

TWYFORD PARISH COUNCIL

Planning Committee

Minutes of the meeting held on Thursday 5th May 2016 from 7.30pm
The Gilbert Room of the Parish Hall, Twyford

Present

Cllr Mitchell (Chair)
Cllr Corcoran
Cllr Cook (from 8.45pm)
Cllr Sellars
Cllr Lawton
Cllr Watson
Cllr Wheeler

Apologies/Absences

Cllr Cornwall
Cllr Forder Stent
Cllr Woodward

In Attendance

Tony Bronk – Clerk

P10/16	Apologies for absence
	Apologies were received from Cllr Cornwall and Cllr Forder Stent and reasons for their unavailability were accepted. The absence of Cllr Woodward was noted.
P11/16	Declaration of interests
	<p>Cllr Corcoran declared a Prejudicial Interest, as defined in Part 6 of the applicable Code of Conduct (“the Code”), concerning the application SDNP/16/01694/HOUS - Ashley Finches Lane Twyford, because he is the applicant.</p> <p>Cllr Watson declared a potential Prejudicial Interest if the Committee were to discuss recent applications publicised after preparation and publication of the agenda, because of a recent application near to her residence.</p> <p>Dispensation to enable participation of those with a prejudicial interest was not sought from Winchester City Council; and accordingly the Chairman determined that the requirements of Part 9 of the Code would apply to participation of the relevant councillors during those items specified above.</p>
P12/16	To receive the minutes from the last meeting on 7th April 2016
	<p>The previously circulated minutes of the Planning Committee meeting dated 7 April 2016 were considered.</p> <p>Resolved:</p> <p>“The minutes of the meeting held on 7th April 2016 are approved as an accurate record of the meeting”. Proposed by Cllr Wheeler, seconded by Cllr Sellars and carried unanimously.</p>
P13/16	Public Participation
	<p>A member of the public asked to make concerns about an application SDNP/16/02014/HOUS - Cordery Northfields Twyford SO21 1NZ known to the Committee. The application was not on the Agenda, because it was announced after its preparation and publication, but it and other recent applications had been reported to Councillors. Copies of photographs were provided to the Committee with an outline of the proposed development added to enable Counsellors to understand the attendee’s concerns about the impact of the proposed development on the neighbouring property’s access to light and impact on the views from his property.</p> <p>The attendee was thanked for making his views known to the Parish Council and advised to also make a formal submission to the planning authority.</p> <p>The Chairman noted that the period for consultation ends on 21st May, prior to the next monthly meeting of the Committee. In such cases it was the practice of the Committee to notify the planning authority that it had been unable to consider the application and to request an extension to the consultation period. The application would be on the Committee’s next agenda, but the concerns having been noted would not necessitate the attendee coming to the next meeting unless they wished to do so.</p>

P14/16	Update on the minutes of the last meeting, correspondence and other relevant matters
	P05/16: Action: the conservation area is to be added to the map of Twyford. By: Cllr Mitchell. Target date: before the next meeting.
	Cllr Mitchell provided the Committee with an amend map. Action: Cllr Corcoran to review the map and confirm the settlement and conservation area boundaries. Target date - before the next meeting.
P15/16	To receive planning decisions
	The Committee had been circulated a report of applications and decisions made by the planning authority. The report was noted.
P16/16	To agree comments on planning applications
	<p><u>SDNP/16/00920/HOUS</u> 2 Northfields Cottages Northfields Twyford Hampshire SO21 1NZ (RE-SUBMISSION) Two storey side extension. Single storey rear extension.</p> <p>Resolved to object to the application and to make comment. Comment for the Planning Authority: "The new windows on the first floor are overly dominant and the Committee suggests that they are reduced. Additionally, the Committee has concerns that the extension remains disproportionate but would not have objected if a small reduction were made, if approval is given the Planning Authority is urged to require a landscaping scheme. Proposed by Cllr Corcoran, seconded by Cllr Lawton and carried unanimously.</p> <p><u>SDNP/16/01939/HOUS</u> Mallards House Bourne Lane Twyford Hampshire SO21 1NX 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.</p> <p>Resolved: the Committee was unable to reach a decision due to a lack of planning documentation made available to it. An extension to the consultation period shall be sought to enable the Committee to receive documents and make an informed decision. Proposed by Cllr Mitchell, seconded by Cllr Lawton and carried unanimously.</p> <p>Action: The Clerk is to liaise with Winchester City Council as agent for the planning authority, to seek the timely submission of documentation to the Committee. Target Date – immediately.</p> <p><u>SDNP/16/01917/HOUS</u> 6 - 7 The Drove Twyford Winchester Hampshire SO21 1QL Single storey side extension and an ensuite bathroom to the second floor with the construction of a dormer roof.</p> <p>Resolved: the Committee was unable to reach a decision due to a lack of planning documentation made available to it. An extension to the consultation period shall be sought to enable the Committee to receive documents and make an informed decision. Proposed by Cllr Mitchell, seconded by Cllr Lawton and carried unanimously.</p> <p>Action: The Clerk is to liaise with the planning authority to seek the timely submission of documentation to the Committee. Target Date – immediately.</p> <p><u>SDNP/16/01723/HOUS</u> Shawford Dene Shawford Road Shawford Winchester Hampshire SO21 2BP Erection of orangery extension to the listed building.</p> <p>Resolved: Not to object to the application and not to make comment. Proposed by Cllr Wheeler, seconded by Cllr Sellars and carried unanimously.</p>

	<p><u>SDNP/16/01694/HOUS</u> Ashley Finches Lane Twyford Winchester Hampshire SO21 1QB Insertion of 1No. Window, opening and with clear glass in East elevations of first floor and enlargement of one window on West elevations at rear of house to be opening with clear glass.</p> <p>Cllr Corcoran was required by the Code of Conduct to cease to participate as a member of the Committee until the next application was considered.</p> <p>Resolved: Not to object to the application and not to make comment. Proposed by Cllr Watson, seconded by Cllr Mitchell and carried unanimously.</p> <p><u>To note:</u> <u>SDNP/16/01979/TCA</u> Wing House High Street Twyford Winchester Hampshire SO21 1NU 1No. Eucalyptus to fell</p> <p>The application was noted.</p>
P17/16	To review Enforcement cases
	<p>The Committee was informed that no update had been issued since the last meeting and that Winchester City Council's practice is to provide updates every two months.</p> <p>The Committee discussed the status of one case and to take the steps recorded below.</p> <p>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.</p>
P18/16	To review the status of Tree Preservation Orders sought by or applicable to the Council
	<p>It was reported that the Parish Hall Trustees are preparing a statement regarding the decision of the Parish Hall Management Committee about the Beech tree outside the Parish Hall.</p> <p>The resolution of the Full Council meeting on 17 April to seek some Tree Preservation Orders and its progress was discussed.</p> <p>Action: Cllr Corcoran to liaise with the Clerk to enable applications to be prepared and submitted. Timeframe: before the next meeting.</p>
P19/16	To discuss planning related communications to and from the Council
	<p>Cllr Lawton reported on a communication from Mr D. Lovegrove about the Eastleigh Local Plan and, in particular, proposals for development that are likely to have a profound effect on Twyford Parish. After some discussion about the general need for housing and the alternative sites available for development within the Eastleigh district, it was noted that Twyford Parish Council had already submitted its formal objection to the Eastleigh plan.</p> <p>Resolved: Mr Lovegrove is to be invited to attend the Twyford Annual Assembly to inform Twyford residents of the nature of the Eastleigh plans that affect Twyford.</p> <p>Action: Cllr Lawton to liaise with Mr Lovegrove.</p>
P20/16	To agree the date of the next meeting [Potentially Thursday 2 nd June 2016]
	<p>It was agreed that the next regular meeting would remain Thursday 2nd June 2016 as scheduled, but that depending on the response by the planning authority to the Council's request for extensions to the consultation period for certain pending planning applications that an earlier meeting may be called.</p> <p>The meeting closed at 9.15pm.</p>

Approved as an accurate record

Signed.....Date.....
Chairman of the Planning Committee