

TWYFORD PARISH COUNCIL

MINUTES OF A PLANNING COMMITTEE MEETING

held on
Thursday 1st December 2016 at 7.30pm
The Gilbert Room of the Parish Hall, Twyford

Present

Cllr Corcoran
Cllr Lawton
Cllr Sellars
Cllr Watson
Cllr Wheeler

Apologies/Absences

Cllr Mitchell
Cllr Cook
Cllr Cornwall
Cllr Forder-Stent
Cllr Holland
Cllr West

In Attendance

Tony Bronk – Clerk

	In the absence of Cllr Mitchell, Cllr Corcoran, as the Vice Chair of the Committee acted as Chair.
P81/16	Apologies for absence
	Apologies received were all accepted.
P82/16	Declaration of interests
	There were no declarations of interest by Councillors but it was noted that an application before the Committee had been submitted by the Clerk.
P83/16	To approve and sign as a true record the minutes from the previous meeting held on 3rd November 2016
	The previously circulated minutes of the Planning Committee meeting dated 3 rd November 2016 were considered. Resolved: “The minutes of the meeting held on 3 rd November 2016 are approved as an accurate record of the meeting”. Proposed by Cllr Wheeler, seconded by Cllr Lawton and carried unanimously.
P84/16	Public Participation – to receive questions from members of the public
	No members of the public attended the meeting.
P85/16	Update on the minutes of the last meeting, correspondence and other relevant matters
	It was noted that the planning authority had been notified of the further resolution concerning SDNP/16/04468/LDE Rose Cottage Gabriels Farm Park and that the application had subsequently been approved.
P86/16	To receive planning decisions
	It was noted that since the last update to the Committee the planning authority had approved eight applications but refused two, one of which had been supported by the Parish Council. In addition, a pre planning application had been completed and three applications to fell or lop trees had resulted in no objection.
P87/16	To agree comments on planning applications
	<u>SDNP/16/05689/LDP Meadowside Manor Road Twyford SO21 1RJ</u> This application is for the replacement of the existing uPVC conservatory on the rear of the property, which is rather tired, with an oak framed conservatory to unify the property. The oak is to be a natural finish to match the existing pergola and garage, both of which are existing oak frame structures on the site. It is

proposed to match the eaves with the existing bungalow and extend the roof of the existing, slate roofed, secondary gable to form the roof of the replacement conservatory. The ridge height of the replacement conservatory will therefore be lower than the main roof ridge. The footprint of the new conservatory will increase slightly in width to co-ordinate with the existing gable but will not be closer to the existing rear boundary than the current conservatory extends 4.0 meters from the rear facade of the dwelling.

Resolved: Not to object.

Proposed by Cllr Wheeler seconded by Cllr Sellars and carried unanimously.

SDNP/16/05641/HOUS Barn Cottage High Street Twyford SO21 1RF

Single storey garden room to rear and side.

Resolved: Not to object.

Proposed by Cllr Sellars seconded by Cllr Wheeler and carried unanimously.

SDNP/16/05623/TCA 3 Army Row Cottages High Street Twyford Winchester Hampshire SO21 1NW

1no Birch tree. Reduce by up to 3m to previous pruning points.

This application was noted.

SDNP/16/05504/PRE Brook Drove Close Twyford Winchester Hampshire SO21 1QN

To demolish the existing chalet bungalow and replace it with a modern echo friendly timber framed house.

Resolved: To Comment.

Comment: Twyford Parish Council's Planning Committee wishes to draw attention to its policy for redevelopment within the Settlement Boundary (and outside the Conservation Area and certain other specified locations); as published in its draft Twyford Neighbourhood Plan Policy HN6.

Applications shall provide a full justification for the proposal explaining how it enhances its immediate surroundings, respects its character satisfies the following criteria:

- i. High quality of design and materials; plans should be professionally prepared and presented with full justification of the proposal and the impact on the immediate and wider landscape and on neighbours;
- ii. Retention of trees and hedges and roadside vegetation;
- iii. Submission of a full landscape scheme;
- iv. Incorporate best practice for sustainability; and
- v. Satisfy the list of planning and design requirements of the Twyford Neighbourhood Plan.

In all cases applicants should discuss their proposals with their neighbours before submission.

Whilst it is noted that the proposal is a 'pre-application' and referred to by the applicant as an informal request for advice; the Council's view is that the proposal does not satisfy each of the criteria; especially because the location is particularly sensitive. It is widely visible and on the edge of the water meadows, a sensitive feature of the protected Itchen Valley.

Proposed by Cllr Sellars seconded by Cllr Lawton and carried unanimously.

SDNP/16/05071/HOUS Staddlestones 9 Main Road, Twyford Moors

Conversion of detached Garage into living accommodation

It was noted that documentation submitted with the application had not been published by the planning authority and not copied by the planning authority to the Parish Council for its attention. The Clerk was unaware that the Chair had not received documents during the Clerk's holiday prior to the meeting. It was noted that the timetable for comment necessitated the Council's attention before the next scheduled Planning Committee in January.

Resolved: The Clerk shall request that Winchester City Council provide copies of documentation submitted with the application, to enable an extraordinary meeting of the Planning Committee to be called for

	<p>Thursday 8th December, to consider the proposal. Proposed by Cllr Wheeler seconded by Cllr Sellars and carried unanimously.</p> <p>Action – the Clerk shall request that Winchester City Council put copies of the documents it received onto the South Downs National Park Authority website and forward copies to the Parish Council in time for a meeting on 8th December.</p> <p><u>SDNP/16/05752/LIS Mill Cottage, Shawford Rd</u> Single storey rear extension with revision to rooflight from original plan</p> <p>Resolved: Not to object and not to comment.</p> <p>Proposed by Cllr Wheeler seconded by Cllr Sellars and carried unanimously.</p>
P88/16	To review enforcement cases
	It was noted that no updates on enforcement action had been received from the planning authority since the last meeting.
P89/16	To review the status of Tree Preservation Orders sought by or applicable to the Council
	<p>It was noted that despite submitting more information to Winchester City Council (WCC), the Parish Council's request for Tree Preservation Orders (TPOs) were still not being progressed or formally declined.</p> <p>It was also noted that concerns had previously been expressed at the number of approved tree felling applications and their cumulative effect on the village; and that the Clerk had sought WCC's agreement to visit Twyford and meet Cllr Corcoran to discuss these concerns and the Council's TPO request.</p> <p>Action – The Clerk shall again contact Winchester City Council's Tree Preservation Officer.</p>
P90/16	To discuss planning related communications to and from the Council
	<p>It was noted that no progress had been made regarding the proposed meeting for Cllr Cook and Cllr Izard [who are Winchester City Councillors for Colden Common and Twyford] and if practicable Cllr Mitchell to meet the Winchester City Council's Conservation Officer to discuss WCC's current approach to planning applications concerning the Twyford Conservation Area.</p> <p>Action – The Clerk shall contact WCC to invite the Conservation Officer to a meeting of the Twyford Parish Council Planning Committee.</p> <p>It was noted earlier in the meeting that emails concerning the above SDNP/16/05504/PRE Brook Drove Close Twyford Winchester Hampshire SO21 1QN agenda item had been sent to the Parish Council.</p>
91/16	To authorise undertaking of survey of S26 in NP by Spindrift
	<p>It was noted that to progress the draft Twyford Neighbourhood Plan (TNP) the Technical Group and Council as a whole required more detailed information than had been supplied by the consultant Terra Firma. The cost of additional work had been identified and confirmed as falling within the existing budget approved by the Council for preparation of the TNP. Spindrift had been approached and could report before the end of December.</p> <p>Resolved: Spindrift shall be appointed to undertake a survey of Site 26.</p> <p>Proposed by Cllr Watson seconded by Cllr Sellars and carried unanimously.</p>
P92/16	To agree the date of the next meeting [Potentially Thursday 5 th January 2017]
	<p>The date of the next meeting normal was confirmed as Thursday 5th January 2017, but an extraordinary meeting may be held on 8th December.</p> <p>The meeting closed at 8.25pm.</p>