

## TWYFORD PARISH COUNCIL

### MINUTES FROM A PLANNING COMMITTEE MEETING

Thursday 5<sup>th</sup> September 2019 at 7.30pm  
in the Gilbert Room of the Parish Hall, Twyford

Councillors present	Councillors absent/apologies	In attendance
Councillor Mitchell (Chair)		J.Nicholson - Clerk
Councillor Sellars		One member of public representing Briar Cottage
Councillor Lawton		
Cllr Cook		
Councillor Wheeler		
Councillor Pullen		
Councillor Corcoran		

#### Business Transacted

<b>P35/19</b>	<b>Apologies for absence</b>
	None received
<b>P36/19</b>	<b>Declaration of interests</b>
	Cllr Mitchell declared an interest in Toms Coach House, as it is his neighbouring property, and elected to be excluded from the discussion and decision. Cllr Cook declared an interest in Briar Cottage, as she is friends with an adjacent land owner.
<b>P37/19</b>	<b>To approve and sign as a true record the minutes from the previous meeting held on 4<sup>th</sup> July 2019</b>
	The minutes from 4 <sup>th</sup> July 2019 were considered a true record of events. Proposed by Cllr Sellars and seconded by Cllr Lawton. Cllr Mitchell signed the minutes.
<b>P38/19</b>	<b>Public Participation – to receive questions or comments from members of the public</b>
	None received. The member of public participated in the discussion of Briar Cottage.
<b>P39/19</b>	<b>Update on the minutes of the last meeting, correspondence and other relevant matters.</b>
	The heras fencing at the end of Queen Street was discussed. Heras fencing has been surrounding the perimeter of a property at the end of Queen Street for over 12 months. The fencing has become into disrepair, and has highlighted some concerns over Health and Safety, as well as it being inappropriate for the requirement. No work has commenced developing the property.
<b>Clerk</b>	<b>Actions:</b> <b>Clerk to contact enforcement highlighting the inappropriate nature of the fencing</b>
<b>WL</b>	<b>Cllr Lawton to contact WCC Environment Officer regarding Health and Safety concerns</b>
<b>SC</b>	<b>Cllr Cook to raise resident's complaints regarding no space for turning vehicles to Cllr Humby.</b>

P40/19	<p><b>To agree comments on new planning applications</b></p>
	<p><b><u>Single storey rear infill extension.</u></b>          Planning Application          8 Hill Rise Twyford SO21 1QH          Ref. No: SDNP/19/03540/HOUS   Received: Tue 23 Jul 2019   Validated: Tue 23 Jul 2019   Status: Pending Consideration. Expires 21.08.2019 – extension applied.</p> <p>The Parish Council reviewed and discussed the plans. The Council register an objection. The Council make no objection to the building plans, but note the objecting concerns made by a neighbour regarding the height of the decking. The Council ask if a compromise could be met to sympathetically overcome the neighbour’s concerns.</p> <p><b><u>Proposed two storey side extension.</u></b>          Planning Application          Briar Cottage Highbridge Road Twyford Moors SO21 1RW          Ref. No: SDNP/19/03625/HOUS   Received: Fri 26 Jul 2019   Validated: Fri 26 Jul 2019   Status: Pending Consideration. Expires 26.08.2019 – extension applied.</p> <p>The owner of the property talked through the proposed plans to increase for family and visiting parents. The planning application follows pre-app advice, which WCC advised was not permissible due to the % increase in property size exceeding SDNP policy. The new plans are increasing the property from 79m<sup>2</sup> to 140m<sup>2</sup>, which still exceeds SDNP policy. Cllr Corcoran advised that the emerging Twyford Neighbourhood Plan permits property increase for building an elderly parent annexe.          The property owner has completed an arboricultural statement, which will protect the existing oak tree.  <b>Twyford Parish Council make no objection to the plans.</b>          Proposed by Cllr Mitchell and seconded by Cllr Sellars.</p> <p><b><u>The installation of an internal wall and reopening of a door linking two currently un-connected spaces. Reinstatement of existing cellar access.</u></b>          Planning Application          Volunteer Queen Street Twyford SO21 1QG          Ref. No: SDNP/19/03732/LIS   Received: Thu 01 Aug 2019   Validated: Thu 01 Aug 2019   Status: Pending Consideration. Expires 30.08.2019</p> <p>The Parish Council discussed the plans, and elect to make no comment</p> <p><b><u>Single storey rear extension.</u></b>          Planning Application          Twyford House Cottage Old Rectory Lane Twyford Winchester Hampshire SO21 1NS          Ref. No: SDNP/19/03882/LIS and SDNP/19/03881/HOUS   Received: Wed 07 Aug 2019   Validated: Wed 07 Aug 2019   Status: Pending Consideration. Expires 06.09.2019</p> <p>The Parish Council reviewed and discussed the plans. Concerns were raised regarding the appearance of the proposed building, which were out of keeping with</p>

	<p>the conservation area. The plans fail to enhance the conservation area, and therefore the Council object to the plans.</p> <p><b><u>Alterations to form a single storey conservatory style courtyard dining room; relocation of existing kitchen and alteration to east fenestration to create a garden room; replacement and adjustment of garden fence with brick and flint wall.</u></b></p> <p>Planning Application Toms Coach House The Stables Shawford Road Shawford Winchester Hampshire SO21 2BP Ref. No: SDNP/19/03892/HOUS   Received: Mon 12 Aug 2019   Validated: Mon 19 Aug 2019   Status: Pending Consideration. Expires 17.09.2019</p> <p>Cllr Mitchell did not participate in the discussion or verdict on the proposed plans. The Council make no objection to the plans, but request an archaeological assessment of the proposed building area due to the historical nature of the area.</p> <p>The above decisions (excluding Briar Cottage) were proposed by Cllr Pullen and seconded by Cllr Cook.</p>
<b>P41/19</b>	<b>Update on planning decisions made between 3<sup>rd</sup> July and 26<sup>th</sup> August 2019</b>
<b>Clerk</b>	<p>Proposed Garden Room Relocated Position <b>Manor Barns, Harvest House Hazeley Road Twyford SO21 1QA</b> Ref. No: SDNP/19/02998/HOUS   Received: Fri 21 Jun 2019   Validated: Fri 21 Jun 2019   Status: Application Determined. <b>Approved 16.08.19</b></p> <p>Proposed conservatory to front of property. <b>2 The Stables Shawford Road Shawford SO21 2BP</b> Ref. No: SDNP/19/02767/HOUS   Received: Fri 07 Jun 2019   Validated: Fri 14 Jun 2019   Status: <b>Case Withdrawn</b></p> <p>Single storey side extension <b>5 Hill Rise Twyford Winchester Hampshire SO21 1QH</b> Ref. No: SDNP/19/02544/HOUS   Received: Mon 20 May 2019   Validated: Mon 20 May 2019   Status: Application Determined. <b>Approved 15.07.19</b></p> <p>Enlargement of front bay projection; erection of first floor extension on the west elevation; replacement of dormer and alteration of roof plane on east elevation to create gable with half hip and window below; remodelling of main roof. <b>Hayfield Bourne Fields Twyford Winchester Hampshire SO21 1NY</b> Ref. No: SDNP/18/05344/HOUS   Received: Mon 15 Oct 2018   Validated: Mon 29 Oct 2018   Status: <b>Case Withdrawn</b></p> <p>Additionally, it was noted that a pre-app has been submitted on the land of Manor Barn Green / The Sanctuary for 15 houses. The application references the SHLAA. The Parish Council are concerned that this does not follow the Neighbourhood Planning process.</p> <p><b>Action: Clerk to submit an objection to the plans, highlighting the plans are contrary to Twyford Neighbourhood Plan, and the Council wish to be informed should an application be submitted.</b></p>

<b>P43/19</b>	<b>Update on Hazeley Mill retirement village</b>
	No progress. Next steps is for CC and WL to arrange a meeting with SDNP.
<b>P44/19</b>	<b>Eastleigh Local Plan: decide on actions required to prepare for the Hearing</b>
<b>Clerk</b>	A timetable will be issued on 23 <sup>rd</sup> September, outlining which policies will be heard on what dates. Anyone wishing to make a representation at the Hearing needs to register by the 11 <sup>th</sup> October. Twyford Parish Council will register their own objections, as well as supporting those made by the conglomerate ADD. The Planning Committee will discuss which Hearings to attend at the planning committee meeting on 3 <sup>rd</sup> October.
<b>Clerk WL</b>	TPC will make specific points: <ul style="list-style-type: none"> <li>- Object to the increase of traffic on the roads</li> <li>- If granted funding is required to improve the B3335 and surrounding roads</li> <li>- Cycle route must be provided from 5000 houses to Winchester</li> <li>- Twyford is an important community, part of the SDNP and hosts a SSI</li> </ul> <b>Action: Clerk to add ELP Hearing dates to the planning agenda, 3<sup>rd</sup> October.</b> <ul style="list-style-type: none"> <li>- <b>Cllr Lawton to ask what SDNP are doing regarding the Hearing, and raise at ADD meeting</b></li> </ul>
<b>CM</b>	A number of important issues are being dealt with by Twyford at the moment, including Humphrey's Mill, ELP and Southampton Airport Expansion. It was discussed whether a meeting with South Downs will help facilitate a working relationship on these matters. <b>Action: Cllr Mitchell consider how best to move this forward.</b>
<b>P33/19</b>	<b>Any other business</b>
<b>RS</b>	Cllr Corcoran raised an invitation by SD on creating a design guide, being held on 17 <sup>th</sup> September at Midhurst. <b>Action: Cllr Sellars to inform Clerk if he can attend, Clerk to inform SD.</b>
<b>Clerk</b>	WCC have invited local parish councils on a bus tour or local planning sites, to help inform on planning decisions. <b>Action: Clerk to inform WCC if she can attend.</b>
<b>P34/19</b>	<b>To agree the date of the next meeting</b> Thursday 3 <sup>rd</sup> October 2019, 7.30pm
	Confirmed.

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