

TWYFORD PARISH COUNCIL

MINUTES FROM A PLANNING COMMITTEE MEETING

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

Councillors present	Councillors absent/apologies	In attendance
Councillor Mitchell (Chair)	Councillor Cornwall	J.Nicholson - Clerk
Councillor Wheeler	Councillor West	Bruce Greig
Councillor Lawton	Councillor Forder-Stent	
Chris Corcoran	Councillor Cook	
Steve Pullen	Councillor Sellars	

Business Transacted

P73/17	Apologies for absence
	The absence of Councillors on the Planning Committee was noted
P74/17	Declaration of interests
	Cllr Corcoran declared an interest in Southern Planning Practice which had managed the plans for Bruce Greig (Brook, Drove Close). Cllr Corcoran stated he would leave the room when the plans for Brook, Drove Close, are discussed.
P75/17	To approve and sign as a true record the minutes from the previous meeting held on 5th October 2017.
	The Minutes were approved, proposed by Cllr Wheeler and seconded by Cllr Lawton.
P76/17	Public Participation – to receive questions or comments from members of the public
	Bruce Greig will comment when his plans are discussed.
P77/17	Update on the minutes of the last meeting, correspondence and other relevant matters
	<p>Louise Cutts from Wessex Planning is invited to attend a future planning meeting to discuss plans for Highcroft, Love Lane. First however, we need a definition of what self-build is according to WCC. We await a response from WCC.</p> <p>Cllr Lawton to follow up his letter to SDNPA director, Tim Slaney, to lodge our complaint at the process of dealing with objections to Hazeley Enterprise planning application at Committee on 21st September 2017.</p> <p>Action: Cllr Lawton to contact Sarah Tose to ask what the delay is in providing a response to our letter</p> <p>Action: Clerk to add to FPC agenda 16th November, to discuss whether we want to put in a freedom of information request to WCC regarding the Hazeley Enterprise request, and why an Environment Assessment was not conducted.</p>

P78/17

The following applications were discussed.

Construction of a replacement dwelling

Brook, Drove Close Twyford Winchester Hampshire SO21 1QN

Ref. No: SDNP/17/04991/FUL

Bruce Greig talked through the plans for Brook, Drove Close. The house would be delivered in panels and rendered on site. This would mean the build time would be reduced, but likely disruption to residents during delivery. All panels will be delivered in one go.

Original plans had been amended to take into consideration feedback from neighbours. Cllr Corcoran left the room whilst the plans were decided upon.

Cllr Mitchell summarised that the homeowners had done a great deal of Consultation in creating the plans, and clearly taken on board feedback. It is a good site, which will enhance the area and the work will produce a family house.

Cllr Lawton noted that it is a good design, but the square foot of the new design is larger than the previous. Cllr Lawton also requested that a landscape plan should be produced to protect the hedges, and building traffic should be dealt with as sensitively as possible. Cllr Pullen echoed Cllr Lawton point that the footprint is much bigger than existing. Cllr Wheeler is happy to support.

It was resolved to unanimously support the application, with comment. Proposed by Cllr Mitchell and seconded by Cllr Wheeler. The comments to be noted are:

- 1. A landscape plan would be beneficial to understand the extent the current landscape and topography, and recognise their importance in the new plans.**
- 2. Twyford Parish Council is particularly concerned about the impact of construction deliveries and construction related worker's vehicles to the proposed site. The Council requests that the applicant is at all times respectful to their neighbours and the environment when carrying out their development. The applicant should therefore ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Any damage to these areas should be remediated as soon as is practically possible.**

Single storey rear extension part of which infills to the side of the existing rear outshoot.

3 Hill Rise Twyford Winchester Hampshire SO21 1QH

Ref. No: SDNP/17/04657/HOUS

The plans were reviewed, and it has been brought to our attention that there could be a dispute over the boundary wall which requires sorting. There were no objections to the proposed design itself.

It was resolved to object to the plans, with reference to the letter from P. Vaughan.

Can WCC please investigate the impact on the boundary.

If this is sorted we would support the application. Proposed by Cllr Mitchell and seconded by Cllr Corcoran.

Oak (T1) Fell, because it is diseased and increasingly larger branches fall off it. The canopy is extremely poor. There is fungal growth around the base and it close to the house. It lies within an Area TPO (ref 1351A1) Over the last 25 years I have planted over

75 broad-leaf native species within the area covered by the TPO. I intend to plant at least two more oaks (grown from this trees acorns and already over 25cm high) when this tree is removed, but further away from house.

Planning Application

Dower House Highbridge Road Twyford Moors Winchester Hampshire SO21 1RL

Ref. No: SDNP/17/05088/TPO

The application was noted by the Council.

Demolition of existing flat roofed rear extension, construction of a single storey rear extension including removal of existing ground floor rear window and door and including insertion of a conservation roof light.

Willow Cottage 12 Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/17/05233/LIS & SDNP/17/05232/FUL

The plans were reviewed and discussed.

As the plans mirror the neighbouring property, it was resolved to vote no objection to the plans. Proposed by Cllr Mitchell and seconded by Cllr Wheeler.

Alterations and renovation including building new bay window and partial demolition of existing utility room.

Gins House The Drove Twyford Hampshire SO21 1QL

Ref. No: SDNP/17/05216/HOUS

The plans were reviewed and discussed.

It was resolved to vote no objection to the plans, subject to the Conservation Officer approving the use of the raw materials proposed. Proposed by Cllr Pullen and seconded by Cllr Lawton.

New detached two-storey dwelling

28 Churchfields Twyford Winchester Hampshire SO21 1NN

Ref. No: SDNP/17/04754/FUL

The plans were reviewed and discussed. Concerns were raised regarding the site lines on the sharp end of Churchfields estate, which makes parking on the corner more dangerous on a route to school. The plans also require the loss of 2 garages and a parking space in an area of high parking demand and inadequate provision. Loss of parking is contrary to policy. The design was also questioned in terms of size and street scene.

It was resolved to object to the plans, with the following comments

- 1. The plans are not in keeping with the character of the close**
- 2. The property is intrusive for the size of the plot**
- 3. Highway danger and loss of parking is contrary to Policy**
- 4. Design does not fit with the prominent location, both as an entrance to Churchfields, and as the prominence it would have over the Countryside and Lower Church path. The property would be visible over a wide arc of the valley.**

If the Officers were minded to grant this application, we require this to go to Committee for discussion.

Proposed by Cllr Lawton and seconded by Cllr Mitchell.

P79/17	Agree response on waiting restrictions posed for Shawford Road, letter received from WCC
	<p>The Committee resolved to support the application (see Appendix 1), but question whether the proposal is actually enough. The Committee will highlight in their response, whether there is a case for no parking at all. The Committee will also request that they have an enforceable wait limit of 2 hours outside Berry Meadow.</p> <p>Proposed by Cllr Lawton and seconded by Cllr Mitchell.</p> <p>Action: Clerk to send response to WCC once draft minutes approved by Cllr Mitchell.</p>
P80/17	To agree next steps to feedback on SDNPA Local Plan
	<p>SDNPA requires comments on the pre-submission Local Plan by 21st November. Cllr Corcoran has reviewed the document, and questions whether the plan goes in to sufficient detail for Twyford, as the policies cover the whole of the South Downs. There are policies which conflict with the Twyford draft Neighbourhood Plan. WCC will have to use the two plans, which is concerning if there are conflicts.</p> <p>Cllr Corcoran is meeting with Chris Paterson from SDNPA on 8th November, to highlight the differences.</p> <p>Action: Cllr Corcoran to draft our response</p> <p>Planning Committee endorse the response, and objections to be raised where local needs have not been met. In all other matters we will endorse the plan. Where there is a conflict, the Twyford Neighbourhood Plan will prevail.</p> <p>Draft response to be approved at FPC 16th November.</p>
P81/17	To agree the date of the next meeting Thursday 7th December 2017

Appendix

1



