

Twyford Parish Council Meeting Minutes
 Planning Committee
 Minutes of the meeting
 Thursday 9th January 2015

Present	In Attendance	Apologies
Cllr Mitchell	Elizabeth Billingham – Clerk	Cllr Woodward
Cllr Corcoran		Cllr Cornwall
Cllr Lawton		Cllr Wheeler
Cllr MacLeod		

P74/14	Apologies for absence Cllr Woodward and Cllr Cornwall sent their apologies.
P75/14	Declaration of interests Cllr MacLeod – Humphreys – Personal Interest Cllr Corcoran – Relating to Southern Planning Practice
P76/14	To receive the minutes from the last meeting on 4th December 2014 RESOLVED to approve
P77/14	Public Participation None
P78/14	Update on the minutes of the last meeting, correspondence and other relevant matters. Nothing to update.
P79/14	To receive planning decisions None
P80/14	To agree comments on planning applications SDNP/14/06034/FUL Humphrey Farms Ltd Hazeley Road Twyford Hampshire SO21 1QA New office building, parking and associated works Mr Humphreys attended the meeting and answered questions regarding the planning application. He noted that the increase in traffic had been considered by the Highways officer and it was deemed there wouldn't be a significant impact. He confirmed there would be an increase in floor space, He confirmed that the application form seemed to understate the amount of the increase and agreed to clarify the details. He agreed this would be amended to settle the correct amount of parking and any extra contributions towards highway works. He agreed that the application form indicated that there were to be no employees which could not be correct. This too needs to be clarified in order that the parking can be checked. The Council wanted clarity that the development fell within the MTRA4 – Development in the countryside. Expand existing building to facilitate expansion of an onsite existing business. Allows for existing tenants and Humphreys offices. The Council felt that within the whole development phases that there would be an overall traffic impact. There was not an overall landscape plan for the whole site and it was felt that this would be appropriate to see the vision of the whole site and to see how various phases fitted within this landscape vision. Figures should be clarified for contribution. – The application showing existing gross internal floor space should be clarified. It felt that it would be more like a 300 sq. m increase on original application. Mr Humphreys to check calculations for parking, employees and contributions. The Committee noted that there was no landscaping shown within the red line and queried whether this was dealt with in the original application which covered a larger site. This too needs to be established. The Council wished to note that it would be beneficial to the Council that in future applications a proposed traffic plan for the whole application to be given to show the traffic implication to the village, especially in light of the next phase application It was further requested that there be an overall landscape plan for the whole site so that the council can see the whole site vision. The Council therefore wished to comment: Twyford Parish Council OBJECT to the application until several areas are clarified. In the main Policy document (Winchester Core Strategy) MTRA4 – bullet point three is key. This allows for expansion of existing buildings to facilitate the expansion of onsite established firms. The Council wish it clarified if the long term tenant (who wishes to occupy the new building) and/or the Humphreys Offices qualify under this section of policy and would ask the planning officer to address this issue otherwise, the increase in floor space is contrary to MTRA4. Presuming that they do then the council note there is the potential for further incremental increase in traffic and would request that there be an overall traffic impact plan for the whole site and an overall site development plan (landscape). There was no landscaping within the application but this may have been addressed in the previous application. Clarification needed in the increase in floor space relating to contribution rates and car parking provision. The Council noted that if these items were clarified that the Council had no objection to the design terms. Although this application is for a small amount of floor space within what is now an established business park, this is the first application on this large site to be considered against MTRA 4 since the Core Strategy was published and is likely to be quoted as a precedent for subsequent proposals. The owners have a development program in mind which needs to be discussed by the SDNP and the Parish Council.

SDNP/14/05196/REM Humphries Farm Hazeley Road Twyford Hampshire SO21 1QA Reserved matters application seeking approval of scale layout appearance and landscaping including external lighting. For demolition of existing feed mill and associated buildings redevelopment for a mix of C2 D1 B1(A) and B8 uses (Outline Planning Permission 08/02924/OUT)

Chair noted that the concerns were the height and design. Mr Humphreys stated that all buildings were lower than the previous application. The proposal was now a single pitched roof and Mr Humphreys felt that it would be lower in impact. Square meterage of the proposal would be the same as approved in the original. Shape has changed. Change in the bed increase after recalculating of internal space usage and guidelines for elderly care. Mr Humphreys noted that he was more than happy to meet with the council and discuss it further.

SDNP/14/06212/HOUS 1 Manor Farm Green Twyford Hampshire SO21 1RA To Single storey side extension to the existing conservatory and a new roof

NO OBJECTION

Ref. No: note:

SDNP/14/06524/DCOND and SDNP/14/06217/DCOND Discharge of conditions 4 and 5 and Condition 3 on

SDNP/14/04604/FUL The Lowlands Hazeley Road Twyford Hampshire SO21 1PX

SDNP/14/06497/TCA First Floor Brewery House High Street Twyford Winchester Hampshire SO21 1RG|1 no. Yew to fell

SDNP/14/06241/TPO Twyford Moors House Highbridge Road Twyford Moors Winchester Hampshire SO21 1RL 12no. Larch Fell. Noted

Ref. No:

Note Pre-applications:

SDNP/14/06487/PRE Hockley Golf Club Winchester Road Twyford Winchester Hampshire SO21 1PL Site levelling and tarmac surface to match existing carpark; including additional car park spaces

Application details arrived after agenda posted:

SDNP/14/04788/HOUS Pax Lodge Coxs Hill Twyford Winchester Hampshire SO21 1PQ

Demolition of existing rear conservatory and erection of single storey rear extension including porch and conservatory

NO COMMENT

P81/14 To agree any comments on Appeals None

P82/14 Date of the next meeting



Elizabeth Billingham – Clerk to Twyford Parish Council