

**TWYFORD PARISH COUNCIL**  
**AGENDA FOR A PLANNING COMMITTEE MEETING**

held on Thursday 8<sup>th</sup> June 2017 at 7.30pm  
in the Gilbert Room of the Parish Hall, Twyford

**Councillors present**

Richard Sellars  
Ian Wheeler  
Andrew Holland  
Waine Lawton

**Councillors absent/apologies**

Sonia Watson  
Jade Cornwall  
Sue Cook

**In attendance**

Mrs J Sellars

**Business Transacted**

**P22/17 Apologies for absence**

Apologies received from Councillors Watson, Cornwall and Cook

**P23/17 Declaration of interests**

No declarations of interest received

**P24/17 To approve and sign as a true record the minutes from the previous meeting held on 4<sup>th</sup> May 2017**

The previously circulated minutes of the Planning Committee dated 4<sup>th</sup> May were considered.

**Resolved**

The minutes of the meeting held on 4<sup>th</sup> May were approved as an accurate record of the meeting

**Proposer** Cllr Wheeler **Seconder** Cllr Holland and carried unanimously

**P25/17 Public Participation – to receive questions or comments from members of the public**

The member of public attending did not ask any questions.

**P26/17 Update on the minutes of the last meeting, correspondence and other relevant matters**

Proposed meeting with WCC Planning Department officials: Julie Pinnock to attend the next meeting on 29<sup>th</sup> June  
Confirmation of draft Neighbourhood Plan remains to be sent Winchester City Council. **Action Cllr Corcoran**

**P27/17 To receive planning decisions announced since the last meeting**

SDNP/17/01434/HOUS Application Withdrawn Decision Date: 24 May 2017

**SDNP/17/02117/TCA** Discharge of condition 4 of listed building consent SDNP/16/06191/LIS Application Determined

**SDNP/16/05641/HOUS** for the change of roofing material and addition of opening top lights to glazed panels.  
Barn Cottage, Application Determined

**Ref. No: SDNP/17/01586/NM** West elevation of existing bungalow to be clad in dark timber cladding to match cladding approved on North elevation. Cornstiles Park Lane Application Determined

**P28/17 To agree comments on planning applications**

SDNP/17/02657/LIS Church Farm House Church Lane Twyford SO21 1NT

Existing timber door and frame to be removed and opening to be retained as a direct access between the approved extension (SDNP/15/05913/HOUS) and the existing house.

Following discussion the committee agreed not to object

Proposer Cllr Lawton Seconded Cllr Sellars

SDNP/17/02639/FUL Humphrey Farms Ltd Hazeley Road Twyford SO21 1QA

Redevelopment of part of an existing commercial site, comprising the demolition of existing buildings in employment use and the erection of new replacement buildings in B1 & B8 use (and ancillary food kiosk), parking, circulation, landscaping and associated works

The Committee agreed to seek a postponement until the next meeting on 29<sup>th</sup> July before submitting a formal decision on this significant application as the full set of papers had not been received. However a set of outline plans without supporting documents were received from the applicant. These were considered and raised concerns. Consequently it was agreed to write to SDNP including the following comments; this significant application has implications for the draft Neighbourhood Plan, an overlap from the previous consent to the care home is apparent, no master plan has been seen, no master landscape plan has been seen, the application will have a cumulative effect on the village as a whole, in particular leading to a large increase in traffic through the village and no reduction to HGV movement. Being a significant application the committee wish to seek who will determine it - SDNP or WCC?

**Action Cllr Corcoran to draft letter to SDNP**

Proposed Cllr Wheeler Seconded Cllr Corcoran

**SDNP/17/02351/LIS The Lodge Highbridge Road Twyford Moors Winchester SO21 1RL**  
Single storey side extension, replacement fireplaces, ground floor shower room, new larder and provide secondary glazing throughout. (RESUBMISSION)

The Committee noted the amendments to the previous plan agreed not to object.  
Proposer Cllr Lawton Seconded Cllr Corcoran

**SDNP/17/02364/HOUS The Cottage Park Lane Twyford Winchester Hampshire SO21 1QS**  
Demolition of existing lean-to at the rear of the dwelling and replace with new garden room.

The Committee noted the plans and agreed not to object  
Proposer Cllr Wheeler Seconded Cllr Corcoran

**SDNP/17/02161/HOUS Cornstiles Park Lane Twyford Winchester Hampshire SO21 1QS**  
The Committee noted that the location of the shed might detrimentally effect the hedge but decided not to object

Proposer Cllr Lawton Seconded Cllr Sellars

**SDNP/17/02273/PRE Honey Cottage High Street Twyford Hampshire SO21 1RG**  
Proposed to convert Honey Cottage from one 4-bedroom dwelling to two affordable 2-bedroom dwellings.

The Committee noted the correspondence from Highways with respect to parking and believe that the entrance door on the sharp blind corner of the B3335 with a very small pavement to be dangerous. Consequently the Committee wish to object.

Proposer Cllr Sellars Seconded Cllr Lawton

The Following applications were noted.

**SDNP/17/02414/PRE Willow Cottage 12 Queen Street Twyford Hampshire SO21 1QG**  
Proposed two storey rear extension to form larger kitchen/dining area and bedroom with conversion of existing bedroom to family and separate on-suite bathrooms.

**SDNP/17/02117/TCA Bridge Lodge Finches Lane Twyford Winchester Hampshire SO21 1QF**  
T1 Western Red Cedar. Fell. T2. Laurel. Reduce by approx. 2m in height. T3. Fig. Thin crown by 15%.

Discharge of condition 4 of listed building consent SDNP/16/06191/LIS  
Church Farm House Church Lane Twyford Winchester Hampshire SO21 1NT  
Ref. No: SDNP/17/02223/DCOND

Discharge of condition 2 of planning consent SDNP/16/04069/HOUS  
Manor Cottage Manor Road Twyford Winchester Hampshire SO21 1RJ  
Ref. No: SDNP/17/02268/DCOND

Discharge of condition 3 of planning consent  
Rose Cottage Winchester Road Twyford Winchester Hampshire SO21 1PJ  
Ref. No: SDNP/17/02311/DCOND

Discharge of condition 3 of planning consent SDNP/17/01103/LIS  
Volunteer Queen Street Twyford Winchester Hampshire SO21 1QG  
Ref. No: SDNP/17/02590/DCOND

**P29/17 To review enforcement cases - CONFIDENTIAL ITEM**

One case raised recently is still being progressed but no formal update on all enforcement cases had been received since October 2016.

**P30/17 To discuss other planning related communications to and from the Council**

Mr Jonathan Humphreys, Hazeley Developments, wished to meet members of the Committee to discuss his pending application on the Hazeley Estate. It was agreed to meet him before the next meeting on 29<sup>th</sup> July.

**P31/17 To agree the date of the next meeting, potentially Thursday 29<sup>th</sup> June 2017**

The Committee agreed to meet on 29<sup>th</sup> July at 7.30pm after their meeting with Julie Pinnock at 6.30pm.