

TWYFORD PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD ON THURSDAY 6th JUNE 2013 AT 7.30PM. IN THE
POTTINGER PAVILION, HUNTERS PARK, TWYFORD

Present Cllr Chris Mitchell (Chair)
Cllr Angela Forder-Stent

Cllr Chris Corcoran

Apologies Cllr Waine Lawton

In attendance Debbie Harding (Clerk)
0 members of the public

P 10/13 APOLOGIES FOR ABSENCE

Apologies were received and noted as above.

P 11/13 TO RECEIVE DECLARATIONS OF INTEREST

No declarations of interest were made.

P 12/13 TO AGREE THE MINUTES OF THE LAST MEETING HELD ON THE
2ND MAY 2013

The previous circulated meeting minutes of the Planning Meeting held on the 2ND May 2013 were approved as accurate and taken as read. Proposed by Cllr Chris Mitchell, seconded by Cllr Chris Corcoran and carried.

P 13/12 QUESTIONS FROM MEMBERS OF THE PUBLIC

Mr and Mrs Harrison spoke about the recent pre-planning application for Downend.

The applicants are concerned about being able to manage the 3.5 acres of land within Downend in the future. If they sold some of the land, they have concerns that it would end up being developed at some point. They feel that it would be in the interest of the village to develop the land themselves with a low density, high specification scheme which would be very environmentally friendly. The Architect that they have been in initial exploratory discussions with is also the Chairman of Winchester Climate Change.

As the site is currently outside the settlement boundary, Mr & Mrs Harrison would request the support of the community otherwise they will not pursue the application.

It is the landowners understanding that the SDNP will decide what the settlement boundary will be during 2014-15 and they may be under pressure to build some houses.

Discussion took place on possible access to the site. The land has a right of access via Orchard Close but would need a new access onto Bourne Lane.

Access would need to be carefully considered so that it does not create access to the land which any proposed development is intending to protect.

The bottom end of the plot (triangle area), has a covenant on the land in favour of Cobbetts.

Cllr Corcoran suggested that this site should be considered as part of the process for the Neighbourhood Plan. A neighbourhood plan would identify areas of land for development and areas may be designated for development in consultation with the whole village. It was felt that adoption of a neighbourhood plan is approximately 18 months, which may fit in with Mr & Mrs Harrison timescale of 2 – 3 years.

Mr & Mrs Harrison left the meeting.

It was resolved that Downend should be considered as part of a Neighbourhood Plan, and this will enable the sites and others to get a proper hearing and public consultation as it is a relatively complex site.

The Clerk to e-mail Mr and Mrs Harrison.

P 14/12 UPDATE ON THE MINUTES OF THE LAST MEETING, CORRESPONDENCE OR OTHER RELEVANT MATTERS

The Neighbourhood Plan will be an agenda item for the meeting on the 20th June 2013. Cllr Corcoran will produce a scoping report and a call for volunteers.

The Neighbourhood Plan team will be an Advisory Committee to the Full Parish Council. The Clerk to draft some terms of reference.

An initial budget to be funded by reserves of £1,000 is requested to start the committee. This will be used to initially to purchase data.

The Clerk has received an e-mail from a resident of The Drove regarding a proposed planning application. The Clerk to reply stating that it is not within the Committees remit to give pre-application advice. The Committee will be very happy to comment on a pre-application with draft plans submitted to Winchester City Council or indeed a full application.

The Clerk reported that application number SDNP/13/00483/FUL – Change of use for Twyford Police Station has now been withdrawn. A new pre application has been submitted to convert the house only.

P 15/13 TO CONSIDER COMMENTS ON THE FOLLOWING PLANNING APPLICATIONS

SDNP/13/02065/FUL – Twyford School

The Parish Council object to the treatment of the Boundary to Bourne Lane and in particular the close boarded fence. We request that a hedge be reinstated to improve the rural landscape of this ancient sunken lane.

Twyford Parish Council has no objection to the use of the land or the other details of the proposal, once the hedge screening is reinstated.

Proposed by Cllr Chris Mitchell, seconded by Cllr Angela Forder-Stent and carried.

SDNP/13/01818/FUL – Twyford St Mary's School

The Parish Council wishes to object to this application.

The Parish Council has many questions which the application has not addressed. Is this proposed classroom a temporary solution to a permanent problem, where is the justification for the application and where are the additional children traveling from?

The Parish Council has concerns over traffic safety, parent parking and lack of neighbour consultation in this very congested area. The Parish Council would echo the request from Winchester City Council Highways for a copy of pupil numbers, staff numbers, travel plan and parking spaces.

Proposed by Cllr Corcoran, seconded by Cllr Angela Forder-Stent and carried.

SDNP/13802215/HOUS – Crofton House, Highfield

The Parish Council has no objection to this application.

Proposed by Cllr Forder-Stent, seconded by Cllr Mitchell and carried.

SDNP/13/02254/HOUS – 13 Hill Rise

The Parish Council has the following comment on the application.

The loss of the chimney, substitution to a metal chimney and various changes to the roof, and in particular the dormer, do not preserve and enhance the conservation area. However, the needs of the family may be sufficient to justify the loss of character.

Proposed by Cllr Chris Mitchell, seconded by Cllr Corcoran and carried.

SDNP/13/02318/FUL – Hazeley Farm

Due to the significant of this application, Twyford Parish Council would like to request an extension to consider a response after the meeting of the Full Parish Council which will be held on 20th June 2013.

The application contains buildings which have outstanding heritage quality. They are most valuable to the SDNP and Hampshire because of their unique group value which includes Hazeley Farm House. It is important to recognise the integrity of the group of building which has operated as single farm for over 700 years.

Proposed by Cllr Forder-Stent, seconded by Cllr Mitchell and carried.

SDNP/13/01468/FUL – Birdsong, Manor Road
The Parish Council object to this application.

This is a sensitive site because of the proximity to the conservation area (adjacent on three boundaries) and the fact that it is back land development. The scale of the existing property and its fenestration dominate the surrounding much smaller houses in the conservation area and there is significant overlooking.

This proposal introduces a second dwelling larger than the existing garage, which will be moved closer to the boundaries on the southern and western side. The windows will overlook adjacent properties including first floor. The building will also be increased in height and bulk.

The application is objectionable on the impact of conservation area and amenities of existing properties. The driveway is also unsuitable for any increase in traffic and will cause harm during the construction phase.

An appeal was dismissed in 1995 for the introduction of a third house on this site, on the grounds of over development.

If the Officer is minded to permit this application, the Parish Council would request that the decision is put before the Planning Committee.

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

P 16/13 TO CONSIDER A LIST OF INFRASTRUCTURE REQUIREMENT FOR TWYFORD FOR THE COLLECTION OF THE COMMUNITY INFRASTRUCTURE LEVY

The Clerk to produce a draft list for discussion at the Parish Council meeting on the 20th June 2013

P 17/13 DATE OF THE NEXT MEETING

The next planning meeting is scheduled for 4TH July 2013