



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 – 9th September 2026, 6.30pm Held at Medstead Parish Office, Roe Downs Road, GU34 5LG

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

Also in attendance: Julie Russell (Parish Clerk)

26.22 OPEN SESSION			
Nothing raised.			
26.23 APOLOGIES FOR ABSENCE			
An apology was received from Cllr Hood (family commitments). Cllr Quinlan was also absent.			
26.24 DECLARATION OF INTEREST			
None declared.			
26.25 CHAIRMAN'S REPORT			
The Chairman's report was circulated in advance and is in the Appendix.			
26.26 PLANNING APPLICATIONS			
	Application Ref.	Description / Location	MPC Comment
i.	EHDC-26-0829-HSE	OAK TREE HOUSE Boyneswood Road, Medstead, Alton, Hampshire, GU34 5EA Approval is sought for the conversion of the garage to habitable use, replacement of the roof and the raising of the existing eaves levels over front part of dwelling and the replacement of the existing roof to garden room at the rear.	Medstead Parish Council has concerns over parking because of the need for tandem parking and also concerns over lack of visitor space as parking is tight for space on Boyneswood Road. The Council leaves the decision to the Officer.
ii.	EHDC-26-0840-FUL	MARLS ROW Trinity Hill, Medstead, Alton, Hampshire Construction of 2no self-build dwellings, including access, shared garden, landscaping and shared outbuildings	The site is outside the Settlement Policy Boundary, adjacent to the boundary. The planning application has no details on the first floor. There are possible archaeological issues with the site, given its proximity to ancient earthworks near Trinity Hill. The Parish Council leaves the decision to the Planning Officer

iii	EHDC-26-0723-HSE	BEECH TREE COTTAGE Elderberry Way, Medstead, Alton, Hampshire, GU34 5QF Proposed conversion of the garage into habitable use and changes to fenestration on the rear elevation and addition of door and rooflight on the side elevation.	Medstead Parish Council has no objections to this planning application.
iv	EHDC-26-0752-RES	LAND TO THE WEST OF Longbourn Way, Medstead, Alton, Hampshire Reserved matters approval (appearance, layout, scale and landscaping) pursuant to outline permission 58788/002 for 95no. residential units, car parking, internal roads, public open space, landscaping and other associated infrastructure	Medstead Parish Council objects to this application. The response is in the Appendix.
v	EHDC-26-0921-DCON	MEDSTEAD UNITED REFORM CHURCH South Town Road, Medstead, GU34 5PP Discharged Condition 3 - Proposed material schedule, 4 - Energy Statement, 9 - Construction Management Plan, 12 - Foul and rainwater drainage, of approved application EHDC-25-0102-FUL - Change of Use from existing D1 use to C3 dwelling use with associated parking and new entrance off Highway	Medstead Parish Council has comments and objections for this planning application. The detailed response is in the Appendix.
vi	EHDC-26-0911-FUL	LAND TO THE NORTH OF Wield Road, Medstead, Alton, Hampshire Proposed change & continued use from agriculture to hobby farm and associated leisure use with associated stores, shelters and facilities.	Medstead Parish Council asks that the application be refused and the land remain under an agricultural classification. The two activities proposed of keeping goats and bee-keeping are within the agricultural classification. Any such buildings within an agricultural use should be single story to protect the long northward view identified as a significant view by CPRE, as submitted to EHDC Planning Policy Team and noted in the emerging M&FMNP 2025 to 2043. Currently the site is outside of the Settlement Policy Boundary. Should EHDC be minded to grant change of use, the Council asks that a condition be added to prevent development for residential use

vii	EHDC-26-0536-HSE	COLEMORE LODGE Trinity Hill, Medstead, Alton, Hampshire, GU34 5LT Installation of Garden Games Room to Rear of Property, approximately 1m from fenceline boundary. Elevation Height of installation to be 2.5m maximum - base size 5m x 5m with roof pitch terminating to rear, rainwater conveyance into existing property rainwater management.	Medstead Parish Council does not object to this planning application but would like to see a condition preventing it being converted to new habitable space.
viii	EHDC-26-0737-LDCE	LAND NORTH OF LOWER PARK FARM Abbey Road, Medstead, Alton, Hampshire Lawful Development Certificate for Existing Use or Development - The application relates to the following existing development on the land: 1. a 30 ft timber workshop/shed used for the storage or farm equipment and related items; 2. a 50 ft articulated lorry trailer used for the storage or farm equipment and related items; and 3. use of this land in this part of the site for farm equipment and storage.	This is in Beech. Medstead Parish Council has no comment on this other than Part 2 mentions a Planning Statement that doesn't appear to be part of the documentation.
ix	EHDC-26-0616-FUL	TRINITY FARM Trinity Hill, Medstead, GU34 5NN Continued use of former agricultural buildings for Class E (g) (iii) Light Industrial & B2 General Industrial purposes	The response for this is in the Appendix.

26.27 DECISION NOTICES			
Councillors noted the following decision notices:			
Ref.	Description / Location	Date	Decision
EHDC-26-0665-PA3Q2	BUILDINGS NORTH OF SOUTH TOWN FARM South Town Road, Medstead, Application to determine if prior approval is required to convert an existing agricultural building into 1 dwellinghouse (Use Class C3), with associated curtilage and parking.	11/08/2026	PRIOR APPROVAL IS REFUSED
EHDC-26-0773-TPO	STREET RECORD Boyneswood Lane, Medstead T37 - Mature Beech To crown thin no more than 15% Reduce overall height by approximately 2-3 metres Reduce the north, east and west crown extents by approximately 21.5 - 3 metres by pruning back the longest limbs only.	04/09/2026	CONSENT

EHDC-26-0710-HSE	30 Green Stile, Medstead, Alton, Hampshire, GU34 5LR Proposed single storey rear/side infill extension.	02/09/2026	PERMISSION
EHDC-26-0378-HSE	TEMESCAL Castle Street, Medstead, Alton, Hampshire, GU34 5LU Proposed Garage	03/09/2026	PERMISSION

26.28 PLANNING APPEALS There were no new planning appeals or updates
26.29 PLANNING ENFORCEMENT There are no new enforcement issues or updates.
26.30 ADDITIONAL PLANNING MATTERS There were no additional planning matters.

There were no further matters to discuss and the meeting was closed at 7.35pm.

Signed Chairman

Date.....

Appendix

1. Planning Chairman's Report, September 2026

Planning Issues

Normal service has been restored with 8 applications:

- EHDC-26-0829-HSE OAK TREE HOUSE Boyneswood Road, Medstead, Alton, Hampshire, GU34 5EA .Approval is sought for the conversion of the garage to habitable use, replacement of the roof and the raising of the existing eaves levels over front part of dwelling and the replacement of the existing roof to garden room at the rear.
- EHDC-26-0840-FUL MARLS ROW Trinity Hill, Medstead. Construction of 2no self-build dwellings, including access, shared garden, landscaping and shared outbuildings.
- EHDC-26-0723-HSE BEECH TREE COTTAGE Elderberry Way, Medstead. Proposed conversion of the garage into habitable use and changes to fenestration on the rear elevation and addition of door and rooflight on the side elevation.
- EHDC-26-0752-RES LAND TO THE WEST OF Longbourn Way, Medstead, Reserved matters approval (appearance, layout, scale and landscaping) pursuant to outline permission 58788/002 for 95no. residential units, car parking, internal roads, public open space, landscaping and other associated infrastructure.
- EHDC-26-0921-DCON Medstead United Reform Church, MEDSTEAD UNITED REFORM CHURCH South Town Road, Medstead, Discharged Condition 3 - Proposed material schedule, 4 - Energy Statement, 9 - Construction Management Plan, 12 - Foul and rainwater drainage, of approved application EHDC-25-0102-FUL - Change of Use from existing D1 use to C3 dwelling use with associated parking and new entrance off Highway.

- EHDC-26-0911-FUL LAND TO THE NORTH OF Wield Road, Medstead. Proposed change & continued use from agriculture to hobby farm and associated leisure use with associated stores, shelters and facilities.
- EHDC-26-0536-HSE COLEMORE LODGE Trinity Hill, Medstead Installation of Garden Games Room to Rear of Property, approximately 1m from fenceline boundary. Elevation Height of installation to be 2.5m maximum - base size 5m x 5m with roof pitch terminating to rear, rainwater conveyance into existing property rainwater management.
- EHDC-26-0737-LDCE- LAND NORTH OF LOWER PARK FARM Abbey Road, Medstead. Lawful Development Certificate for Existing Use or Development - The application relates to the following existing development on the land: 1. a 30 ft timber workshop/shed used for the storage or farm equipment and related items; 2. a 50 ft articulated lorry trailer used for the storage or farm equipment and related items; and 3. use of this land in this part of the site for farm equipment and storage. POSTED AS BENTWORTH AND FOYLE ward in BEECH
- EHDC-26-0933-FULLAND ADJACENT TO 122 Medstead Road, Beech, Construction of a detached dwelling with associated parking and landscaping, utilising the existing driveway access from Medstead Road. POSTED AS MEDSTEAD PC

There are several contentious applications before the Committee this month, particularly 0737, 0752, 0840, 0911, 0921. I ask all Planning Committee members to consider the details of these applications

EHDC

Nothing to report on Planning, but we await details of the effect of the Government's announcement on the pausing of the formation of the new Hampshire unitary authorities.

Neighbourhood Plan

The NPSG has submitted its application for an opinion to determine if a Strategic Environmental Assessment is required. It is progressing towards its Draft 14 submission.

2. Planning Committee response to EHDC-26-0752-RES Land to the West of Longbourn Way

Reserved matters approval (appearance, layout, scale and landscaping) pursuant to outline permission 58788/002 for 95no. residential units, car parking, internal roads, public open space, landscaping and other associated infrastructure.

Medstead Parish Council has grave concerns regarding this site and its operation. When the outline permission was granted the application 'stopped up' the access/egress from the Lymington Barns development preventing the completion of Planning Application 56936 (*Five units for A1, A2 & B1 (office), seven residential units following demolition of existing commercial building, associated landscaping, ancillary space and car parking (as amended by plans received 26 January 2017)*) and significantly changing the traffic flow, and allocated parking spaces. It has been suggested that a Yellow Box junction is required to control traffic.

Under the new NPPF, the following policies all require social rent housing to be provided: HO1 -Assessing the need for homes; HO5- Meeting the needs of different groups, and HO8 -Providing affordable homes.

The Council notes that no consideration has been made of the EHDC East Hampshire Housing & Economic Development Needs Assessment, 2026.

The following point is especially noteworthy:

*2.14 In line with the housing type composition, East Hampshire has a high proportion of family-sized 3+ bed homes, at 69% compared to 62% regionally and 61% nationally. **This is driven by East Hampshire's particularly high proportion of 4+ bed homes (33%).** In comparison to the regional*

and national rate, East Hampshire's proportion of one and two-bedroom properties are both lower.

The Council notes that 46 market homes are 4 bedrooms, or above, i.e. 80%, a proportion contrary to the HEDNA, being almost double the EHDC rate. This extends the imbalance in the Parish. The HNA provided by AECOM¹ to the emerging *Medstead and Four Marks Neighbourhood Plan* assesses the future need for 4 bedroom houses and above at 0 to 20%. There is a lack of needed homes, as suggested by the HNA:

- 1 bed -15-25%
- 2 bed -30-50%
- 3 bed –30 – 50%

This Development does not provide them. There are no dwellings to allow existing villagers to down size and move to the new development, this is against NPPF 17 b and contrary to NPPF Section 6. *Delivering a sufficient supply of homes.*

- **HO1: Assessing the need for homes**
- **HO2: Setting requirement figures for homes**
- **HO5: Meeting the needs of different groups**
- **HO7: Meeting the need for homes**

This proposal is contrary to the NPPF and the needs of the Parish.

It does not appear to provide any dwellings that comply to the Accessibility Standards, especially in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations.

Medstead Council would propose that shaded and rainproof cover is erected over the seating area, (Harman Landscape Architecture, drawing 26031 HLA –XX- XX- DL-2101 Detailed Play Area), to assist in promoting NPPF 17 b, the social objective, particularly as this development, and this LEAP location, is so far from other social facilities.

Similarly, the HLA drawings Detailed POS Planting Proposals 26031-HLA-XX-XX-D-L-4101/4102/4103/4104 have no areas available to kick a football, as the only available area are denoted as wild flower areas or ornamental gravel, again reducing the opportunities to promote NPPF 17b.

Neither the Planning Statement nor the Design and Access Statement refer to HO1: 2c, HO4:1 b4 or HO9: 1aai.

With regards to Heritage, it is known that metal detectorists frequently walk the fields adjacent to the site and regularly make finds from various historical periods.

This planning application does not meet the needs of the Parish, as demonstrated by the M&FMNP HNA, and is non-compliant with the NPPF.

On these grounds the Council asks the Planning Committee to reject it.

¹ **Medstead and Four Marks Neighbourhood Plan Housing Needs Assessment (HNA), September, 2025**, copy held by EHDC Planning Policy Team

The Council also strongly object to this Applications on grounds of highway safety, until the parking and revised traffic entry and exit data has been assessed by HCC and any needed mitigation has been assessed and confirmed as safe for users of both the highway and the Lymington Barns Centre.

3. Planning Committee response to EHDC-26-0921-DCON

MEDSTEAD UNITED REFORM CHURCH South Town Road, Medstead, Discharged Condition 3 - Proposed material schedule, 4 - Energy Statement, 9 - Construction Management Plan, 12 - Foul and rainwater drainage, of approved application EHDC-25-0102-FUL - Change of Use from existing D1 use to C3 dwelling use with associated parking and new entrance off Highway.

Condition 3: The Materials Schedule and its palette are acceptable to Council.

Condition 4: The proposals in the Energy Statement are acceptable to Council.

Condition 9: The Council notes the following requirements:

- All staff have clear identification.
- Their health and safety plan particularly reflects the sensitive working environment.
- A plan is developed with regard to the wildlife constraints of the site.
- Signage is clear and unambiguous for all members of the public.
- They have regular project meetings that will include the welfare of the public as a standard agenda item so that any issues can be discussed and problems resolved.
- The Council would like an added condition regarding liaison meetings and emergency contacts to enable any public issue to be resolved.
- In view of the site location and the requirement to keep construction operations isolated as much as possible from the daily routines of the public highway, the contractor will carefully consider and put forward recommendations on how they will manage their working activities in and out of the site.
- A banksman should be provided for site entry and egress.
- Parking is not allowed on the verges of The Knapp.
- Hours of work and deliveries
 - *No construction work or deliveries in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:- Monday to Friday 0800 – 1700 hours, Saturdays 0800 – 1300 hours unless in association with an emergency.*
- Noise restrictions and dust control, particularly egress on to South Town. The council notes there may be a need for a mechanical road sweeping vehicular to regularly clean the road and comply with CP27 Pollution.

The council asks that the amendments are made to the Plan to be compliant with its wishes.

Condition 12: The Council believes that the current system is incompatible with legal requirements and also insufficient information has been provided by the Applicant for the condition to be discharged and so strongly objects to the discharge of this condition.

The Applicant claims that the proposed septic tank has been demonstrated to be of an adequate capacity for the proposed residential use and has been inspected and confirmed to be in good working order.

The photos provided of the septic tank show that water from the holding chamber soaks away into the ground through gaps in the block walls. This would appear to be in violation of the “Statutory guidance: General binding rules for small sewage discharges (SSDs) with effect from 2 October 2023”, rule no. 5 which states that for all discharges to ground, the sewage must receive treatment from a septic tank and infiltration system (drainage field) or sewage treatment plant and infiltration system.

The septic tank would have met conditions at the time of installation in 1970, but regardless of how one interprets the current rules, there is no substantiated evidence that the system could deal with discharging the volumes required because of the huge step change in what the system has been used for to date. The General Binding Rules require that a system be working effectively to be legal.

The Climate Change and Sustainable Construction Supplementary Planning Document, 2022, indicates 110 litres per person per day. For a single bedroom property, usage of 220 l per day or 1.54 m³ per week is the minimum expected. The Applicant does not give any details of the capacity of the tank, but if estimated at 3m³, it would fill every two weeks if not adequately soaking away.

The septic tank was built in or shortly after 1970 on woodland belonging to Medstead Parish Council (The Knapp) by the United Reform Church who previously owned the property. It took foul waste from the toilet, which was used as needed by the congregation for the short times during Sunday services on a fortnightly basis. It continued on this basis for many years before being left vacant for some years and then more recently the Applicant has used the toilet and sink on occasional ad hoc site visits.

The waste requirements for the church were immensely different from those of a residential home that discharges seven days a week from a toilet, bath or shower, washing machine, dishwasher, sinks etc. There is no evidence whatsoever that the septic tank and its soak away directly into the ground through the gaps in the blocks could cope with this volume of discharge. There is no information on how quickly the discharge could soak away from the holding tank or on percolation tests for the soil in that vicinity at that depth.

The Knapp woodland is a public amenity with footpaths for walkers and it contains considerable wildlife and is designated as a SINC, so the consequences of the build-up of pollutants in the soil or the overflow of effluent from a full tank that is not properly discharging to the ground would be significant. There is also a ditch close by on the opposite side of the road, where overflowing pollutants could be washed by rainwater.

It is not possible to build a new drainage field in the woodland that could comply with building regulations as the septic tank is surrounded by trees and the Applicant does not own the land, which belongs to Medstead Parish Council. Also, there is no information provided on percolation tests for the soil, but it is known to be poor in that area. Given the large amount of digging recently undertaken on the site, it seems that the Applicant has undertaken percolation tests, but no data has been provided with the application.

On this basis, the Council strongly objects to the discharge of Condition 12.

4. Planning Committee response to EHDC-26-0616-FUL

Continued use of former agricultural buildings for Class E (g) (iii) Light Industrial & B2 General Industrial purposes. TRINITY FARM Trinity Hill, Medstead, Alton, Hampshire, GU34 5NN

The Council notes that the proposed usage is for five separate businesses carrying out:

- General car repairs (ramps and air tools)
- Butchery (Refrigeration units)

- Bodyshop (compressors and spray booth)
- Autotrimmer (hand tools only)

It also notes that the foul water disposal has not been mentioned which leads the Council to ask if this presently exists and, if not, Trading Standards should be involved in advising the Officer on the decision, especially with the regulation regarding food handling regarding the Butchery and the handling of meat in the identified Refrigeration units. Concerns are also raised regards the welfare arrangements for the auto trades companies, which due to the nature of their work, can leave detritus and residues on personnel.

The Council notes that the application form states that there are no hazardous substances involved with this application.

HSE identifies that hazardous substances come in a number of different forms:

- Solids - including particles of solid material that get into the air such as dust, fibres, smoke and fume.
- Liquids - including fine sprays, mists and aerosols made up of small droplets of liquid – e.g. sprayed paint.
- Vapours - gaseous forms of a liquid or solid, e.g. solvent vapour.
- Gases - some processes can generate gases like carbon monoxide or engine exhaust gases.

The Council differs from the Applicant. Due to the very nature of the activities taking place, the above sources of hazardous substance could, in part, be present in the area - particulates from brake systems, liquids and vapours from the spray painting, and pressurised gasses from the compressor and any gas welding or heating operations. This omission from the form greatly concerns the Council.

The Council is also concerned regarding the known fire/explosion risks of dust/ vapours present in spray booths.

The Council is also concerned regarding the other buildings on site, outside the redline areas, which it presumes are still to be used for agricultural use, and that agricultural operatives must also traverse the redline area for access.

The Council suggests a condition on operation 7.30 to 5.00 Monday to Friday and 7.30 to 1.00 on Saturday, with no operations on Sunday.