

TWYFORD PARISH COUNCIL
MINUTES OF A PLANNING COMMITTEE MEETING

held on Thursday 6th April 2017 at 7.30pm
in the Gilbert Room of the Parish Hall, Twyford

Councillors present	Councillors absent/apologies	In attendance
Councillor Mitchell (Chair)	Councillor Corcoran	T. Bronk - Clerk
Councillor Cook	Councillor Cornwall	
Councillor Holland	Councillor Forder-Stent	
Councillor Lawton	Councillor West	
Councillor Sellars		
Councillor Wheeler		

Business Transacted

P1/17	Apologies for absence
	The absence of Councillors on the Planning Committee was noted; and the late arrival of Councillor Lawton who was attending a meeting held by Winchester City Council for Parish Councillors involved in planning matters was accepted.
P2/17	Declaration of interests
	No Councillors declared an interest in any agenda item; however, the Clerk referred to his ownership of a property for which a planning application was an agenda item. The Clerk requested that a Councillor provide cover whilst he spoke about the application and he proposed that he would exit the room whilst Councillors discussed and voted on a resolution.
P3/17	To approve and sign as a true record the minutes from the previous meeting held on 2nd March 2017
	The previously circulated minutes of the Planning Committee meeting dated 2nd March 2017 were considered. Resolved: “The minutes of the meeting held on 2nd March 2017 are approved as an accurate record of the meeting”. Proposed by Cllr Holland, seconded by Cllr Wheeler and carried unanimously.
P4/17	Public Participation – to receive questions or comments from members of the public
	The meeting was adjourned at 7.35pm Four members of the public attended the meeting. One was present to explain a proposed planning application and to seek the Parish Councillors initial views. Two hoped to discuss their submitted planning application, however, it had not been validated and published by the planning authority and was not an agenda item. One attended to make comment on a planning appeal for which the Council had been invited to comment, however, the matter had also only been published by the planning authority after the agenda had been prepared (in order to provide the mandatory notice period for items on the agenda). The first member of the public explained they proposed to demolish their house and to build

	<p>another situated more centrally on the plot, it would be a more environmentally friendly building. Councillors were informed the new house would be marginally taller than the existing. Construction would use prebuilt sections, making the build period much shorter, but would necessitate a crane reaching the location of the plot. Councillors raised concerns about the feasibility of access but were assured the manufacturer had visited and confirmed access was possible. Reference was also made to potential flooding in the vicinity and advised that run-off from the new building must not exacerbate existing drainage problems. Finally, the Councillors encouraged the member of public to liaise with their neighbours and to take account of concerns, if possible, before submitting their application.</p> <p>The second two members of the public referred to their submitted plan to demolish their bungalow and add a first floor to the building to create a 4 bedroom house instead of only 2. They advised that the building would therefore be 3 to 4 metres higher; they had however, liaised with neighbours to address their concerns and no objections had been submitted to the planning authority to date. They referred to the need for building supplies to be delivered via a private road in the village due to restricted access for large vehicles on a public highway because of on street parking. They would not cause an obstruction of the highway themselves because vehicles could pull off the road onto the front garden of the property. Councillors referred to the location being one of particular archaeological significance and therefore the applicants may wish to obtain some specialist advice.</p> <p>The members of the public were thanked for coming to the meeting and for the information provided about the applications that would in due course receive detailed attention by the Committee.</p> <p>The fourth member of the public read a prepared statement about a planning appeal and referred to the history of the appellant and the building subject to the appeal. The appellant had made several appeals in the past, to regularise matters retrospectively. The building now in question was the subject of an enforcement action and requirement to remove items making the building habitable. The member of the public sought the backing of the Parish Council to require adherence by the appellant to planning laws and consents obtained and urged it not to condone the flouting of planning regulations. The member of public was informed that the Council could not pass a resolution without due notice of the item and therefore the matter would be put onto the agenda or the next Full Council to enable it to make whatever comment it sought fit before the expiry of the consultation period.</p> <p><u>Action</u> – Clerk to put the matter onto the agenda of the next Full Council meeting.</p> <p>The Planning Committee resumed at 8.35pm.</p>
P5/17	Update on the minutes of the last meeting, correspondence and other relevant matters
	There were no matters not already agenda items.
P6/17	To receive planning decisions
	<p>It was noted that as at 31st March there were 2 announced approvals since the last meeting's update, SDNP/17/00157/HOUS Manor Vale, Manor Road, Twyford and SDNP/16/06289/FUL Ian James Hair and Beauty Queen Street Twyford Hampshire SO21 1QG to which the Parish Council had objected. A split decision had also been announced, SDNP/16/04628/DCOND Feed Mill Humphrey Farm Hazeley Road Twyford SO21 1QA.</p> <p>Concerns were expressed by Councillors that their objections to planning applications are not apparently considered by the planning authority and that they have a lack of feedback to enable them to better understand planning decisions made by the planning authority. It was reported by Councillor Lawton that the meeting he had just attended informed Parish Councillors that the planning officials were keen to attend parish meetings to provide such</p>

	<p>feedback. The Clerk noted that the Parish Council had made a request in January but it had not been responded to. Action: Councillor Mitchell to contact Winchester City Council to ask for feedback and to repeat the request for a planning official to attend a Parish Council meeting.</p> <p>Refusals announced were: SDNP/16/04301/FUL Long Barn Morestead Hill Morestead Winchester Hampshire SO21 1LZ to which the Parish Council had objected as a consultee and subsequently by attending a Winchester City Council Planning Committee to make an oral representation.</p> <p>There were five applications for which a decision had not yet been announced: SDNP/16/04396/LIS Granary Cottage Queen Street Twyford Winchester Hampshire SO21 1QG; SDNP/17/00149/HOUS Pear Tree House Queen Street Twyford SO21 1QG; SDNP/16/05386/PRE 6 - 7 The Drove Twyford SO21 1QL; SDNP/16/05071/HOUS Staddlestones 9 Main Road Twyford Moors Winchester SO21 1RN; and SDNP/16/04648/FUL The Sanctuary Manor Farm Green Twyford SO21 1RA (an appeal).</p>
<p>P7/17</p>	<p>To agree comments on planning applications</p>
	<p>SDNP/17/00391/FUL <u>Rose Cottage Winchester Road Twyford SO21 1PJ</u> Proposed 8m by 4m swimming pool. A section of our existing fence will be removed to enable access to the proposed pool site. All excavation material will remain on the site, levelled in at the bottom of the garden.</p> <p>Resolved: Not to object and not to comment.</p> <p>Proposed by Councillor Lawton, seconded by Councillor Holland and carried unanimously.</p> <p>SDNP/17/01103/LIS <u>Volunteer Queen Street Twyford Winchester Hampshire SO21 1QG</u> Forming of new internal shower room, alteration of rear elevation windows and removal of existing side door which is to be blocked up in matching brickwork.</p> <p>Resolved: Not to object, but to comment. <u>Comment:</u> Twyford Parish Council supports the application which it considers to be an enhancement that retains the character and visual appearance of the building.</p> <p>Proposed by Councillor Wheeler, seconded by Councillor Lawton and carried unanimously.</p> <p>SDNP/17/01183/MPO <u>Rose Cottage Gabriels Farm Park Lane Twyford Winchester Hampshire SO21 1QU</u> Variation of Section 106 agreement relating to SDNP/16/04468/LDE</p> <p>Noted.</p> <p>SDNP/17/01124/HOUS <u>5 Highfield Twyford Winchester Hampshire SO21 1QR</u> Rear facing dormer window to match the existing dormer on the rear roofs slope.</p> <p>Resolved: Not to object and not to comment.</p> <p>Proposed by Councillor Wheeler, seconded by Councillor Sellars and carried unanimously.</p>

	<p>SDNP/17/01151/HOUS SDNP/17/01152/LIS <u>High Street House High Street Twyford Winchester Hampshire SO21 1RG</u></p> <p>Removal of conservatory, lean-to WC, and decking, replaced with single storey timber clad flat roof extension. Replacement of existing vehicular access front gates with pedestrian only access gates. Kitchen renovation to existing house. Removal of three trees.</p> <p>Resolved: Not to object, but to comment. <u>Comment:</u> Twyford Parish Council supports the application. It considers the design to be interesting and improves the visual impact of the building.</p> <p>Proposed by Councillor Wheeler, seconded by Councillor Sellars and carried unanimously.</p>
	<p>SDNP/17/01319/HOUS <u>Gable Cottage Queen Street Twyford Winchester Hampshire SO21 1QG</u></p> <p>Two storey side and rear extension.</p> <p>Resolved: Not to object, but to comment. <u>Comment:</u> Twyford Parish Council supports the application which it considers to be consistent with the aims of the draft Twyford Neighbourhood Plan, respecting the character of its immediate surroundings by having a negligible impact on the Queen Street frontage and using high quality design and materials.</p> <p>The applicants will be aware of traffic flow difficulties in Queen Street and are requested to take reasonable steps to ensure the development minimises disruption to other users of Queen Street. The Parish Council is particularly concerned about the impact of construction deliveries and construction related worker's vehicles. The Council requests that the planning authority require the applicant to be respectful to their neighbours and the environment when carrying out their development. The applicant should therefore ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption and the impact of deliveries, parking and working on public and private roads. Any damage to these areas should be remediated as soon as is practically possible. For further advice on this please the applicant should be referred to the Construction Code of Practice http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice.</p> <p>Proposed by Councillor Lawton, seconded by Councillor Wheeler and carried unanimously.</p> <p>SDNP/17/01489/DCOND <u>9 Hill Rise Twyford Winchester Hampshire SO21 1QH</u></p> <p>Discharge of condition 11 of planning consent SDNP/16/03635/HOUS approved at appeal decision - To agree details of drawing 02_16/SK01</p> <p>Noted.</p> <p>SDNP/16/05071/HOUS <u>Staddlestones 9 Main Road Twyford Moors Winchester Hampshire SO21 1RN</u></p> <p>(Amended Plan) Conversion of detached garage into living accommodation including a covered walkway connection the garage to the main dwelling.</p> <p>Resolved: Not to object, but to comment. <u>Comment:</u> Twyford Parish Council refers to its previous comment of December 2016.</p> <p>Proposed by Councillor Holland, seconded by Councillor Sellars and carried unanimously.</p>

	<p>SDNP/17/01347/TPO <u>St Catherines Hill Morestead Road Winchester Hampshire</u> Fell 6 No Beech to ground level.</p> <p>The Clerk reported that the site is to the north of the Parish boundary. It was decided that no decision should be reached and no comment should be made.</p> <p>SDNP/17/01545/TPO <u>Little Haven The Avenue Twyford Winchester Hampshire SO21 1NJ1</u> No Lime- remove epicormic growth up to 5.5m high and carry out overall 2m crown reduction.</p> <p>Resolved: Not to object and not to comment.</p> <p>Proposed by Councillor Holland, seconded by Councillor Wheeler and carried unanimously.</p>
P8/17	<p>To note the following Pre-planning application</p> <p>SDNP/17/01451/PRE <u>Hillcroft Hazeley Road Twyford Winchester Hampshire SO21 1PY</u> Noted.</p>
P9/17	To review enforcement cases
	<p>The Clerk reported that one case raised recently is being progressed but no formal update on all enforcement cases had been received since October 2016.</p>
P10/17	To discuss other planning related communications to and from the Council
	<p>It was noted that Winchester City Council had adopted the Winchester District Local Plan Part 2 – Development Management and Site Allocations on 5 April 2017 and relevant documents may be inspected and highlights the commencement of a six week challenge period. Councillor Corcoran had sought confirmation that the saved policies of the Winchester Local Plan of 2006 remain saved in respect of the South Downs National Park area of WDC.</p> <p>[Winchester City Council responded on 6th April stating: Dear Mr Corcoran, Local Plan Part 2 does not cover the area of the Winchester District that falls within the South Downs National Park Authority Area therefore the policies from the 2006 local plan review will still apply together with adopted policies from local part 1, until the National Park has its own local plan adopted.]</p>
P11/17	To agree the date of the next meeting [Potentially Thursday 4 th May 2017]
	<p>The next meeting of the Planning Committee was confirmed as 4th May 2017.</p> <p>The meeting closed at 9.40pm.</p>