

TWYFORD PARISH COUNCIL

MINUTES OF A PLANNING COMMITTEE MEETING

Thursday 2nd February 2017 at 7.30pm in the Gilbert Room of the Parish Hall, Twyford

| Attendees | Apologies/Absences | Present |
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| Cllr Mitchell (Chair) | Cllr Cornwall | T. Bronk. Clerk |
| Cllr Cook | Cllr Watson | |
| Cllr Corcoran | Cllr West | |
| Cllr Forder-Stent | | |
| Cllr Holland | | |
| Cllr Lawton | | |
| Cllr Sellars | | |
| Cllr Wheeler | | |

Business Transacted

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| P110/16 | Apologies for absence |
| | Apologies from the absent Councillors were accepted. |
| P111/16 | Declaration of interests |
| | <p>Councillor Holland declared a Pecuniary Interest in respect of Agenda Item SDNP/16/06251/HOUS. In accordance with the Code of Conduct it was noted that Councillor Holland would leave the room and take no part in the meeting or the vote when that Item came before the meeting.</p> <p>Councillor Sellars declared a Personal Interest as the owner of land adjoining the plot of the applicant SDNP/16/06251/HOUS and requested the Chair consent to allow him to leave the room and take no part in the meeting or the vote when that Item came before the meeting.</p> <p>Councillor Corcoran declared a Personal Interest in respect of Agenda Item SDNP/17/00157/HOUS. Although the Code of Conduct did not require it, Councillor Corcoran requested the Chair consent to allow him to leave the room and take no part in the meeting or the vote when that Item came before the meeting.</p> |
| P112/16 | To approve and sign as a true record the minutes from the previous meeting held on 5th January 2017 |
| | <p>The previously circulated minutes of the Planning Committee meeting dated 5th January 2017 were considered.</p> <p>Resolved:</p> <p>“The minutes of the meeting held on 5th January 2017 are approved as an accurate record of the meeting”.</p> <p>Proposed by Cllr Lawton, seconded by Cllr Sellars and carried unanimously.</p> |
| P113/16 | Public Participation – to receive questions from members of the public |
| | Councillor Holland requested an opportunity, as is given to all planning applicants, to give the Committee a short explanation of his planning application and to answer any questions before the Committee reached Item P116/16 SDNP/16/06251/HOUS. This was granted. Mr |

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| | Holland referred to proposed changes to the existing property and the rationale for them; he added that there was sufficient space for several vehicles of craftsmen to park on his plot so as to ensure his proposed development did not exacerbate existing road congestion whilst another building in the vicinity is undergoing major redevelopment. |
| P114/16 | Update on the minutes of the last meeting, correspondence and other relevant matters |
| | Correspondence from Winchester City Council referring to a Planning Committee meeting on 9th February and concerning application SDNP/16/04301 which the Parish Council had opposed was noted. Councillor Corcoran confirmed he could attend the Committee and that he would register to speak within the deadline specified. |
| P115/16 | To receive planning decisions |
| | It was noted that since the last update to the Committee Winchester City Council as agent for the South Downs National Park planning authority had approved three applications, completed three pre-advice applications and nine applications (in addition to those on the agenda) remain in progress. |
| P116/16 | To agree comments on planning applications |
| | <p><u>SDNP/17/00157/HOUS</u> <u>Manor Vale Manor Road Twyford SO21 1RJ</u> A single storey rear orangery style extension with a flat roof and parapet wall has been approved in the previous application ref: SDNP/16/04655/HOUS. This application seeks to increase the depth of the approved extension by 1 metre and replace the screen doors and window on the North elevation with full width screen doors.</p> <p>Resolved: Not to object and not to make comment</p> <p>Proposed by Cllr Mitchell, seconded by Cllr Forder-Stent and carried by all those Councillors present for that part of the meeting.</p> <p><u>SDNP/17/00149/HOUS</u> <u>Pear Tree House Queen Street Twyford SO21 1QG</u> Garage conversion and first floor extension over garage. Replacement of conservatory to rear with extension</p> <p>Resolved: To object and to comment.</p> <p><u>Comment:</u> Twyford Parish Council considers the design and heritage statements inadequate for the purposes of enabling consultees to perform a reasonable assessment of the impact of the application. The Parish Council is concerned that the proposed development does not enhance the Conservation Area due to the apparent dominance of the proposed structure.</p> <p>The application is considered to be contrary to existing Winchester City Council policy and to the published draft Twyford Neighbourhood Plan policy which has been widely consulted upon.</p> <p>Proposed by Cllr Forder-Stent, seconded by Cllr Wheeler and carried unanimously.</p> <p><u>SDNP/16/06289/FUL</u> <u>Ian James Hair and Beauty Queen Street Twyford Hampshire SO21 1QG</u> Construction of one dwelling with associated parking, following demolition of open fronted garage.</p> <p>Resolved: To object and to comment.</p> |

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| | <p><u>Comment:</u> The documents published, in the view of Twyford Parish Council’s Planning Committee were indicative sketches and did not provide clarity of the scale of the proposed development in the context of other buildings in the vicinity. Whilst in principle the Council is supportive of redevelopment of the property concerns exist about the impact of the application itself, because of the nature of the drawings provided. The Planning Committee has a concern that the application may need to undergo the process for a listed building planning approval because the building is believed to be within the curtilage of a listed building. Due to the location of the site it has the potential of being of archaeological interest.</p> <p>Proposed by Cllr Corcoran, seconded by Cllr Wheeler and carried unanimously.</p> <p><u>SDNP/16/06251/HOUS Ravenhurst Hazeley Road Twyford SO21 1PX</u> Partial demolition of existing rear extensions including conservatory to be replaced by new single storey rear/side extensions and enlargement of existing rear extension at first floor level. Demolition of existing single garage.</p> <p>This Agenda Item was considered at an earlier stage of the meeting, directly following Item 113/16.</p> <p>Resolved: Not to object and not to make comment on the application itself but to comment on the objection dated 2nd February with the reference SDNP/16/06251/OUT.</p> <p><u>Comment:</u> The objection uses the reference number for the Ravenhurst property in the parish of Twyford, but based on the description of the location of the proposed development against which the objection is made, it appears to be situated elsewhere. Twyford Parish Council requests that the Planning Authority contact the objector to confirm whether the objection is against SDNP/16/06251/HOUS Ravenhurst, Hazeley Road, Twyford SO21 1PX.</p> <p>Proposed by Cllr Corcoran, seconded by Cllr Wheeler and carried by all those Councillors present for that part of the meeting.</p> <p><u>SDNP/17/00291/TCA Bridge House Finches Lane Twyford Winchester Hampshire SO21 1QF</u> Mullberry. Thin by 15% and reduce overall by 1m. 2x Apple trees. Reduce overall by approx. 1m Judas tree. Fell to ground level</p> <p>Noted.</p> <p><u>SDNP/17/00006/TCA Twyford House High Street Twyford Winchester Hampshire SO21 1NU</u> G1- Fell to ground level 5 No Yews, and reduce height of remaining group by 2m crown lift to 3m . T1 Yew overall crown reduction by 3m.</p> <p>Noted.</p> |
| P117/16 | To review enforcement cases |
| | <p>It was noted that no update on enforcement action had been received from the planning authority. The Clerk had contacted the Enforcement Team to seek an update but none had been received.</p> |

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| P118/16 | To review the status of Tree Preservation Orders sought by or applicable to the Council |
| | It was noted that a Tree Preservation Order was issued on 31 January to protect mature trees to the north and east of the Surgery, a location identified in the draft Twyford Neighbourhood Plan as a potential site for housing development. |
| P119/16 | To discuss planning related communications to and from the Council |
| | Correspondence concerning the former hedge above Pumfret Bank |
| | <p>Emails and discussions in previous meetings of the Parish Council concerning Pumfret Bank were noted. The Bank is not owned by the Parish Council, but a Licence was granted to the Parish Council enabling the Bank to be a visual amenity and to have a memorial stone. Accordingly, the Parish Council promoted the growth of wild flowers and maintained the Bank for more than 40 years until a newly erected fence caused access difficulties giving rise to health and safety concerns when cutting the Bank.</p> <p>Councillors recalled that a fence and a hedge had been in place at the top of the Bank but that sufficient footing space remained at the top of the Bank. When the new fence was erected that strip of level ground was no longer accessible. Councillors agreed to seek photographs of the Bank prior to the erection of the new fence.</p> <p>Although Councillors had not measured the actual height of the fence, they agreed that it was higher than the previous hedge and fence and that the Clerk should write to the Winchester City Council Planning Enforcement Department to raise their concerns about the positioning and height of the fence.</p> <p>Councillors discussed the importance of the Bank as a visual amenity and that steps shall be taken to ensure that the Council is able to exercise rights provided under the Licence.</p> |
| P120/16 | To agree the date of the next meeting [Potentially Thursday 2 nd March 2017] |
| | The next meeting of the Committee was confirmed as Thursday 2 nd March 2017 |