

**TWYFORD PARISH COUNCIL**

**MINUTES FROM A PLANNING COMMITTEE MEETING**

Thursday 7<sup>th</sup> June 2018 at 7.30pm  
in the Gilbert Room of the Parish Hall, Twyford

<b>Councillors present</b>	<b>Councillors absent/apologies</b>	<b>In attendance</b>
Councillor Mitchell (Chair)		J.Nicholson - Clerk
Councillor Lawton		4 members of public
Councillor Corcoran		
Councillor Pullen		
Councillor Wheeler		
Councillor Cook		
Councillor Sellars		

**Business Transacted**

<b>P10/18</b>	<b>Apologies for absence</b>
	None received.
<b>P11/18</b>	<b>Declaration of interests</b>
	The registered interests were applied.
<b>P12/18</b>	<b>To approve and sign as a true record the minutes from the previous meeting held on 3<sup>rd</sup> May 2018</b>
	The Minutes were resolved to be a true record of events. Proposed by Cllr Sellars, and seconded by Cllr Corcoran.
<b>P13/18</b>	<b>Public Participation – to receive questions or comments from members of the public</b>
	<p>The owners of Hillcroft were in attendance. The application is not on the agenda, but will come up at the next meeting, when the owners are not available to attend.</p> <p>The previous plans were supported by TPC, but rejected by WCC on grounds of size. The property owners have extended the existing property within permitted development, and reworked the plans so the percentage increase in size is now 28%. The design has also been tweaked to meet the comments from planning.</p> <p>Cllr Mitchell thanked the property owners from attending the meeting and talking through the plans.</p> <p>Cllr Corcoran alerted the property owners that South Downs have a policy coming in which will mean that permitted development extensions will not extend the size of the property for the calculations of planning application size.</p>
<b>P14/18</b>	<b>Update on the minutes of the last meeting, correspondence and other relevant matters</b>
	- Update on application 1 St Mary's Terrace, Finches Lane decided upon but not received in online SDNPA system.

	<p>The Clerk has contacted WCC to understand why the above property was not received in the Council in tray for comment. The response was that the plans were posted. The Clerk has requested for the record of the address it was posted to and how this can be avoided in the future.</p> <p><b>Action: Clerk to follow up, and copy in Cllr Cook for support in getting this resolved.</b></p>
<b>P15/18</b>	<b>Update on decisions made at FPC 24<sup>th</sup> May on Highcroft and Finches Mead planning applications</b>
	The properties were discussed and decided at the FPC 24 <sup>th</sup> May, item 38.1/18. Cllr Corcoran submitted comments to SDNPA on the online portal.
<b>P16/18</b>	<b>To agree comments on new planning applications</b>
	<p><b><u>2 storey side and part rear extension</u></b>          Planning Application          25 Churchfields Twyford Winchester Hampshire SO21 1NN          Ref. No: SDNP/18/01342/HOUS   Received: Thu 08 Mar 2018   Validated: Tue 01 May 2018   Status: Pending Consideration. Expires 1<sup>st</sup> June (request for extension in progress)</p> <p>The plans indicate making a larger family home. No policy objects to this, and no concerns were raised. Discussion centred on car parking provision, and the creation of additional parking space. Landscaping would be required at the front of the property to ensure the car parking was not extended all across the front of the property. It was resolved to not object to the plans, with the car parking being limited by landscaping.</p> <p><b><u>Removal of existing conservatory and replacement with ground floor extension and first floor extension.</u></b>          Planning Application          3 Beaulieu Cottages High Street Twyford Winchester Hampshire SO21 1RF          Ref. No: SDNP/18/01696/HOUS   Received: Tue 27 Mar 2018   Validated: Tue 03 Apr 2018   Status: Pending Consideration. Expires 8<sup>th</sup> June.          Previously considered and decided – review reason why in consultee in tray          No amends were observed, so previous comments remain.</p> <p><b><u>Erection of timber frame tractor shed</u></b>          Planning Application          5 Hazeley Farm Cottages Hazeley Road Twyford Hampshire SO21 1QA          Ref. No: SDNP/18/00811/HOUS   Received: Mon 12 Feb 2018   Validated: Wed 07 Mar 2018   Status: Pending Consideration. Expires 8<sup>th</sup> June.          Previously considered and decided – review reason why in consultee in tray          No amends were observed, so previous comments remain.          In discussion of 5 Hazeley Farm Cottage, it was observed that a hedge has been removed from 8 Hazeley Farm Cottages, and added scalplings in it's place.  <b>Action: Clerk to check if an application had been made to remove the hedge</b>  <b>If no application has been received, Clerk to contact enforcement for prompt action.</b></p> <p><b><u>Replacement dwelling (AMENDED PLANS - REMOVING GARAGE AND BASEMENT)</u></b>          Planning Application          Roman Way Park Lane Twyford Winchester Hampshire SO21 1QU          Ref. No: SDNP/17/01333/FUL   Received: Mon 13 Mar 2017   Validated: Tue 04 Apr 2017   Status: Pending Consideration. Expires 20<sup>th</sup> June.          The property owners were present at the meeting, and talked through the revised plans, after a previous objection from WCC. Twyford Parish Council had also objected to the previous objection, on the grounds that insufficient research had been done to protect the archaeological site, the location of the garage, and the overall size.</p>

	<p>The property owners have consulted Historic England over the past 15 months. Due to the nature of the historic site, the application will require ultimate sign off from the Secretary of State.</p> <p>The redesign has taken comments on board, the garage has been removed, and the overall size has been reduced by removal of the basement.</p> <p>Twyford Parish Council resolved to comment that the previous comments are now withdrawn, based on the new application. "Twyford Parish Council no longer object to the application as previous concerns have now been addressed. This is due to the removal of the garage and the consideration which has been given to the archaeological significance and preservation. The application remains subject to approval by the Secretary of State, and the Council would appreciate being informed by the property owners on the outcome of that decision".</p> <p>The Council acknowledge all of the work the property owners have done to address the concerns raised previously, and wish them luck with their application.</p> <p>Proposed by Cllr Lawton and seconded by Cllr Wheeler.</p>
<p><b>P17/18</b></p>	<p><b>Update on planning decisions made between 26<sup>th</sup> April 2018 and 31<sup>st</sup> May 2018 by WCC</b></p>
	<p><b>The following decisions were noted.</b></p> <p><b><u><a href="#">Discharge of conditions 3, 4 and 5 of planning consent SDNP/17/04991/FUL</a></u></b>  Brook Drove Close Twyford Winchester Hampshire SO21 1QN  Ref. No: SDNP/18/02254/DCOND   Received: Sun 22 Apr 2018   Validated: Sun 22 Apr 2018   Status: Application Determined. APPROVED</p> <p><b><u><a href="#">Provision of one 10m light pole enabling connection of broadband service to Southern Water Pumping Station.</a></u></b>  Twyford Pumping Station Hazeley Road Twyford Winchester Hampshire SO21 1PY  Ref. No: SDNP/18/02246/BBPN   Received: Fri 20 Apr 2018   Validated: Fri 20 Apr 2018   Status: Decided. APPLICATION NOT REQUIRED.</p> <p><b><u><a href="#">Single storey side extension</a></u></b>  Springfield Woodland Drove Main Road Twyford Moors Winchester Hampshire SO21 1EX  Ref. No: SDNP/18/01934/PRE   Received: Mon 09 Apr 2018   Validated: Mon 09 Apr 2018   Status: Advice Provided</p> <p><b><u><a href="#">T1 Nut. Recoppice. G2 3x Cupressus mac. Fell to ground level. T2 Yew. Fell. Suppressed by adjacent mature yew. T3 Yew. Crown lift to 3m AGL T4 No action. T5 Crownt lift 3m. T6 Cherry. Remove growth around overhead wires to give up to 1m clearance. T7 Birch. As T6.</a></u></b> Tugela House High Street Twyford Winchester Hampshire SO21 1NW  Ref. No: SDNP/18/01852/TCA   Received: Tue 03 Apr 2018   Validated: Tue 03 Apr 2018   Status: Application Determined. NO OBJECTION</p> <p><b><u><a href="#">T1. Prunus. To reduce so as to make sail area smaller and lower risk of limb failure. The intended height of the Prunus after the reduction would be approx. 4 to 5m with a spread of 3m. It is really not a very big tree and has lost a large limb from storm damage already. T2. Prunus. To crown lift minor limbs overhanging footpath to approx. 2m above ground level. T3. Walnut. To crown reduce and remove deadwood. It will be having approx. 2m off each side of the tree, selectively on longer limbs, as some of the limbs may not even be touched. The finishing spread is approx. 12m.</a></u></b>  April Cottage Park Lane Twyford SO21 1QS  Ref. No: SDNP/18/01335/TCA   Received: Thu 08 Mar 2018   Validated: Sun 11 Mar 2018   Status: Application Determined. NO OBJECTION</p> <p><b><u><a href="#">Removal of existing conservatory and conversion of garage to habitable room and extending into the rear garden as wrap around single story extension.</a></u></b>  Pen Y Bryn Northfields Twyford Winchester Hampshire SO21 1NZ  Ref. No: SDNP/18/01137/HOUS   Received: Tue 27 Feb 2018   Validated: Tue 27 Mar 2018   Status: Application Determined. APPROVED</p>

	<p><u><a href="#">Demolition of existing single storey rear extension, construction of a new single storey rear extension including the removal of existing ground floor window and door and internal alterations.</a></u></p> <p>Willow Cottage 12 Queen Street Twyford Hampshire SO21 1QG  Ref. No: SDNP/18/01169/PRE   Received: Fri 23 Feb 2018   Validated: Fri 23 Feb 2018   Status: Advice Provided</p>
<b>P18/18</b>	<b>Any other business</b>
	<p>A resident has sent in an email regarding work at a neighbour property, High Street House. The application was granted May 2017, and the email refers the work is not in line with what was approved.</p> <p>Cllr Cook has requested proof.</p> <p><b>Action: Clerk to reply to the email explaining the plans had been approved 12 months ago, by due process. If there are concerns to write to WCC enforcement directly, explaining your concerns.</b></p>
<b>P19/18</b>	<b>To agree the date of the next meeting Thursday 5<sup>th</sup> July 2018, 7.30pm</b>