

## TWYFORD PARISH COUNCIL

### MINUTES FROM A PLANNING COMMITTEE MEETING

Thursday 3<sup>rd</sup> October 2019 at 7.30pm  
in the Gilbert Room of the Parish Hall, Twyford

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

#### Business Transacted

<b>P47/19</b>	<b>Apologies for absence</b> Apologies were received from Cllr Lawton, Cllr Sellars and Cllr Pullen.
<b>P48/19</b>	<b>Declaration of interests</b> Standard declarations were applied.
<b>P49/19</b>	<b>To approve and sign as a true record the minutes from the previous meeting held on 5<sup>th</sup> September 2019</b> The minutes from 5 <sup>th</sup> September 2019 were considered a true record of events. Proposed by Cllr Wheeler and seconded by Cllr Cook. Cllr Mitchell signed the minutes.
<b>P50/19</b>	<b>Public Participation – to receive questions or comments from members of the public</b> Member of public attended to hear the Parish Council comments on 2 Queen Street.
<b>P51/19</b>	<b>Update on the minutes of the last meeting, correspondence and other relevant matters.</b> Progress on Queen Street Heras fencing A planning Officer at WCC has visited the site at Queen Street, it is reported the owner of the property has said the Heras fencing will remain. There have been disagreements with residents over a number of issues. There are criminal allegations against the property owner which has been raised with the police. The Officer did not consider the fencing required further action to be taken. The TPC could explore whether the fencing being public facing adheres to Health and Safety regulations.
<b>P52/19</b>	<b>To agree comments on new planning applications</b> <b><u>Front extension, rear extension and associated alterations</u></b> <b>Planning Application</b> <b>2 Queen Street Twyford SO21 1QG</b> <b>Ref. No: SDNP/19/04536/HOUS   Received: Wed 18 Sep 2019   Validated: Wed 18 Sep 2019   Status: Pending Consideration. Expires 21.10.19</b>

	<p>The Council invited the member of public to share their views, which they listed objections based on; over development of the site, design does not enhance the area, loss of parking space in a critical area.</p> <p>Cllr Corcoran reported that Queen St is a key part of the village with over 1,000 years of history. The plans bring the existing property forward, which will exaggerate the impact of the property on the conservation area, particularly as the property sits high above street level and current screening and greenery would be removed. The Council also query whether the building exceeds 35% increase in property size.</p> <p>The Parish Council object based on the high levels associated with the buildings, and the plans will make the property more dominant from the street level. The removal of planting will additionally increase the prominence of parking. The Parish Council fail to see how the proposed plans preserve and enhance the area. The Parish Council also find there is insufficient information in the Heritage Statement which would address these concerns, particularly as it falls under archaeological protection. Twyford Parish Council request Officers view this site in conjunction with permitted site Littlecot and Pear Tree House.</p> <p>Proposed by Cllr Cook and seconded by Cllr Wheeler</p>
<b>P53/19</b>	<p><b>To review pre-application:</b>  <b><u>Demolition of existing dwelling and replacement with 3 - 4 new dwellings.</u></b>  <b>Hayfield Bourne Fields Twyford Winchester Hampshire SO21 1NY</b>  <b>Ref. No: SDNP/19/04036/PRE   Received: Mon 19 Aug 2019   Validated: Mon 02 Sep 2019   Status: Application in Progress</b></p>
<b>Clerk</b>	<p>The Parish Council reviewed the pre-application.</p> <p>The Parish Council wish to record an objection to the proposals, based on South Downs National Park policy. The Twyford settlement boundary runs halfway through the garden at Hayfield, proposed property 3 and 4 would therefore sit in the countryside, which is not permitted. The Twyford settlement boundary has recently been reinforced by independent landscape advice as part of the Neighbourhood Plan production. Moreover, permitted development of 1 house to 2, cannot exceed 30% of the original property (in accordance with South Downs National Park policy). The Parish Council are also minded to state that some large trees at the back of the property cannot be removed.</p> <p>Proposed by Cllr Mitchell and seconded by Cllr Corcoran.</p> <p><b>Action: Clerk to email the objections to SDNP planning team</b></p>
<b>P54/19</b>	<p><b>To review significant application in neighbouring parish: Demolition of existing building with replacement dwelling. (RESUBMISSION)</b>  <b>The Well House Bridge Lane Shawford SO21 2BL</b>  <b>Ref. No: 19/01687/FUL</b></p>
	<p>The Parish Council have previously submitted comments, and these were sent again to WCC to register the objections of the Parish Council. No further actions can be taken at this time.</p>
<b>P55/19</b>	<p><b>Update on planning decisions made between 27<sup>th</sup> August 2019 and 3<sup>rd</sup> October 2019</b></p>
	<p>The following were noted:</p>

	<p>Demolition of existing pond. Erection of single storey timber outbuilding to provide additional seating for Bean Below Cafe.  <b>Twyford Post Office High Street Twyford Winchester Hampshire SO21 1NH</b>  Ref. No: SDNP/19/04133/PRE   Received: Wed 21 Aug 2019   Validated: Thu 22 Aug 2019   Status: Advice Provided</p> <p>Single storey rear infill extension.  <b>8 Hill Rise Twyford SO21 1QH</b>  Ref. No: SDNP/19/03540/HOUS   Received: Tue 23 Jul 2019   Validated: Tue 23 Jul 2019   Status: Application Determined. Approved 17.09.19. TPC registered an objection.</p> <p>proposed oak barn  <b>Manor Barns, The Hay Barn Hazeley Road Twyford SO21 1QA</b>  Ref. No: SDNP/19/03047/HOUS   Received: Tue 25 Jun 2019   Validated: Tue 25 Jun 2019   Status: Application Determined. Approved 06.09.19. TPC made no comment.</p> <p>Change and extend existing dropped kerb on Hazeley Road for vehicular access  <b>2 Army Row Cottages High Street Twyford Winchester Hampshire SO21 1NW</b>  Ref. No: SDNP/19/01504/HOUS   Received: Fri 22 Mar 2019   Validated: Tue 02 Apr 2019   Status: Application Determined. Approved 23.09.19. TPC made an objection.</p> <p>Single storey side extension and an ensuite bathroom to the second floor with the construction of a dormer roof.  <b>6 - 7 The Drove Twyford Winchester Hampshire SO21 1QL</b>  Ref. No: SDNP/16/05386/PRE   Received: Wed 26 Oct 2016   Validated: Fri 28 Oct 2016   Status: Case Withdrawn</p>
<b>P56/19</b>	<b>Eastleigh Local Plan: decide on actions required to prepare for the Hearing</b>
<b>CC</b>	<p>Cllr Corcoran attended a recent ADD meeting, and ADD would request that TPC, aswell as support ADD, also make their own representations against ELP.</p> <p>TPC will make the following objections:  <b>Traffic</b> – the additional traffic will impact the middle of the village and spin off roads drastically. The characteristics of Twyford will change, and will be greater emphasised before the relief road is built.  <b>Cyclists</b> – cycling will be the most attractive route to work to avoid the increase in traffic. Most people will be heading towards Winchester, and therefore it is imperative a separate cycle way is provided for.</p> <p>Twyford will put in supplementary statements to the questions that have already been raised by the Inspector.</p> <p><b>Action: Cllr Corcoran will write Twyford submission, and send to the Clerk to send off prior to the 18<sup>th</sup> October.</b></p>
<b>P57/19</b>	<b>Any other business</b>
	<p>An objection has been received to the proposed development site 26 in the Neighbourhood Plan. To be discussed at FPC under correspondence.</p> <p>Cllr Mitchell raised that Devon County Council have been actively planting 3 trees for every 1 tree effected by Ash Dieback. Cllr Mitchell requested if The Meads</p>

SC	<p>could take some significant natural planting. The committee were supportive of the notion, and Cllr Corcoran will include it in the Stewardship application.</p> <p><b>Action: Cllr Cook will contact Cllr Warwick to arrange a meeting so we can start working together on climate initiatives.</b></p>
CC	<p>Cllr Mitchell raised Listed properties prior to a certain date does not extend to curtilage. Cllr Mitchell would like to understand which properties are not listed in their own right. <b>Cllr Corcoran will email provide Cllr Mitchell with a contact at SDNP for Cllr Mitchell to email and find out.</b></p>
SC	<p>Three key issues need to be discussed with SDNP; ELP, Southampton Airport expansion and Hazeley Mill development. These issues need to be discussed with senior SDNP Officers.</p> <p><b>Action: Cllr Cook to email Barbara Holyrode to set up a meeting between ourselves and SDNP senior officers.</b></p>
P58/19	<p><b>To agree the date of the next meeting</b> Thursday 7<sup>th</sup> November 2019, 7.30pm</p>
	<p>Confirmed.</p>

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