



Medstead Parish Council

Minutes of the Planning Committee Meeting 13th August 2025, 6.30pm

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

Also in attendance: Julie Russell (Parish Clerk), 3 members of the public

25.26 OPEN SESSION

Three members of the public shared their objections to the planning application at Walden, Common Hill, based on the size, height, design, and character of the houses; wildlife concerns; and safety / visibility on the road.

25.27 APOLOGIES FOR ABSENCE

None

25.28 DECLARATION OF INTEREST

None

25.29 MINUTES

The last Planning Committee meeting was held in Full Council so there were no minutes to approve.

25.30 CHAIRMAN'S REPORT

The Chairman's report was circulated in advance and is in the Appendix. A few more planning applications were received after his report was sent out.

25.31 PLANNING APPLICATIONS

	Application Reference	Description / Location	MPC Comment
i.	EHDC-25-0759-TPO	12 Wadebridge Rise, Medstead, Hampshire, GU34 5NZ Tree Preservation Order	MPC defers the decision to the Arboriculture Officer.
ii.	EHDC-25-0825-FUL	Walden Common Hill, Medstead, Hampshire, GU34 5LZ Full planning application – two self-build dwellings	Objection Full response in Appendix
iii.	EHDC-25-0671-FUL	Red Rose Cottage Windsor Road, Medstead, Hampshire, GU34 5EF Full planning application – detached dwelling	Objection Full response in Appendix
iv.	EHDC-25-0819-HSE	Medstead Grange Farm Trinity Hill, Medstead, Hampshire, GU34 5NL Conversion of garage to provide ancillary accommodation	<i>EHDC-25-0819-HSE Conversion of garage to provide ancillary accommodation. Medstead Grange Farm, Trinity Hill</i> The Council notes that this application increases the size of the habitation by the creation of a bedroom and a dining room, but not a kitchen. There is no indication given regarding the effect of the increased occupation will affect the capacity of the existing foul drainage.

			The Council is happy to abide by the Officer's decision, however, it notes that this application is for ' <i>ancillary accommodation</i> ' which suggests, perhaps, staff accommodation, and suggests that should approval be recommended a condition be added to prevent the accommodation being provided for commercial use.
v.	EHDC-25-0901-TPO	Causton House Trinity Hill, Medstead, Hampshire, GU34 5LT Tree Preservation Order - T6 on submitted plan - 1 x Golden Lawson Cypress - to fell.	MPC defers the decision to the Arboriculture Officer.
vi.	EHDC-25-0102-FUL	Medstead United Reform Church, South Town Road, Medstead, Hampshire, GU34 5PP Change of Use from existing D1 use to C3 dwelling use with associated parking and new entrance off Highway.	MPC reviewed this application and its previous response, and no further response is required.

25.32 DECISION NOTICES			
Councillors noted the following decision notices:			
Ref	Description / Location	Date	Decision
EHDC-25-0456-HSE	Construction of Oak Frame open fronted Carport The Beeches Paice Lane, Medstead, Alton, Hampshire, GU34 5PT	17/07/2025	Permission
EHDC-25-0554-HSE	Single storey front and rear extension, first floor side extension and internal alterations. Dinas Boyneswood Lane, Medstead, Alton, Hampshire, GU34 5DZ	17/07/2025	Permission
EHDC-25-0300-FUL	One and a half storey dwelling (Self-build and custom development) with garage and workshop following demolition of existing dwelling Rampore Paice Lane, Medstead, Alton, Hampshire, GU34 5PT	25/07/2025	Permission
EHDC-25-0305-HSE	Single Storey Side extension and raised patio Firfield Windsor Road, Medstead, Alton, Hampshire, GU34 5EF	31/07/2025	Permission
EHDC-25-0120-HSE	Replacement of existing flat roof to north elevation with double pitched roof. Replacement and alteration to existing windows format to east elevation The Boynes Stoney Lane, Medstead, Alton, Hampshire, GU34 5EL	31/07/2025	Permission

25.33 PLANNING APPEALS
There were no updates or new appeals
25.34 PLANNING ENFORCEMENT

One potential planning enforcement issue with a residential property was flagged. The Council is aware that it has been reported to EDHC by a third party.
25.35 ADDITIONAL PLANNING MATTERS No new matters arising.
25.36 NEIGHBOURHOOD PLAN STEERING GROUP There has been a delay to the Locality Report due to two sites on Trinity Hill and Wield road that were initially believed to be existing sites rather than new ones.

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

Signed Chairman

Date.....

Appendix

1. Planning Committee Chairman's Report - August

Planning

As I write there have only been two applications so far:

EHDC-25-0825-FUL two self build dwellings Walden Common Hill, Medstead, Alton, Hampshire, GU34 5LZ

EHDC-25-0671-FUL Red Rose Cottage Windsor Road, Medstead, detached 3 bedroom house

EHDC

EHDC has made a new Affordable Housing Supplementary Planning Document which clarifies the Local Plan JCS intentions. This has been used as part of the *EHDC-25-0462-CONVR response*.

Medstead & Four Marks Neighbourhood Plan

Both PCs with F4FM and SMASH invited to a consultation on Infrastructure. Minutes to be circulated.

2. EHDC-25-0825-FUL two self-build dwellings, Walden Common Hill, Medstead, Alton, Hampshire, GU34 5LZ

The Council has reviewed this application for two new 3 bedroom two story dwellings outside the Medstead Village SPBs, a CP19 development in the countryside. There is no proven agricultural need, and it objects to the development. It notes that it is not a Planning Requirement to consider family use.

Planning Issues

The site is located on an incline on a derestricted (60 mph) country lane, without the benefit of footway, street lighting or a passing bus route. It is noted that the access to the location is recognised by HCC Highways as a 'black ice cold spot' with the provision of a salt bin at this point. The Council is aware of many vehicles leaving the highway and being retrieved by local residents' tractors on this road during cold spells.

Although the documentation alludes to the foul water solutions no substantive details are provided.

Due to the sites position in the River Itchen Catchment area, the surface/ foul water from the site will percolate into the Itchen basin and to the Solent, thus Nitrates in the water course must be ameliorated.

The Council has also been made aware that the site is a regularly used feeding area for badgers, bats and deer, which would be lost, should the Officer be minded to recommend this development for approval.

The development is out of place in this area.

This site was subject to 30122/007 LDCE Walden, Common Hill change of use from agricultural land to garden, which was refused.

Concerns regarding the 'Tilted Balance'.

The Council also objects to this development due to the demonstrable, significant, severe and measurable 'tilted balance' harms versus two benefits, as in paragraphs detailed in NPPF Footnote 9.

At the recent EHDC Planning Committee meeting regarding 60425/001 *Land to the Southeast of Semaphore Farm, Telegraph Lane, Four Marks*, the Officer noted that Paragraph 66 refers to sites offering Affordable Housing, 91 to larger settlements, such as in the settlement of Alton.

Thus, the Council believe that this is a 'car' driven location:

84. ... development of isolated homes in the countryside ...

Due to its location and those of the adjacent properties the Applicant has noted the approximate distances from the closest facilities, which the Council find that the distances to have been understated.

FACILITY /AMENITY	APPROXIMATE DISTANCE	ACTUAL DISTANCE	
		FP	Road
Convenience Shop/PO	0.9	1.32	1.22
School and Pre-school	1.1	1.9 & 1.95	1.8 & 1.85
Day Nursery	1.2	1.8	1.66
Pub	0.91	1.45	1.12
Church	0.88	1.35	1.14
Village Hall	1.2	1.83	1.7
Co-op Four Marks 4.5km (road distance)	4.5		4.5
Edge of SPB	0.73	.7	
Bus route (208)	0.9	1.3	1.2
Bus route (64)			3.3

The Officer will be aware of Highways current direction, recently restated in 25-0055-OUT, is to use ATE advice when assessing walking distances,

'a site should have a sufficient number and range of local facilities within a 10-minute walking distance 800m via an accessible route.'

Significant severe harms demonstrated regarding the measured distances confirmed above.

Walking to school or shop with infants or buggy would be difficult; and problematic for older residents. At your November Meeting, Councillor Lewison said *"Most journeys will be made by car"*.

The 208 bus service referred to in the table is the HCC subsidised 'market day' service, running on a circular route from Alton, Lasham, Bentworth and Medstead. between 10.00 and 14.00 on Tuesdays and Fridays.

The nearest public bus service, the Stagecoach 64, is on the A31 in Four Marks some 3.3km distant.

Due to the distances between other dwellings, it is unlikely that informal social meetings between neighbours will be able take place.

110. ... development focused on locations or can be made sustainable, through limiting the need to travel...

Due the size of the development, there is no mitigation offered to prevent the need to travel to school, medical and retail needs. There may be an opportunity to 'work from home', that may not be available for all residents

115.

- a) sustainable transport modes are prioritised; ...*
- b) safe and suitable access to the site can be achieved for all ...*

There is no sustainable transport service available to this site. Cycling is a possibility, but the site is towards the foot of a hill, some 60 m below the centre of Medstead Village. Due to its position '*safe and suitable access to the site*' cannot be achieved, particularly for those going to school or shop as walking with infants or buggy would be difficult; and problematic for older residents. At the November EHDC Planning Committee Meeting, Councillor Lewison said, regarding the area, "*Most journeys will be made by car*".

129. ... decisions should account for:

c) availability and capacity of infrastructure and services to promote sustainable travel modes that limit future car use;

There is no availability of infrastructure or services to promote successful sustainable travel modes.

135 ... developments function well, ... are sympathetic, maintain a strong sense of place, ... create places that are safe, support local facilities and transport networks, ... inclusive and accessible

This development is outside the SPB, extending the settlement, downgrades the road's current 'sense of place, increases road network use as residents' rely on private transport and is not accessible to all.

It will become a dormitory development, divorced from village life. It adds two houses and taxes, a minimal gain.

For the above reasons, Medstead Parish Council asks EHDC to refuse this application.

3. EHDC-25-0671-FUL Detached dwelling. Red Rose Cottage Windsor Road, Medstead, Alton, Hampshire, GU34 5EF

The council notes that this application is for an additional 2 story, 3 bedroom, dwelling on the plot, using the same access to the site, as the existing dwelling, and within the SPB.

The site is a keynote location situated in a 'gateway' position' at the west corner of the junction of Windsor Road and Red Hill the elevation of Red Hill. This road falls away from the east (Chawton Park Woods) to the Roe Down Road junction in the west, and the site is a 'notable' landmark, bounded by the western flat grassed visual splay to the west of Windsor Road.

The positioning of the new dwelling is to the back of the plot against its NE curtilage, but forward of the building line of Windsor Road. It rises to 2.6m above datum, and will dominate the road junction. From the drawing *Proposed Site Plan, No 25125 006*, the rear of the building appears to be 1.5m from the site boundary identified as being a wire fence.

The current hedge on the NE boundary has been degraded and provides no screening to the site.

Dormer windows overview the hedge. The placing of the building of the plot increases the massing on the road junction and is out of character with the area. Due to the size of the building and its location the Council believe that the plot is overcrowded due to its mass.

For these reasons, the Council object to this application as it is contrary to M&FMNP Policy 1.

Policy 1: A Spatial Plan for the Parishes

The Neighbourhood Plan designates a Medstead Village Settlement Policy Boundary (MVSPB), a South Medstead Settlement Policy Boundary (SMSPB) and a Four Marks Settlement Policy Boundary (FMSPB) as shown on the Policies Maps. Development Proposals on land within the Settlement Policy Boundaries will be supported, subject to accordance with relevant policies.

The inappropriate development of residential gardens, for example, where such development would harm local character, will be refused.

Car Parking Arrangements

Currently Application 51543 *Raising of ridge height to accommodate first floor extensions to front and sides for bedroom with en-suite. Demolition of conservatory with replacement single storey rear extension and single storey front extension. Raised patio to rear (amended description) (As amended by drawings received 08/12/2023)* is being built out, increased the size of Red Rose Cottage from 3 to 4 Bedrooms.

The EHDC Parking SPD states that 4 bedroom dwellings should have 3 parking spaces, thus 5 spaces are needed adjacent to the shared site access. MPC believes that there is insufficient space available for this layout, allowing for the manoeuvring vehicles for ingress or egress. From the drawing *Proposed Site Plan, no 25125 006*, it can be seen that vehicles must enter the Red Rose Cottage site to be able to turn around to exit the site in forward gear.

It is likely that any visitor parking will be required on Windsor Road outside the property. The width of the highway outside the property entrance is 4m, but reduces to 3m at the southern end of the grassed area. Any roadside parking will have an impact on vehicles entering the cul-de-sac, serving another 26 dwellings.

Drainage

This application makes no proposals for the foul drainage arrangements.

For the above reasons the Council strongly objects to this development and asks EHDC to refuse it.