

TWYFORD PARISH COUNCIL

Minutes of the Planning Committee Meeting

Thursday 2nd June 2016 from 7.30pm
The Gilbert Room of the Parish Hall, Twyford

Present

Cllr Mitchell (Chair)
Cllr Cook
Cllr Corcoran
Cllr Forder-Stent
Cllr Lawton
Cllr Sellars
Cllr Watson
Cllr Wheeler

Apologies/Absences

Cllr Cornwall
Cllr Woodward

In Attendance

Tony Bronk – Clerk

P21/16	Apologies for absence
	Apologies were received from Cllr Cornwall. The absence of Cllr Woodward was noted.
P22/16	Declaration of interests
	A personal interest was declared by Cllr Sellars in connection with an application made by the Bean Below, because of his directorship of Twyford Stores Limited. The Chairman determined that the requirements of Part 9 of the Code would apply to participation of Cllr during the Committee's consideration of that application.
P23/16	To approve and sign as a true record the minutes from the previous meeting held on 5th May 2016
	The previously circulated minutes of the Planning Committee meeting dated 5 th May 2016 were considered. Resolved: "The minutes of the meeting held on 5 th May 2016 are approved as an accurate record of the meeting". Proposed by Cllr Wheeler, seconded by Cllr Sellars and carried unanimously.
P24/16	Public Participation
	Two members of the public were in attendance. They explained that they only wished to observe the meeting in order to identify how they, as architects could better assist the committee when they were making applications for planning consent. They confirmed that they were involved with two of the applications before the Committee but preferred not to speak to each of those applications, although if the Committee had any questions, having considered the applications, they would be pleased to answer questions.
P25/16	Update on the minutes of the last meeting, correspondence and other relevant matters
	P16/16: Action: The Clerk is to liaise with Winchester City Council to seek the timely submission of documentation to the Committee. It was noted that WCC had supplied documentation to enable all applications listed in item 27/16 to be considered; and that some consultation periods had been extended to enable the Committee to express its views. P17/16 Action: Cllr Cook to confirm that the planning authority has registered the concerns of the Parish Council regarding the occupation of a building lacking planning permission as a dwelling. Cllr Cook confirmed that an investigation had been commenced by the planning authority to establish

	<p>whether a prima facie case for enforcement action exists.</p> <p>P18/16 Action: Cllr Corcoran to liaise with the Clerk to enable Tree Preservation Order applications to be prepared and submitted.</p> <p>The Clerk has been given details of trees for which the Council wishes to obtain tree preservation orders.</p> <p>P19/16 Action: Cllr Lawton to liaise with Mr Lovegrove concerning his speaking at the Annual Parish Assembly.</p> <p>Mr Lovegrove spoke to the Annual Parish Assembly.</p>
	<p>Cllr Mitchell reported that he received correspondence concerning the Mallards House application, which would be disclosed during the Committee's consideration of that application.</p>
P26/16	To receive planning decisions
	<p>It was noted that recent planning decisions had been circulated prior to the meeting. There were none that members of the Committee wished to discuss.</p>
P27/16	To agree comments on planning applications
	<p><u>SDNP/16/01939/HOUS</u> Mallards House Bourne Lane Twyford Hampshire SO21 1NX <i>One 2 storey side and one single storey side extension, bay window and dormer. New single garage to front with courtyard wall, new canopy to the front door, new oak framed double carport and log store to replace the existing double garage. Externally a raised terrace, replacement front fence, gate and hedge.</i></p> <p>Cllr Mitchell reported that the applicant was unable to attend the meeting due to their half term arrangements, but they wished to confirm that they had taken into account and addressed the concerns of the Committee when it had considered a previous application.</p> <p>Resolved: Not to object to the application; and to make comment. Comment: The Parish Council notes that its earlier comments have been taken on board by the applicants and therefore does not now object. It also notes that reference is made in the documentation received to a report confirming that nearby trees will be unaffected, without which assurance a request for a landscaping scheme would have been made.</p> <p>Proposed by Cllr Mitchell, seconded by Cllr Lawton, carried unanimously.</p> <p><u>SDNP/16/01917/HOUS</u> 6 - 7 The Drove Twyford Winchester Hampshire SO21 1QL <i>Single storey side extension and an ensuite bathroom to the second floor with the construction of a dormer roof.</i></p> <p>Resolved: Not to object to the application; and to make comment. Comment: It is suggested that the location and proposals are brought to the attention of the City Archaeologist.</p> <p>Proposed by Cllr Corcoran, seconded by Cllr Cook, carried unanimously.</p> <p><u>SDNP/16/02036/LIS & SDNP/16/02035/HOUS</u> The Lodge Highbridge Road Twyford Moors SO21 1RL <i>Single storey side and rear extensions, new roof space gallery, replacement fireplaces, enlarge ground floor WC to include a shower, move utility room door and provide secondary glazing throughout.</i></p> <p>Resolved: Not to object to the application and not to make comment. Proposed by Cllr Wheeler, seconded by Cllr Mitchell, carried unanimously.</p> <p><u>SDNP/16/02014/HOUS</u> Cordery Northfields Twyford SO21 1NZ <i>A first storey extension above a previously converted garage that is attached adjacent to the property.</i></p>

Resolved : To object to the application and to make comment.

Comment: The Committee note that the design of the recently built properties (Cordery and those in close proximity to it) provides for direct light into the properties and their gardens; and is of the opinion that the absence of development above the garage is an important factor in the original design and its approval. To now build above the garage would significantly impact amenity and establish an inappropriate precedent in that location.

Proposed by Cllr Lawton, seconded by Cllr Cook, carried unanimously.

SDNP/16/01887/HOUS **Moorsvale 5 Main Road Twyford Moors Winchester Hampshire SO21 1RN**
Loft conversion - 2 roof lights to rear elevation and raising existing flat roof for insulation. (Amended plan received 11.05.2016 to show 2nd floor plan).

Resolved: Not to object to the application; and to make comment.

Comment: It is understood that some or all of the proposed works have already been completed because two roof lights are now in place.

Proposed by Cllr Cook, seconded by Cllr Wheeler, carried unanimously.

SDNP/16/01941/HOUS **Little Haven The Avenue Twyford Winchester Hampshire SO21 1NJ**
(RE-SUBMISSION) Single storey rear extension and raising roof for 1st floor accommodation.

Resolved: Not to object to the application and not to make comment.

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

SDNP/16/02177/FUL **The Old Forge High Street Twyford Winchester Hampshire SO21 1RF**
Proposed to add 1 dormer window.

Resolved: Not to object to the application; and to make comment.

Comment: It is suggested that the location and proposal is brought to the attention of the Conservation Officer.

Proposed by Cllr Sellars, seconded by Cllr Cook, carried unanimously.

SDNP/16/02201/FUL **Bean Below High Street Twyford Hampshire**
To create a new access door to the restaurant. The existing entrance door will be blocked up with bricks to match the existing.

Cllr Sellars, because of his personal interest did not participate in the Committee's consideration of this application.

Resolved: Not to object to the application and not to make comment.

Proposed by Cllr Wheeler, seconded by Cllr Mithchell, carried unanimously.

SDNP/16/02332/HOUS **Twyford Cottage High Street Twyford Winchester Hampshire SO21 1RF**
Proposed Lean-Too conservatory to rear.

Resolved: Not to object to the application and not to make comment.

Proposed by Cllr Watson, seconded by Cllr Sellars, carried unanimously.

SDNP/16/02334/HOUS **7 School Road Twyford Winchester Hampshire SO21 1QQ**
Single storey rear extension

Resolved: Not to object to the application and not to make comment.

Proposed by Cllr Watson, seconded by Cllr Lawton, carried unanimously.

	<p>To note: <u>SDNP/16/01960/NMA</u> Hazeley Down House Hazeley Road Twyford Winchester Hampshire SO21 1QA (MINOR AMENDMENT to Planning Permission SDNP/15/03492/HOUS. <i>Proposed to extend the canopy by approx 4500 mm to incorporate existing trees. move the South boundary wall of the extension 500 mm South. proposed to change the cladding from slate to fibre cement.</i></p> <p>Whilst noting the ‘minor amendment’ the Committee observed that this was not the only amendment; the Clerk should therefore ask that the planning authority consider carefully the cumulative effect of amendments and take adequate steps to ensure that effective consultation occurs.</p> <p><u>SDNP/16/01505/PRE</u> Highcroft Love Lane Twyford Winchester Hampshire SO21 1FB <i>The removal of existing dwelling and construction of new 1 No. detached 5 bed dwelling with living accommodation at ground and first floor level, integral garage and ancillary spaces at basement level and sedum flat roof. Alterations to landscaping to provide patio areas.</i></p> <p>Noted</p> <p><u>SDNP/16/02560/PRE</u> Land adjacent Hazeley Cottages Hazeley Road Twyford Hampshire <i>Demolition of existing detached garage and conversion of redundant building- maintaining and renovating the external fabric of building - to residential</i></p> <p>Noted</p> <p><u>SDNP/16/02269/TCA</u> Pemberley High Street Twyford Winchester Hampshire SO21 1NP <i>1 no. Silver birch T1 to fell</i></p> <p>Noted</p> <p><u>SDNP/16/02205/TCA</u> Pear Tree House Queen Street Twyford Winchester Hampshire SO21 1QG 1 no. Pine to fell, 1 no. Conifer to fell</p> <p>Noted</p>
P28/16	To review Enforcement cases
	<p>The Committee was informed that no update had been issued since the last meeting. Winchester City Council’s practice is to provide updates every two months, the next update is due imminently.</p> <p>The Committee noted that Cllr Cook had raised the Committee’s concerns regarding the occupation of a building lacking planning permission as a dwelling and that an investigation had been commenced.</p>
P29/16	To review the status of Tree Preservation Orders sought by or applicable to the Council
	ACTION - The Clerk is to make an application for Tree Preservation Orders on several trees to the north-east of the Surgery.
P30/16	To discuss planning related communications to and from the Council
	There were no communications received or made on matters not already referred to above.
P31/16	To agree the date of the next meeting [Potentially Thursday 7 th July 2016]
	The date of the next meeting was confirmed as 7 th July 2016 in the Gilbert Room of the Parish Hall. The meeting then closed at 9.20pm.