



Medstead Parish Council

Clerk to the Council – Mrs Julie Russell

Tel: 07711 107378, e-mail: clerk@medsteadpc.org,

www.medsteadpc.org

Medstead Parish Office, Roe Downs Road, Medstead, GU34 5LG

Minutes of the Planning Committee Meeting – 13th May 2026, 6.30pm Held at Medstead Parish Office, Roe Downs Road, GU34 5LG

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

Also in attendance: Julie Russell (Parish Clerk)

<p>26.01 OPEN SESSION Nothing raised.</p>
<p>26.02 APOLOGIES FOR ABSENCE An apology was received from Cllr Brayford (work commitments). Also, apologies were received from reserves Cllr Hood (prior commitments) and Cllr Dore (holiday).</p>
<p>26.03 DECLARATION OF INTEREST None declared.</p>
<p>26.04 CHAIRMAN’S REPORT The Chairman’s report was circulated in advance and is in the Appendix.</p>

26.05 PLANNING APPLICATIONS			
	Application Ref.	Description / Location	MPC Comment
i.	EHDC-26-0429-NMA	Northfield Stables, Soldridge Rd, Medstead, Alton, GU34 5JF Non-Material Amendment of approved application 39646/022 minor amendments for change of brick and colour of window frames from Brown to Black	Medstead Parish Council defers this decision to the Planning Officer.
ii.	EHDC-25-0163-TPO	Shipping House, Wield Road, Medstead, Alton, GU34 5LP Revised proposal T1 -sycamore - remove down the ground level due to large cavity at the base, T2 - sycamore remove, T3 - lime - reduce lower limbs by 1.5 - 2m and crown raise to 4m over the road	Medstead Parish Council defers this decision to the Arboricultural Officer.
iii.	EHDC-26-0269-TPO	Shipping House, Wield Road, Medstead, Alton, GU34 5LP T1 - Sycamore - reduce lower lateral limbs by 2-2.5m and taper reduction upwards to around 1-1.5m. to reduce end weight on lower limbs and re-balance the canopy.	Medstead Parish Council defers this decision to the Arboricultural Officer.

iv.	EHDC-26-0399-DCON	<p>Land to the rear of Brackenbury Gardens and Boyneswood Close, Medstead.</p> <p>Discharge Conditions 3 - External Lighting, 5 - Landscape planting scheme, 6 - Landscape management plan, 7 - Boundary treatment, 8 - Parking, 13 - Cycle storage of approved application 25256/050 - 54 dwellings, associated landscaping and open space, with access from Holland Drive.</p>	<p>Medstead has a 'Dark Skies Policy' and therefore Medstead Parish Council objects to the inclusion of lighting.</p> <p>The location is close to Chawton Woods, with a known bat population. To prevent the bat flight routes being affected by the illumination envelopes, should lighting be allowed, the Council asks that the fittings are required to be only downlighters.</p> <p>The Soft Landscape Management and Maintenance Plan appears to refer to EHDC and HCC as maintenance partners. Medstead Parish Council would like to be advised of any area of the development that EHDC is required to maintain, and whether the maintenance of the Open Space in Holland Drive is under this maintenance contract or the Holland Drive maintenance contract, and if neither who is responsible? The Council would also like to be advised of the HCC input to the maintenance of this site, particularly as there is no highway access; is this for maintenance of the footpath to the north of the site?</p> <p>With the Play Area being on a different estate, Medstead Parish Council would like to know who is responsible for the play equipment and its safety checks?</p>
v.	EHDC-26-0314-HSE	<p>Melbury, Hussell Lane, Medstead, Alton, GU34 5PD</p> <p>Removal of existing garage. Proposed side and rear extensions.</p>	<p>Medstead Parish Council defers this decision to the Planning Officer.</p>

26.06 DECISION NOTICES			
Councillors noted the following decision notices:			
Ref.	Description / Location	Date	Decision
EHDC-26-0164-TPO	4 The Oaks, Medstead, Alton, Hampshire, GU34 5PS T1 - Oak - reduce height from 22m to 20m, reduce crown of canopy on side nearest house by 3m to give a 1m clearance from house, reduce remaining crown by 2m to balance shape, remove deadwood. T2 - Oak - reduce two limbs by 2.5m.	10/04/2026	Consent
EHDC-26-0163-TPO	3 The Oaks, Medstead, Alton, Hampshire, GU34 5PS T1 - Oak - reduce height from 20m to 18m, crown reduction on eastern side by 2.5m and round remaining crown into top of canopy by branch reductions from 8m to 6m, remove deadwood and crossing limbs. T2 - Silver Birch - reduce height from	10/04/2026	Consent

	20m to 16m T3 - Oak - reduce height from 20m to 18m and remove deadwood. T4 - Oak - reduce height from 22m to 19m and reduce canopy on side nearest house by 2.5m. T5, T6 and T7 - Oaks - reduce height from 22m to 19m, reduce canopy to sides by 3m and remove deadwood.		
EHDC-26-0133-CONVR	DINAS Boyneswood Lane, Medstead, Alton, Hampshire, GU34 5DZ Variation of condition 2 of EHDC-25-0554-HSE to allow substitution of proposed floor & elevations plan.	16/04/2026	Permission
EHDC-26-0063-HSE	OXDROVE Trinity Hill, Medstead, Alton, Hampshire, GU34 5LT Single storey side and rear extensions.	24/04/2026	Permission
EHDC-26-0380-AGR	GROVE FARM COTTAGE Bighton Road, Medstead, Alton, GU34 5NE Application to determine if PRIOR approval is required for Portal steel framed buildings with insulated cladding.	30/04/2026	Prior approval not required
EHDC-26-0165-HSE	EAST BARROW Wield Road, Medstead, Alton, Hampshire, GU34 5NJ Two storey front, single storey & two-storey rear extensions, pergola to rear, pool and external works.	07/05/2026	Permission
EHDC-26-0278-TPO	WINDHAM HILL Wield Road, Medstead, Alton, Hampshire, GU34 5NJ Lime tree in rear garden - carry out a crown lift leaving 3.5m clearance from ground level to also carry out a 1-2 meter crown reduction leaving an overall height of approx. 20 meters and a 1-2 meter reduction on the North, East, South & West sectors leaving an overall branch length of each sector to 7-9 meters on each sector	12/05/2026	Consent

<p>26.07 PLANNING APPEALS The appeal was dismissed for Southview, Abbey Road, Medstead GU34 5BP, EHDC-25-0252-PIP, appeal ref. 6002082. The application was for permission in principle for 9 dwellings, following demolition of existing dwellings, stables and barns and removal of a caravan.</p>
<p>26.08 PLANNING ENFORCEMENT There are no new enforcement issues or updates.</p>
<p>26.09 ADDITIONAL PLANNING MATTERS Cllr Maloney reported a meeting with the new head of EHDC Planning Policy.</p>
<p>26.10 NEIGHBOURHOOD PLAN STEERING GROUP This will be covered in the following Full Council meeting.</p>

There were no further matters to discuss and the meeting was closed at 7.15pm.

Signed Chairman

Date.....

Appendix

Planning Chairman's Report, May 2026

Planning Issues

Another quiet month, with 5 applications:

- A change of materials
- Two TPOs
- Discharge of conditions on Friars Oak II: 3 - External Lighting, 5 - Landscape planting scheme, 6 - Landscape management plan, 7 - Boundary treatment, 8 - Parking, 13 - Cycle storage.
- An extension

EHDC

I notice that an EHDC Portfolio holder has publicised District Council funding to reduce the cost of the shared ownership dwellings on Friars Oak II. It appears that this funding will be recovered if the dwelling is sold.

I note the refusal of the South View Appeal.

Neighbourhood Plan

The NPSG met with EHDC Planning Policy Team to table its proposed allocated sites and to advise of its intention to proceed to Reg 14 later in the Spring. It is reviewing the viability of the proposed Policies and about to seek its advice on the need for a Strategic Environmental Assessment, which could be costly.