

Twyford Parish Council Meeting Minutes
 Planning Committee
 Minutes of the meeting
 Thursday 5th November 2015

Present	In Attendance	Apologies
Clr Mitchell (Chair)	Elizabeth Billingham – Clerk	
Clr Sellers		
Clr Forder Stent	15 members of the public	
Clr Cook	Clr Rob Humby	
Clr Wheeler		
Clr Lawton		
Clr Cornwall		
Clr Watson		

P55/15	Apologies for absence
	No apologies for absence
P56/15	Declaration of interests
	Clr Watson, Clr Wheeler and Clr Cornwall declared an interest as Trustees of Twyford Parish Hall. Clr Watson will exercise the right to speak as a member of the public and Trustee.
P57/15	To receive the minutes from the last meeting on 1st October 2015
	RESOLVED to approve.
P58/15	Public Participation
	SDNP/15/04648/FUL Hare Farm Hare Lane Twyford Hampshire SO21 1FRSiting of 1 no. temporary agricultural worker's dwelling (RESUBMISSION) Information has now been received and will be discussed during the meeting. SDNP/15/04696/HOUS Mallards House Bourne Lane Twyford Hampshire SO21 1NX – Owner of the property attended the meeting to answer any possible questions.
P59/15	Update on the minutes of the last meeting, correspondence and other relevant matters.
	Planning record was sent out to prior to the meeting The council were concerned about the decision making process and Clr Mitchell agreed to contact Planning and ask for a meeting to understand more about the process.
P59.1/15	To discuss comments needed for TPO on beech tree at Parish Hall.
	Chair invited Sonia Watson as Trustee – Gave full background of the tree. TPO order has now been served. The Parish Council can object. There is some concern that WCC have ordered a TPO without interest in the health of tree. The report had noted that the tree was nearing the end of its natural life and it was believed that a tree cannot have a TPO placed on it in its last ten years of life. Upon receipt of the most recent tree report the Trustees blocked off the area under the tree to ensure the safety of the public. The Trustees feel that even with a TPO on the tree they cannot remove the screening as the results of the tree report still stand. The Trustees have asked the WCC tree officer to put into writing that it was now safe to remove. Neighbours have written to the Tree Officer but have not had a reply. The Trustees have asked about the about the lack of information and invited the Tree Officer to a meeting. It is possible that the Tree officer may suggest pruning of the tree. The Parish Council support the decision to cordon off the area. Clr Humby was invited to speak – He noted that in the past he had given his devolved grant to the Parish Hall so that they can undertake survey work on the tree. He has approached Clr Reid and requested a meeting with Clr Reid and the Tree officer. Clr Humby felt that Sonia Watson had been very active on this project. He had met with Fiona Sutherland from WCC Legal team and asked that there be a decision on this case as a point of principle. He wants to clarify at the meeting who is liable for the tree. He agrees with everything the Trustees have done. Resident noted that as a regular user of the hall with the WI that there is concern that elderly and infirm will struggle to attend meetings if the main access remains cordoned off. The elderly can only access via the main door and there was concern that the hall will not be able to used and would have to be shut down. There is There was also concern over the overhanging branches over the road and what would happen if the branches fell. Trustee – Three reports had been made on the tree. Helen Brown, who made the first report in 2013 recommended remedial work on the grounds and tree costing £10,000. There is no guarantee that the works would have any changes to safety of the tree. Third report climbed the tree and deemed it at the end of the life of the tree.

Resident – The TPO order states that the tree is an amenity but it was felt that if the hall remains cordoned off that it would affect the hall and if the hall ends up closing then the village would lose an even greater amenity. It was felt that the hall was a more important amenity than the tree.

Expenditure on the tree would take away from funds earmarked for important work on the hall making it water tight.

Replanting was proposed and it would be a good opportunity to plant a tree that would be more suitable and an asset to the village.

Resident – Had lived with the tree for 76 years and had watched it decline over the year. Feel limbs too heavy.

There was some further discussion over the liability of the tree. The Parish Hall insurers had stated that they would no longer cover any incidents with the tree.

Cllr Cook stated that she was disappointed that the tree officer has not met with the Trustees or done a tree climb and felt that the Tree Officer had not fulfilled his position and undertaken a thorough inspection.

Cllr Corcoran felt that there were questions that needed to be asked to WCC Legal team and Fiona Sutherland. It was felt that the legal position is vital and felt that it had not been clarified yet.
If dead or dangerous then the owner can cut a TPO tree down.
Questions to ask:

Does the owner of a dangerous tree have the right to cut it down without consent?
Do owners have to get WCC to agree it is dangerous?
Does serving of the TPO give the City any extra powers over a dangerous tree?
What would WCC do if the trustees cut the tree down?

Cllr Humby felt that the legal team were not fully briefed prior to the TPO being served.

Cllr Watson had spoken to Highways and asked about the tree overhanging the road. They had stated that they felt that if WCC have stated that a tree is safe and that WCC would have done a full report

The future of the tree and what happens will have an impact on the hall – risk assessment, fire access etc. Liability for this is on the Trustees and there may come a time when the Trustees do not want this responsibility.

Cllr Lawton congratulated Cllr Watson on all the work she has done and fully supports it.
Finances are crucial and the Council will support the hall.
Hall important to the village health and welfare.

Disappointed that WCC cannot get all parties together and should not put the village in the position of losing its hall over a tree.

Cllr Mitchell felt that a non-confrontational meeting with the Trustees will have a positive outcome and he stated that the Council fully support the meeting.

It was felt important that the Council still respond to the TPO comment whether or not meeting is proactive

The Council wanted the tree safely dealt with as soon as possible. It was felt that it was not appropriate to retain the tree because of its state of health.

Serving of a TPO on a dangerous tree has no effect as the owner is able to cut it down without further application.

Village Hall amenity is compromised due to the safety of the tree.

Request the legal advice from HALC. ACTION Clerk to ask Ian Davison from Hedleys.

RESOLVED to send comments to WCC to object to the TPO.
ACTION: Cllr Mitchell and Cllr Corcoran – Copy to Cllr Reid. Cllr Mitchell to circulate and approve to send comments. Copy in Simon Finch.

It was felt that member of the Parish Council should also attend the meeting with the Tree Officer.

It was felt that Helen Brown's report from 2013 was being use by WCC and that WCC have not done another report. There was concern that Helen Brown was now a consultant for WCC and this may be a conflict.

Cllr Humby noted that he had not known about the TPO being issued. Feels the council should go ahead with their comments.

P60/15	To receive planning decisions
	Received
P61/15	To agree comments on planning applications
	Hare Farm - asked for an extension and all the documents – Cllr Mitchell has studied the application. It was the

	<p>same application as the previous year which had been withdrawn. In the year the owners have built the business and hired agricultural expert. Wished to extend the application for three more years. Functional reason RESOLVED To SUPPORT application</p> <p>SDNP/15/04696/HOUS Mallards House Bourne Lane Twyford Hampshire SO21 1NX Rear extension to kitchen, new utility room, canopy entry to front door, new double garage, alterations to entry fencing and gates. Removal of redundant external timber stair flight and overgrown hedge RESOLVED to NO OBJECTION to the extension of the property but OBEJCT with concerns over the proximity boundary and that it might go into Bourne Lane with the corner of the garage. Boundary – closeness of the garage to the limit of the boundary. Request that Planning request a measured land survey of the boundary onto Bourne Lane – Protrusion of the garage into the lane and to the bank Hedge – Wish to have clarity of the landscape plan for the hedge.</p> <p>SDNP/15/04913/LIS Cypress Cottage Queen Street Twyford Hampshire SO21 1QG To re-slate the existing single storey rear roof slope. RESOLVED to NO COMMENT</p> <p>SDNP/15/04833/LIS SDNP/15/04832/HOUS Twyford House High Street Twyford Hampshire SO21 1NU Removal of C20th partition on ground floor, replacement of fanlight over main entrance door, reinstalling urns to the existing gate piers either side of the entrance gate, alterations to previously approved (SDNP/13/04576/LIS) ground floor WC and boot room and the master bedroom en-suite bathroom. RESOLVED to NO COMMENT</p> <p>SDNP/15/03541/HOUS Finches Mead Finches Lane Twyford Hampshire SO21 1QB New single storey side and rear extensions, replacement conservatory, a bay window facing West, new slate roof covering and aluminium windows. RESOLVED – to OBJECT – Proposed extension is in a prominent location and unsympathetic design.</p> <p>SDNP/15/04913/LIS Cypress Cottage Queen Street Twyford Hampshire SO21 1QG To re-slate the existing single storey rear roof slope. See above – RESOLVED No Comment</p> <p>SDNP/15/04904/TCA Twyford Parish Hall Hazeley Road Twyford Winchester Hampshire SO21 1QY</p> <p>To Note: SDNP/15/05481/DCOND (Ref SDNP/15/01902/FUL) Hazeley Farm Hazeley Road Twyford Hampshire Discharge of conditions 4, 5, 11 from planning consent</p>
P62/15	To agree any comments on Appeals - None
P63/15	Date of the next meeting – 3rd December 2015 ACTION: FPC – Agenda item – Feedback on the tree.
	Meeting ended: 21.30