

TWYFORD PARISH COUNCIL
MINUTES OF A PLANNING COMMITTEE MEETING

held on
 Thursday 5th January 2017 at 7.30pm
 The Gilbert Room of the Parish Hall, Twyford

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

Business Transacted

P99/16	Apologies for absence
	Apologies for absence were accepted from all absent members of the Committee.
P100/16	Declaration of interests
	No Declarations were made.
P101/16	To approve and sign as a true record the minutes from the previous meetings held on 1st and 8th December 2016
	The previously circulated minutes of the Planning Committee meetings dated 1 st and 8 th December 2016 were considered. Resolved: "The minutes of the meeting held on 1 st and 8 th December 2016 are approved as an accurate record of the meetings". Proposed by Cllr Lawton, seconded by Cllr Wheeler and carried.
P102/16	Public Participation – to receive questions from members of the public
	There were no questions received, but it was noted that Mr J Humphreys had attended a meeting of the Full Council on 8 th December when he provided information and answered questions concerning the application subsequently received concerning Humphrey Farms Hazeley Road.
P103/16	Update on the minutes of the last meeting, correspondence and other relevant matters
	There were no matters raised concerning items in previous minutes.
P104/16	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 two applications and raised no objection to a third.
P105/16	To agree comments on planning applications

08/02924/OUT Humphrey Farms Hazeley Road Twyford Hampshire
(VARIATION TO ORIGINAL S106 TO REMOVE THE NEED FOR THE MILL DEMOLITION BY 2021 AND EXTENDED TO 2026) – Demolition of existing feed mill and associated buildings, redevelopment for a mix of C2, D1, B1(A) and B8 uses. (DEPARTURE FROM LOCAL PLAN)

The Committee discussed matters brought to the attention of the Council by Mr. Humphreys noting why the variation was deemed to be necessary and that if it were not granted, Mr Humphreys had stated he saw no alternative but to allow the existing planning consent for the entire site to lapse; in effect therefore continuing the existence of the feed mill beyond the dated of 2026.

Councillors noted that the feed mill had been the subject of a number of complaints about noise and smell and that the existing use of the site caused some traffic nuisance both to residents of Northfields and when heavy vehicles sought access via the B3335 (contrary to signposted vehicle weight restrictions). It was also noted that various consultations involving the drafting of the Twyford Neighbourhood Plan had taken place and that these had been based on the premise that the development would proceed in accordance with the existing timetable.

The Chair sought the views of each Councillor present and noted those passed to the Chair on behalf of Cllr Cook. Of those present, one Councillor favoured approval of the application due to the business rationale provided by Mr Humphreys, two expressed an intent to abstain and two were minded not to approve. The reason for not approving was therefore discussed further. It was noted that Mr Humphreys had previously informed the Council that a delay of potentially seven years, to 2028, was contemplated although this has been reduced to five when the application was made. As the original outline planning consent was granted in 2009 (on historic data) the impact of the variation to 2016 nonetheless needed to be assessed. South Downs National Park Authority planning policy and opinions and facts gathered during preparation of the Twyford Neighbourhood Plan for the purpose of planning policy affecting Twyford Parish in the very near future should be taken into account.

The Chair summarised the various views expressed for and against the application and asked what timeframe those opposed might consider reasonable. After further discussion, which referred to various actions to be taken before the feed mill could be demolished and the timeframes mentioned by Mr Humphreys a consensus was reached that it was desirable for the feed mill to go but that the extension to 2026 was too long for several planning reasons. Previous highway safety, traffic generation and road access assumptions did not extend to 2026 and the continuation of smells, noise and other disturbance should be curtailed at the earliest opportunity.

Resolved: To Object and to make Comment.

Comment: Twyford Parish Council received an explanation from Mr J. Humphreys at its meeting in December and subsequently to explain why the variation is considered necessary and for the period of time for which it is sought. It is therefore understood why, for commercial reasons, a variation may be needed; but the Council is concerned at the long timespan sought and its consequent impact. The extended period of time to comply with the existing planning consent has not adequately addressed the adverse impact of highway safety, traffic generation and road access nor the continuation of smells, noise and other disturbance on Twyford parish.

The variation is also contrary to planning policy for the parish that has been proposed and widely consulted upon in the drafts of the Twyford Neighbourhood Plan with the aim

of it being adopted by the parish and incorporated in that for the South Downs National Park Authority before the existing deadline date of 2021.

Furthermore, the variation is considered to be contrary to existing planning policy applicable to the South Downs National Park. The site is a highly sensitive location in the park, because of its elevated position it can be viewed very clearly and so is especially detrimental to enjoyment of the natural beauty of the park.

In view of the reported need for the variation but also the detriment associated with it, the decision of the Parish Council is that it would not have objected if the date was extended only to 2023.

Proposed by Cllr Mitchell, seconded by Cllr Lawton and carried by a majority of those voting.

The Chair asked whether Members wished to request that the planning authority escalate the decision making to a Committee of the authority. After discussion, it was agreed that this should not be required and therefore a resolution to make a formal representation to seek a Committee decision was not voted upon.

SDNP/16/04301/FUL Long Barn Morestead Hill Morestead Winchester Hampshire SO21 1LZ

Erection of a single unit be used for holiday accommodation with associated parking and landscaping.

The application plans were reviewed and discussed.

Resolved: To Object and to make Comment.

Comment: Twyford Parish Council regards the application to be contrary to existing policy and that which has been proposed and widely consulted upon in the emerging Twyford Neighbourhood Plan.

Proposed by Cllr Wheeler, seconded by Cllr Cornwall and carried unanimously.

SDNP/16/06191/LIS Church Farm House Church Lane Twyford SO21 1NT

Modifying and reinstating the existing fireplace and extend the associated chimney stack, lower floor level in the Music Room to match the Entrance hall. Glass link in extension to be concealed in existing brick wall.

The application was reviewed and discussed.

Resolved: Not to object and to make no related comment.

Proposed by Cllr Mitchell, seconded by Cllr Sellars and carried unanimously.

SDNP/16/05701/TPO 4 Segars Lane Twyford Winchester Hampshire SO21 1QJ

T1. Yew. Reduce back from buildings to give 2-3m clearance from structure where necessary. 15% crown thin and remove rubbing and crossing branches to alleviate bird nesting areas.

The application was reviewed and discussed. Cllr Wheeler reported that he visited the site and considered the reduction necessary.

Resolved: Not to object and to make no related comment.

Proposed by Cllr Wheeler, seconded by Cllr Sellars and carried unanimously.

	<p><u>SDNP/16/06009/HOUS</u> Penryn Segars Lane Twyford Winchester Hampshire SO21 1QJ Demolish existing conservatory and utility. Single storey rear extension and new cladding to front and rear garage gables.</p> <p>The application was reviewed and discussed.</p> <p>Resolved: Not to object and to comment. Comment: Due to the location of the site it has the potential of being of archaeological interest.</p> <p>Proposed by Cllr Wheeler, seconded by Cllr Sellars and carried unanimously.</p>
06/16	To review enforcement cases
	It was noted that no updates on enforcement action had been received from the planning authority since the last meeting.
P107/16	To review the status of Tree Preservation Orders sought by or applicable to the Council
	<p>The Clerk reported on email and conversations with Winchester City Council's Principal Tree Officer, assisted by Cllr Corcoran. Some trees for which the Parish Council are seeking protection are potentially within the Conservation Area, but others are not. To help clarify this a site meeting was proposed and a potential date has been offered.</p> <p><u>Action:</u> Clerk to confirm the time for a site meeting on 24th January 2017.</p>
P108/16	To discuss planning related communications to and from the Council
	<p>Cllr Mitchell referred to a communication that provided details of Central Winchester Regeneration Collaborative Planning 2017. Cllr Izard provided further information about the initiative to seek a wide range of views about future development in central Winchester and confirmed that the area under consideration was greater than but included Silver Hill.</p> <p>It was agreed that the Chair would seek and collate the views of Councillors, with the aim of discussing them with a small working party (comprising Cllr Lawton, Cllr Sellars and Cllr Cook) before bringing them to a Council meeting prior to the planned roadshows or community outreach meetings.</p> <p>The Clerk reported that an application had been published on the South Downs National Park Authority website on 5th January, but required a response to consultation by Thursday 26th January. It was agreed that the Clerk should seek agreement to this being extended until shortly after the next scheduled meeting of the Committee. If consent is not obtained, the item would be added to the agenda of the Full Council on 19th January.</p> <p>Action – Clerk to liaise with Winchester City Council to seek extensions for any consultation comments sought before 7th February 2017.</p>
P109/16	To agree the date of the next meeting [Potentially Thursday 2 nd February 2017]
	<p>It was agreed that the next Committee meeting shall be on Thursday 2nd February 2017.</p> <p>The meeting closed at 9.00pm</p>