

**TWYFORD PARISH COUNCIL**  
**MINUTES OF A PLANNING COMMITTEE MEETING**

held on  
 Thursday 6<sup>th</sup> October 2016 at 7.30pm  
 The Gilbert Room of the Parish Hall, Twyford

Present

CLlr Mitchell (Chair)  
 Cllr Cook  
 Cllr Corcoran  
 Cllr Holland  
 Cllr Lawton  
 Cllr Sellars  
 Cllr West  
 Cllr Wheeler

Apologies/Absences

Cllr Cornwall  
 Cllr Forder-Stent

In Attendance

Tony Bronk – Clerk

<b>P59/16</b>	<b>Apologies for absence</b>
	Apologies received from Cllr Cornwall and Cllr Forder-Stent were accepted.
<b>P60/16</b>	<b>Declaration of interests</b>
	There were no declarations of interest.
<b>P61/16</b>	<b>To approve and sign as a true record the minutes from the previous meetings held on 1<sup>st</sup> September and 8<sup>th</sup> September 2016</b>
	<p>The previously circulated minutes of the Planning Committee meeting dated 1st September and 8th September 2016 were considered.</p> <p><b>Resolved:</b></p> <p>“The minutes of the meeting held on 1st September 2016 are approved as an accurate record of the meeting”.</p> <p>Proposed by Cllr Wheeler, seconded by Cllr Sellars and carried unanimously.</p> <p><b>Resolved:</b></p> <p>The minutes of the meeting held on 8<sup>th</sup> September 2016 are approved as an accurate record of the meeting”.</p> <p>Proposed by Cllr Wheeler, seconded by Cllr Holland and carried unanimously.</p>
<b>P62/16</b>	<b>Public Participation – to receive questions from members of the public</b>
	No members of the public attended the meeting.
<b>P63/16</b>	<b>Update on the minutes of the last meeting, correspondence and other relevant matters</b>
	<p>Correspondence concerning the location of Manor Farm Green was referred to and agreed to be dealt with during consideration of application SDNP/16/04648/FUL under Item 65/16.</p> <p>It was noted that an extension to a consultation period was granted and that a response was submitted following an extraordinary meeting on 8<sup>th</sup> September.</p> <p>It was noted that Cllr Sellars and Cllr Cook will participate in an event on October 7<sup>th</sup> organised by the Winchester City Council Planning Department to promote an improved understanding of planning matters within the district.</p>

	<p><u>Action</u></p> <p>Cllr Sellars to brief members at the next Planning Committee on key messages.</p>
<b>P64/16</b>	<b>To receive planning decisions</b>
	<p>It was noted that only one decision was publicised by the SDNP Authority since the last update. The decision was to approve an application about which the Committee had raised no objections.</p>
<b>P65/16</b>	<b>To agree comments on planning applications</b>
	<p>The Chair noted the existence of a wide variety of applications and reminded Members that some are applications about which the SDNP are not formally consulting with the Parish Council, although the Council may make comment. The Agenda Items were then discussed in turn.</p> <p><u>SDNP/16/04885/NMA</u> Rebels Roost Finches Lane Twyford Winchester Hampshire SO21 1QF Change the single storey rear extension roof materials and glazing, alter the side window positions and add door, alter the rooflight locations and add sunpipes</p> <p>It was noted that this application was categorised as a non material amendment for which consultation feedback was not being sought.</p> <p><u>SDNP/16/04659/DCOND</u> 3 Hockley Cottages Winchester Road Twyford SO21 1PJ Condition 4 of SDNP/16/00658/LIS Replacement of existing rear extension, internal alterations and refurbishment, and conversion of existing outbuilding to form new home office/studio.</p> <p>This application was noted.</p> <p><u>SDNP/16/04655/HOUS</u> Manor Vale Manor Road Twyford SO21 1RJ Single storey rear extension and garage conversion</p> <p>Following the Committees review and discussion of the submitted plans the Committee discussed concerns about construction deliveries and construction related worker's vehicles on Manor Road and those leading to it.</p> <p><b>Resolved:</b> Not to Object but to comment.</p> <p><b>Comment:</b> Twyford Parish Council is particularly concerned about the impact of construction deliveries and construction related worker's vehicles on Manor Road and those leading to it. 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. The applicant should be asked to follow the Construction Code of Practice <a href="http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice">http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice</a>. Proposed : Cllr Cook, seconded by Cllr West and carried unanimously.</p> <p><u>SDNP/16/04628/DCOND</u> Feed Mill Humphrey Farm Hazeley Road Twyford SO21 1QA Discharge of conditions 3 4 5 &amp; 6 of SDNP/14/05196/REM &amp; and Conditions 3, 6, 9, 10, 12, 17 &amp; 20</p> <p>The Committee noted that this was not an application about which the Parish Council was being consulted. Due to the importance of this site in terms of its impact on Twyford Village the Committee expressed its disappointment that its views were not sought and that it had not received details of the application from the planning authority's agent.</p> <p><u>SDNP/16/04648/FUL</u> The Sanctuary Manor Farm Green Twyford Hampshire SO21 1RA Retrospective planning application to regularise; The front enclosure of the Facilities Building. The provision</p>

of two Velux type windows in the rear roof. The provision of a flue. The construction of a sunken barbecue and a levelled hard access area. Provision of a log store with ancillary locked secure cupboard and consumer unit

The Committee was informed of correspondence received by a Councillor and to the existence of an objection already submitted by a local resident to the SDNP Authority, both of which were discussed. The Committee also noted that concerns of local residents had previously resulted in discussions between members of the Parish Council and officers of Winchester City Council regarding the possible infringement of planning laws and regulations.

**Resolved:** Twyford Parish Council Objects to the application and wishes to make comment.

**Comment:** The Parish Council has been given to understand that the Facilities Building has been used for residential purposes and that the application includes works that would facilitate residential use. The Parish Council considers it essential for consideration of alleged residential use to be completed and resolved before planning applications to facilitate residential use are granted.

Proposed by Cllr Corcoran seconded by Cllr Mitchell and carried unanimously.

SDNP/16/04594/PRE Hazeley Farm Hazeley Road Twyford Hampshire  
To convert and extend a 1920's milking shed into a new dwelling with a small farm office

Noted.

SDNP/16/04577/DCOND Bramley Cottage Roman Road Twyford SO21 1QW  
Discharge of Condition 4 in relation to SDNP/15/06066/HOUS

Noted.

SDNP/16/04604/PRE The Cottage Park Lane Twyford Winchester Hampshire SO21 1QS  
Replacement rear extension

Noted.

SDNP/16/04513/FUL Gabriels Farm House Park Lane Twyford Winchester Hampshire SO21 1QU  
The conversion of an existing outbuilding to provide an ancillary granny annexe

The Committee was alerted to the planning authority's consultation on this application. The plans were reviewed and then discussed in the context of the Parish Council's existing documented policy.

**Resolved:** Twyford Parish Council Objects to the application and wishes to make comment.

**Comment:** The Parish Council considers the nature of the proposals to be contrary to its existing policy.  
Proposed by Cllr Wheeler seconded by Cllr Lawton and carried unanimously.

SDNP/16/04468/LDE Rose Cottage Gabriels Farm Park Lane Twyford Winchester Hampshire SO21 1QU  
The use of Rose Cottage in breach of condition 2 of W250/5 and the use of land as associated parking and garden (CERTIFICATE OF LAWFULNESS)

The nature of condition 2, as described in the application, was discussed and some Member's local knowledge of the property and its former residents was disclosed.

#### Action

The Clerk is to contact Winchester City Council (acting as agent for the SDNP Authority) and notify them that it is the Parish Council's understanding that during much of the period since 2007 (as specified in the application), the daughter of a farmer (Mr Patterson) and a former owner of the farm resided at the property; it is therefore unclear to the Parish Council why a breach of condition is thought to have occurred and uncertain why a certificate of lawfulness is appropriate.

	<p><u>SDNP/16/04411/TPO</u> 5 Dunfords Acre Twyford Hampshire SO21 1FF 1no. Walnut to reduce radial spread and crown height by up to a maximum of 2m, remove all dead wood</p> <p>The Parish Council was unable to discuss this application whose expiry date was before its Planning Committee meeting on 6th October.</p> <p><b>Resolved:</b> Twyford Parish Council objects to the application and wishes to make comment.</p> <p><b>Comment:</b> Twyford Parish Council objects to the application unless an independent Arbicultural Report has been provided with the application to confirm that the proposed reduction will serve to improve the health of the Walnut tree.</p> <p>Proposed by Cllr Mitchell seconded by Cllr Cook and passed unanimously.</p> <p><u>SDNP/16/04445/TCA</u> Willow Bank Hall Finches Lane Twyford Winchester Hampshire SO21 1QF 1no. sycamore to fell; 1no. alder crown reduce by 1.5m</p> <p>Noted.</p> <p><u>SDNP/16/04356/TCA</u> Twyford House High Street Twyford Winchester Hampshire SO21 1NU 1 no. Apple to fell (A), 1 no. unknown to fell (B), 1 no. Parottia to fell (C), 2 no. Bay to fell (D1 and D2), 3 no. Yew to fell (E,F,I), Area G to be cleared and raise canopy of remaining Yew by 2-3m, relocate Holm Oak to boundary (H), 1 no. Mulberry to reduce all round by 1m</p> <p>Noted.</p> <p><u>SDNP/16/04122/TCA</u> Twyford Cottage High Street Twyford Winchester Hampshire SO21 1RF 1no. yew – fell</p> <p>Noted.</p>
<b>P66/16</b>	<b>To review enforcement cases</b>
	It was noted that no updates on enforcement action had been received since the last meeting.
<b>P67/16</b>	<b>To review the status of Tree Preservation Orders sought by or applicable to the Council</b>
	<p>It was noted that the Parish Council's request for Tree Preservation Orders (TPOs) were still the subject of exchanges with Winchester City Council (WCC); and that the Clerk had at the start of the meeting been provided with further information to forward in support of the Council's application.</p> <p>Concerns were expressed at the number of recently approved applications and their cumulative effect on the village. It was therefore suggested that the Clerk should seek WCC's agreement to visit Twyford and meet Cllr Corcoran to discuss these concerns and the Council's TPO request.</p>
<b>P68/16</b>	<b>To discuss planning related communications to and from the Council</b>
	It was noted that no progress had been made since the last meeting regarding the proposed meeting for Cllr Cook and Cllr Izard [who is also a Winchester City Councillor for Colden Common and Twyford] and if practicable Cllr Mitchell to meet the WCC Conservation Officer to discuss WCC's current approach to planning applications concerning the Twyford Conservation Area.
<b>P69/16</b>	<b>To agree the date of the next meeting</b> [Potentially Thursday 3 <sup>rd</sup> November 2016]
	<p>The date of the next meeting was confirmed as Thursday 3<sup>rd</sup> November 2016.</p> <p>The meeting closed at 9.25pm.</p>