOR ABSENCE
None
25.16 DECLARATION OF INTEREST
None
25.17 MINUTES
Councillors resolved to approve the minutes of the Planning Committee meeting on 14 th May and the minutes were signed by the Chairman.
25.18 CHAIRMAN'S REPORT
The Chairman's report was circulated in advance and is in the Appendix.
25.19 PLANNING COMMITTEE TERMS OF REFERENCE
The Committee resolved to re-approve the terms of reference with no changes.

25.20 PLANNING APPLICATIONS			
	Application Reference	Description / Location	MPC Comment
i.	<u>EHDC-25-0273-LDCE</u>	Kestor, Bighton Road, Medstead, Alton, Hampshire, GU34 5ND Lawful Development Certificate Existing Two outbuildings constructed within permitted development guidelines	This is a technical matter of lawful development. Medstead Parish Council defers it to the officer.
ii.	<u>EHDC-25-0411-HSE</u>	Afwen Dar Hussell Lane, Medstead, Alton, Hampshire, GU34 5PF Detached Garage in Front Garden	Medstead Parish Council registers a holding objection to this planning application as there is insufficient information on the location of the garage.
iii.	<u>EHDC-25-0428-HSE</u>	14 Abbey Road, Medstead, Alton, Hampshire, GU34 5PB Hip to gable extensions to the front elevation	There are plans only and no details given of the hip. This is a technical matter and Medstead Parish Council defers the decision to the Planning Officer.
iv.	<u>EHDC-25-0429-LDCP</u>	14 Abbey Road, Medstead, Alton, Hampshire, GU34 5PB Lawful Development Certificate Proposed Rear hip to gable loft conversion	This is a technical matter, and so Medstead Parish Council defers the decision to the Planning Officer.
v.	<u>EHDC-25-0554-HSE</u>	Dinas Boyneswood Lane, Medstead, Alton, Hampshire, GU34 5DZ Single storey front and rear extension, first floor side extension and internal alterations.	Medstead Parish Council has no issues with this and defers the decision to the Planning Officer.
vi.	<u>EHDC-25-0491-HSE</u>	Silverlea, Paice Lane, Medstead, Alton, Hampshire, GU34 5PT Demolition of existing garage. Two storey extension to each side of existing property and erection of new double garage.	Medstead Parish Council objects to this planning application. It has concerns over massing, in particular with regard to its position in the village. It also has concerns over the distance between the eastern wall and the north-east boundary.

vii.	EHDC-25-0418-HSE	9 Wake Close , Medstead, Alton, GU34 5RN Single storey extension to rear	Medstead Parish Council has no objections to this planning application and defers the decision to the Planning Officer.
viii.	EHDC-25-0457-HSE	The Homestead, Boyneswood Lane, Medstead, Alton, Hampshire, GU34 5DZ Erection of first floor extension over part of existing footprint to form a second storey plus small two storey extension at main entrance. Erection of a single storey side and a single storey rear extension.	Medstead Parish Council supports the comments made by the Arb. Officer and defers the decision to the Planning Officer.
ix.	EHDC-25-0300-FUL	Rampore, Paice Lane, Medstead, Alton, Hampshire, GU34 5PT One and a half storey dwelling (Self-build and custom development) with garage and workshop following demolition of existing dwelling.	For the development on the site as a whole, Medstead Parish Council has concerns about massing. It also has particular concerns about the size of the cycle store and the position of the garage. Medstead Parish Council asks the Planning Officer to consider reducing the new development to limit massing.
x.	EHDC-25-0531-DCON	Land To The Rear Of Brackenbury Gardens And Boyneswood Close, Medstead Discharge Condition 17 - Travel Plan of approved planning application 25256/050 - 54 dwellings, associated landscaping and open space, with access from Holland Drive (Amended plans, amended description and updated technical reports dates 7th June 2024)	Letter of complaint to be sent to the Planning Officer
xi.	EHDC-25-0456-HSE	The Beeches, Paice Lane, Medstead, Alton, Hampshire, GU34 5PT Construction of Oak Frame open fronted Carport	Medstead Parish Council notes that the Carport is in front of the building line of properties in the immediate area, so defers the decision to the Planning Officer.
xii.	EHDC-25-0614-DCON	Land To The Rear Of Brackenbury Gardens And Boyneswood Close, Medstead Discharge Condition 9 (Drainage) of approved application 25256/050	No comment as planning decision given before the deadline closed. Clerk to raise it as an issue with the planning officer.
xiii	EHDC-25-0462-CONVR	Land To The Rear Of Brackenbury Gardens And Boyneswood Close, Medstead Notification of Full Planning Application	Medstead Parish Council strongly objects, as it reduces the opportunity to build much needed affordable housing in the Parish; but should this change be allowed, the Council asks for a condition to be added that this contribution must be spent within the Parish of Medstead to fulfil the residents wishes expressed at the M&FMNP Consultation in January/ February this year.
xiv	EHDC-25-0524-HSE	Rear orangery 2 Willowfield, Watercress Way , Medstead, GU34 5FT	This extends the footprint of the building north and is 900mm from the north fence. Medstead Parish Council leaves this to the officer.

25.21 DECISION NOTICES			
Councillors noted the following decision notices:			
Ref	Description / Location	Date	Decision
EHDC-25-0566-DCON	Discharge Condition 4 - Energy of approved planning application 39646/022 - Replacement dwelling Northfield Stables Soldridge Road, Medstead, GU34 5JF	02/06/2025	Condition Determined Link to documents
EHDC-25-0531-DCON	Discharge Condition 17 - Travel Plan of approved planning application 25256/050 - 54 dwellings, associated landscaping and open space, with access from Holland Drive (Amended plans, amended description and updated technical reports dates 7th June 2024) Land To The Rear Of Brackenbury Gardens And Boyneswood Close, Medstead	04/06/2025	Condition Determined Link to documents
EHDC-25-0394-DCON	Discharge of Condition 12 of planning permission 27121/007 - Verification Report Former Site Of Medstead Hardware Stores High Street, Medstead, Alton, Hampshire	13/05/2025	Condition Determined Link to documents
EHDC-25-0171-TPO	1) 4 x Ash - Crown raise, remove 5 x lowest limbs back to main stem 2) 1 x Beech - Crown raise by removing 10 lowest branches back to main stem 3) 1 x Oak - Crown raise by removing 2 x lowest branches back to main stem 12 Wadebridge Rise, Medstead, Alton, Hampshire, GU34 5NZ	22/05/2025	Objection Link to documents
EHDC-25-0252-PIP	Permission in Principle for 9 dwellings, following demolition of existing dwellings, stables and barns and removal of caravan Southview, Medstead, GU34 5BP	30/05/2024	Refusal Link to documents
EHDC-25-0205-TPO	T1 English Oak: Current Crown Spread North 9m East 11m South 14m West 12m Current Crown Height 30m Recommended lateral Crown branch Reduction by a maximum of 2m to provide the following crown measurements after pruning North 7m East 9m South 12m and West 10m Recommended crown height reduction of 5m to provide a height after tree works of 25m. For all tree pruning, resultant wounds shall not exceed 50mm in diameter. The tree pruning shall produce a natural flowing crown profile as seen from various viewing locations. 54 Holland Drive, Medstead, Alton, Hampshire, GU34 5TD	10-06-2025	Consent Link to documents
EHDC-25-0044-TPO	T1 - Lawsons Cypress Fell to ground level, a large part of the tree failed in recent storms leaving a significant wound on the main stem. The part that failed struck plot 3. The wound is of significant size and will not occlude over time. To replace with an Oak. Land Rear Of The Development At Watercress Way, Medstead, Alton, Hampshire	22/05/2025	Consent Link to documents
EHDC-24-0082-HSE	Single storey rear extension and conversion of garage to home office Beeches Hussell Lane, Medstead, Alton, Hampshire, GU34 5PD	04/06/2025	Refusal Link to documents

25.22 PLANNING APPEALS
There were no updates or new appeals
25.23 PLANNING ENFORCEMENT
The Clerk has submitted a planning enforcement issue to EHDC regarding the Hobby Farm at Land at Dairy Dale Farm, Wield Road, Medstead, Planning Application 60368, as requested at the last meeting. She has also notified them of a resident-raised issue at Hideaway, Homestead Road.
25.24 ADDITIONAL PLANNING MATTERS
<p>i. Action: The Clerk was asked to contact the Planning Officer regarding the parking issues that the Council raised regarding conflicting planning applications associated with the Longbourn Way planning application.</p> <p>ii. The Committee agreed that they would request to EHDC if it could make a representation when the 115-dwelling application (EHDC-25-0055-OUT) is considered by the EHDC Planning Committee.</p>

ii. Action: The Clerk will provide information to the Committee members on upcoming Government consultations on planning.

25.25 NEIGHBOURHOOD PLAN STEERING GROUP

The Call for Sites has gone out and there is an advert in the Alton Herald, with one also due in the Hampshire Chronicle. The District Councillors have agreed a grant to partially fund the continuing NP work.

There were no further matters to discuss and the meeting was closed at 7.30pm.

Signed Chairman

Date.....

Appendix

Planning Committee Chairman's Report

May I express my thanks for the confidence of the Planning Committee members for electing me as Chairman.

Thanks also to the Clerk for creating a list of Planning Applications that is updated with new applications as they are published by EHDC. This has allowed for them to be reviewed by the members, with their comments passed between members to enabling their views to be identified. This should improve the Committee 'process' applications following shorter meeting discussion on most non contentious items.

At the end of last month applications have started to appear in the system referring to Application 25256/050, 54 houses, Land to the rear of Brackenbury Gardens and Boyneswood Close, Medstead. This has highlighted an unintended effect of the newly created EHDC Planning Portal. Under the old system all applications on one site had the same prefix with the suffix noting subsequent applications for the site. With the new system, any additional application for the site, e.g. associated with conditions and changes to the site, appear under a separate number and has no association/ link any other application, even if being processed at the same time.

So far documents that have come forward associated with Application 25256/50, 'Friars Oak 2' are:

- EHDC-25-0530-DCON Discharge Condition 4 - Energy of approved application 25256/050 - Technical report, Planning committee unable to comment.
- EHDC-25-0531-DCON - Discharge Condition 17 - Travel Plan of approved planning- application 25256/050 – The committee objected as the document was not competent – refers to SDNP as the LPA, not EHDC.
- EHDC-25-0462-CONVR - Variation of condition 23 of decision 25256/050 to allow deletion of plan references from Condition 23: various drawings

EHDC

On 29th May, I attended the EHDC Planning Committee Meeting to observe the debate on Application 20252/004 35 dwellings Land at 103 and to the rear of 97 to 105, Blackberry Lane, Four Marks, Alton. The debate was interesting, touching on sustainability, but primarily on the access road into the development. The Meeting deferred a decision until a more centralised entry had been designed. This decision will delay the proposal until the statutory Consultee, Hampshire Highways, is able to review the new design.

The Meeting resolved the need to visit a number of sites in Four Marks/South Medstead, including 61 LBR.

HCC Highways Meeting

The expected HH/FM & M Liaison Teams meeting, due to be held on 10th June, was cancelled, after CLLR MK-G intervened when invitations had not been received.

'Due to limited availability of key attendees, including the scheme engineers, being unavailable to attend tomorrow's meeting, we have taken the regrettable decision to cancel this session.'

MK-G not happy. Both MPC and FMPC are unhappy regarding the quality of information being provided to EHDC on forthcoming Planning applications.

M&FMNP Steering Group

Cllr Brayford has accepted the seat on the NPSG, as the Chair of Planning is already a member. Cllr Quinlan is staying as a member of the group.

The NPSG has made a 'Call for Sites', to prevent a legal challenge at examination.

It hopes to have initial reports from the Locality Consultants on HNA and SOA in June.

The CEHDC Councillor Grant has not yet been approved. It would be of benefit if MPC could realise the requested funding to the Group.

DRAFT