

**TWYFORD PARISH COUNCIL
MINUTES FOR A PLANNING COMMITTEE MEETING**

held on Thursday 29th June 2017 at 7.30pm
in the Gilbert Room of the Parish Hall, Twyford

Councillors Present

Cllr R Sellars (Chairman)
Cllr I Wheeler
Cllr W Lawton
Cllr C Corcoran

Councillors' Apologies

Cllr A Forder-Stent
Cllr A Holland
Cllr S West
Cllr S Watson

In attendance

2 members of the public

P32/17	Apologies for absence	Noted above
P33/17	Declarations of interest	No interests were declared
P34/17	To approve and sign as a true record the minutes from the previous meeting held on 8th June 2017 The minutes were approved as a true record of the meeting on 8 th June Proposed Cllr Wheeler Seconded Cllr Corcoran	
P35/17	Public Participation – to receive questions or comments from members of the public Two members of the public expressed their concern and objection to the application for the demolition of Highcroft (SDNP/17/01802/FUL) and the erection of two large houses in its place. It was explained to the members of the public that the Council had already submitted its objection to the application as it was outside the parish boundary and contrary to policy. Further correspondence to WCC is to follow in respect to the letter sent by Wessex Planning containing selective extracts from the draft neighbourhood plan.	
P36/17	Update on the minutes of the last meeting, correspondence and other relevant matters Cllrs Sellars, Corcoran and Lawton visited Hazeley Business Park Estate on 26 th June to meet Jonathan Humphreys in order to discuss his application (SDNP/17/02639/FUL) and look over the area where the proposed development is to occur. Julie Pinnock, WCC planning officer, agreed to talk to the planning committee on 29 th June prior to the meeting. Note below.	
P37/17	Applications determined; Barn Cottage SDNP 17/02008/NMA, Cornstiles SDNP17/02161/HOUS	
P38/17	To agree on planning applications SDNP/17/02882/HOUS 18 Newton Road, Twyford. SO21 1PE Build new single storey rear extension, convert conservatory glass pitch roof to solid flat roof and internal alterations The planning committee agreed that there should no objection to the application SDNP/17/02877/HOUS The Barn House, Manor Farm Green, Twyford. SO21 1RA Demolition of existing single storey extension and erection of new single-storey extension and associated internal alterations The planning committee agreed that there should no objection to the application SDNP/17/02639/FUL Humphrey Farms Ltd Hazeley Road Twyford SO21 1QA	

Redevelopment of part of an existing commercial site, comprising the demolition of existing buildings in employment use and the erection of new replacement buildings in B1 & B8 use (and ancillary food kiosk), parking, circulation, landscaping and associated works

The planning committee agreed to object to the application for the reasons below and wish the application to be referred to SDNPA and to be considered by the Planning Committee either at SDNPA or WCC

TPC noted

- i) This application has no blue line plan showing the extensive areas outside the application site which are in the ownership of the applicant;
- ii) Overlaps the area given consent for the land to the south for the 132 bed Care Home and commercial development of which there is significant revision;
- iii) There is no landscape plan for the site and the application indicates the felling of trees on the north boundary in an area of significant visual impact
- iv) This proposal in context of the development of the area does not show the application in relation to the development proposed for the care home; the Northfields estate, the SHLA sites to the west the SHLA to the SE of Hazeley Park (east end of Bournefields), the development proposed in the Twyford Neighbourhood Plan provides no estimate of proposed employees provides no justification for the additional floor space as required by MTRA3.
- v) There is no traffic plan detailed (an informal one exists to route lorries to the east away from the village) and the traffic statement ignores the potential of increased volume of traffic consisting of employees, most of whom will live outside the village, and commercial visitors accessing the site through the already congested centre of Twyford and Bourne Lane, already a highly used rat-run. The statement indicating a reduction in articulated vehicles is hypothetical.
- vi) Gives no indication how the proposal will relate to the new link to the B3335 to the north to alleviate the impact of the additional traffic that this application will bring and that of the care home for which a northern entrance/exit route is proposed by the Twyford Neighbourhood Plan
- vii) There is no detailed lighting plan and the statement provided suggests no more than the SDNP dark skies policy will be noted
- viii) No detailed noise nor hours of work plans have been tabled given housing and a care home will be located on the adjacent boundary

The consequence of this development will be establishing a significantly large light industrial site, close to the size of Bar End, i.e. approximately 7ha in extent and this is a major commercial site in the SDNP and subject to MTRA4 in the JCS in the countryside alongside a care home and a residential area.

TPC's objection is on the following grounds;

- i) The lack of information on the items listed above
- ii) No EIA on the site has been undertaken. The proposal is Schedule 2 Development (industrial estate development in excess of 0.4ha) within a sensitive area (National Park) and within approximately 500m of a SAC (River Itchen) as defined by TCPA EIA regulations. Cumulative development

	<p>requires the adjacent land to be considered (total commercial area approximately 6ha)</p> <p>iii) Contrary to MTRA4 in that no master plan has been prepared for a major commercial site in SDNPA and that the development of Hazeley Business Park and Northfields Farm has been submitted piece meal</p> <p>iv) Contrary to MTRA3 in that it proposes additional development which is not in accordance of with the requirements of the policy,</p> <p>v) Contrary to CP19 in that it will cause environmental harm to SDNP through the routing of heavy vehicles to the B8 warehousing proposed either through the village centre or by a non-sustainable diversion through the SDNP via Hazeley Road and Morestead Hill.</p>
P39/17	<p>To Note the following applications: Willow Cottage (SDNP/17/02414/PRE) Pre-Application advice is Complete. The Committee noted the point</p>

P40/17	<p>To note the status of Enforcement Actions http://planningpublicaccess.southdowns.gov.uk/online-applications/files/6F37BF977404027F16C0A5A60D607E17/pdf/SDNP_16_04648_FUL-APPEAL_DECISION-836240.pdf The appeal is allowed and planning permission is granted. The appeal results from the WCC's failure to determine the planning application within the statutory period. Committee registered its considerable disappointment with the WCC's failure to deal with the matter which enabled the appeal to succeed.</p>
P41/17	<p>To discuss the outcome of a meeting with Winchester City Council Planning Department Officials and to agree any further steps to be taken concerning current planning applications and enforcement actions Julie Pinnock spoke on the following points;</p> <ol style="list-style-type: none"> 1 What WCC is looking for in deciding an application. Following policy is the key determinant. 2013 Joint Core Strategy, 2006 Local Plan, Saved Policies and 2017 SDNP plan at pre-submission stage now will set the policies and take precedence over Twyford NP. Some aspects of Twyford NP are not in keeping with SDNP but these are noted. 2 The status of the draft neighbourhood plan in decision making The draft NP has no status in decision making but its policies will be noted. 3 How WCC manages new development impacting on neighbouring conservation areas WCC does note the impact of new development sitting alongside conservation areas but judges applications on merit. Policy dictates and judgements should be objective, subjectivity cannot be ruled out. WCC have a small group doing studies on conservation areas 4 WCC's and SDNP definition of self-build development If applications are claiming CIL exemption then the set criteria applies. If application does not claim CIL exemption normal procedure applies. CIL exemption cannot be reduced by negotiation in respect of providing community provision or assets. Property values set CIL payments. "Payment in Kind" does exist for Open Space provision. Claiming full 100% of the CIL payment is up to negotiating with SDNP

	<p>5 Enforcement</p> <p>Time did not allow a full discussion on enforcement. Disappointment was expressed on the outcome of the Sanctuary. WCC use negotiation where possible with developers to overcome enforcement issues. Where “No harm” is considered done, approval of non-compliance often follows. The fairness to those affected by this approach was discussed.</p> <p>Julie Pinnock was thanked for giving up her evening to talk to the Planning Committee. It was a pity more councillors were not present</p> <p>Conclusion The committee felt it was a useful discussion</p>
<p>42/17</p>	<p>To discuss other planning related communications to and from the Council</p> <p>Wessex Planning letter to WCC with reference to the demolition of Highcroft was discussed and Cllr Corcoran agreed to draft a response to be submitted to Jane Rarok of WCC.</p> <p>In summary, among the points to be made were the following with the full correspondence sent attached to the minutes;</p> <ol style="list-style-type: none"> 1) Wessex Planning fails to mention WDLPRH3 relating to Twyford's settlement boundary, Highcroft being outside the boundary. This is consistent with policy MTRA3. The application should fail for this reason. 2) Fails on sustainable development – economic, social and environmental. The application does not comply with JDS1 nor NPPF 3) Wessex Planning quotes selectively from the draft Neighbourhood Plan – SB1, SB2, HN1, HN2, HN3 and HN7. The policies and accompanying text set the full background to housing need in Twyford which does not include 6 bedroom houses.
<p>P43/17</p>	<p>To agree the date of the next meeting</p> <p>The committee agreed to meet next on 3rd August 2017</p>