



## Medstead Parish Council

Clerk to the Council – Mrs Julie Russell

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

### Minutes of the Planning Committee Meeting – 29<sup>th</sup> September 2026, 3.15pm Held at Medstead Parish Office, Roe Downs Road, GU34 5LG

**Present:** Cllrs. Frank Maloney(Chair), Phil Quinan, Gordon Mitchell, Anthea Dore

**Also in attendance:** Julie Russell (Parish Clerk), 9 members of the public

#### 26.31 OPEN SESSION

Residents raised the following concerns about EHDC-26-0952-FUL.

- i. The postcode is wrong, and so the Council was asked to write to EHDC to request a time extension.
- ii. Homestead Road is not a road; it is a bridleway.
- iii. There have been several applications on Homestead Road and the impact of such developments would be cumulative.
- iv. The campsite would intensify use of the bridleway and change its character.
- v. There is no need for another campsite in the village, particularly one constrained by a bridleway. Existing ones are not well-utilised.
- vi. The bridleway is used by pedestrians, horses and cyclists and vehicles are not the main users. A greater number of vehicles will cause an increased risk of accidents, and perhaps fatalities.
- vii. Campsites are normally noisy and should not be placed in the middle of a residential area.
- viii. The site and vehicles using it will cause dust, light pollution and noise pollution.
- ix. The road is very different in wet weather compared to dry and potholes rapidly appear.
- x. The road is maintained on a voluntary basis by residents who pay significant money towards its upkeep.
- xi. Water tends to pool in the paddock with run off from adjacent properties and it would not be suitable for pigs.
- xii. The proposal will detract from natural beauty of the land, not enhance it as stated in the application.

#### 26.32 APOLOGIES FOR ABSENCE

None received.

#### 26.33 DECLARATION OF INTEREST

Councillor Mitchell declared a non-pecuniary interest in application EHDC-26-0940-LDCP

#### 26.34 CHAIRMAN'S REPORT

The Chairman noted that EHDC is producing a new supplementary planning document that will be completed more quickly than the new local plan. It will help to ensure important planning priorities can continue to be addressed while longer-term planning work takes place. He also noted that the local plan will go to Regulation 14 consultation 1<sup>st</sup> October to 12<sup>th</sup> November with drop-in events in Four Marks and Medstead on 10<sup>th</sup> and 24<sup>th</sup> October.

#### 26.35 MINUTES

The Committee resolved to confirm the minutes of the Planning Committee meeting held on 9<sup>th</sup> September 2026, previously circulated.

#### 26.36 PLANNING APPLICATIONS

|    | Application Ref.                  | Description / Location                                                                                           | MPC Comment                                                                     |
|----|-----------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| i. | <a href="#">EHDC-26-0940-LDCP</a> | 1, MANOR COTTAGES Hussell Lane, Medstead, GU34 5PF<br>Lawful development certificate for a proposed development: | Medstead Parish Council has no comments and defers the decision to the officer. |

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|     |                                    | Extending porch with a new front door and lean to veranda                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| ii. | <a href="#">EHDC-26-0965-FUL</a>   | 3, GRANARY COTTAGES South Town Rd, Medstead, GU34 5PL<br>Replacement dwelling and associated works.                                                                                                                                                                                                                                                | Medstead Parish Council defers the decision to the planning officer but has three observations. 1. The property is adjacent to the owner's farmland, and the Council has received a suggestion that it has an agricultural occupancy restriction, so suggests that the case officer should check this as it could require a change of use. 2. Given the age and construction of the existing property, the Council has a concern that it could contain asbestos. 3. There is no information given on drainage and so an EHDC drainage consultant should look at it before the case officer makes a decision. |
| iii | <a href="#">EHDC-26-0927-HSE</a>   | STRETFIELD Stoney Lane, Medstead, Alton, GU34 5EL<br>Proposed single storey extension & annexe to the existing dwelling                                                                                                                                                                                                                            | Medstead Parish Council has concerns that this extension will affect the view of the countryside for walkers on Stoney Lane and also has concerns about massing. However, it leaves the decision to the planning officer.                                                                                                                                                                                                                                                                                                                                                                                    |
| iv  | <a href="#">EHDC-26-0952-FUL</a>   | LAND EAST OF LA JONCHERE Homestead Road, Medstead, GU34 5PP<br>Change of use of approximately 1.6ha of equestrian land to a seasonal campsite (12 pitches) and agricultural smallholding, with conversion of the existing stable block, siting of a temporary mobile home, and associated landscaping, ecological enhancements and drainage works. | Medstead Parish Council objects to this planning application and its response is in the appendix.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| v   | <a href="#">EHDC-26-0978-PIP</a>   | BUILDINGS NORTH OF SOUTH TOWN FARM South Town Road, Medstead, GU34 5PP<br>Permission in Principle for residential development comprising of one self-build dwelling                                                                                                                                                                                | Medstead Parish Council notes that this does not meet an unmet need due to Neighbourhood Plan allocations meeting local needs of the parish and other sites are more sustainable places to build. It leaves the decision to the planning officer.                                                                                                                                                                                                                                                                                                                                                            |
| vi  | <a href="#">EHDC-26-0981-CONVR</a> | PAX Grosvenor Road, Medstead, GU34 5JE<br>Variation of condition 2 of 54643/006 to change garage to form an ancillary residential annexe associated with principal dwelling                                                                                                                                                                        | Medstead Parish Council has a strong objection. This should not be for residential use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| vii | <a href="#">EHDC-26-1009-HSE</a>   | LAVENDER COTTAGE High Street, Medstead, GU34 5LN<br>Proposed new vehicular access                                                                                                                                                                                                                                                                  | Medstead Parish Council has concerns that this will change the character of the High Street and also at that point in the street, it is often one way traffic flow due to cars                                                                                                                                                                                                                                                                                                                                                                                                                               |

|      |  |                               |                                                                                                                                             |
|------|--|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|      |  |                               | frequently parked opposite. It defers to Highways with regard to the splays and visibility and leaves the decision to the planning officer. |
| viii |  | Any late arising applications | There were no late arising planning applications.                                                                                           |

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| <b>26.37 DECISION NOTICES</b><br>Decision notices were deferred to the next Planning Committee meeting. |
| <b>26.38 PLANNING APPEALS</b><br>There were no new planning appeals or updates                          |
| <b>26.39 PLANNING ENFORCEMENT</b><br>There are no new enforcement issues or updates.                    |
| <b>26.40 ADDITIONAL PLANNING MATTERS</b><br>There were no additional planning matters.                  |

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

**Signed Chairman .....**

**Date.....**