

TWYFORD PARISH COUNCIL

MINUTES FOR THE PLANNING COMMITTEE MEETING

Meeting held on Thursday 4th June 2020 at 7.30pm
Virtual meeting

Councillors present	Councillors absent/apologies	In attendance
Councillor Mitchell (Chair)		J.Nicholson - Clerk
Councillor Corcoran		
Councillor Sellars		
Councillor Pullen		
Councillor Lawton		
Councillor Bronk		
Councillor Cook		

P11/20	Apologies for absence
	Apologies were received from Cllr Wheeler.
P12/20	Declaration of interests
	The registered declarations were applied. It was noted that application SDNP/20/01936/HOUS is for a property owned by the Assistant Clerk.
P13/20	To note the decisions made at the last meeting, prior to The Local Authorities and Police Crime Panels Regulations 2020 enabling virtual meeting. To approve and sign as a true record the minutes from the virtual meeting held on 7th May 2020
	The Minutes from 7 th May 2020 were considered a true record of events, and the decisions were noted. Proposed by Cllr Lawton and seconded by Cllr Sellars.
P14/20	Public Participation – to receive questions or comments from members of the public.
	No public present. The applicant for SDNP/20/01936/HOUS had emailed some additional photographs of the site and neighbouring properties to the Council for consideration as part of the application.
P15/20	Update on the minutes of the last meeting, correspondence and other relevant matters
	<p>Prior to the meeting, Cllr Corcoran had emailed the planning committee regarding Orchard House. Orchard House is on the market with Carter Jonas and Cllr Corcoran alerted the planning committee that the existing draft Neighbourhood Plan policy requires updating.</p> <p>The existing South Downs Local Plan policy is unclear in this particular case. Policy SD25 states that development outside of the settlement boundary is permitted under certain circumstances. However, as the garden is residential the</p>

	<p>site cannot be developed. There are some concerns that the SDNP policy may be open to interpretation, and the Neighbourhood Plan technical team have drafted a new policy to sure up any disparities and areas for clarification.</p> <p>The Neighbourhood Plan technical team have drafted a new policy which they aim will protect the site, and supports redevelopment which will continue to provide housing for older adults. The existing building footprint is approx. 15,000 sq feet, and is considered by the technical team to be substantive to provide viable residential older adult flats. Moreover, the protection of the landscape is paramount, due to the established tended gardens and trees of merit.</p> <p>Cllr Corcoran asked the planning committee for support to discuss the contents of the new draft policy with South Downs National Park Authority (SDNPA). As approval of a new draft policy was not listed as a specific item on the agenda, resolution to approve the draft policy was not permitted. However, the planning committee was able to motion support for Cllr Corcoran to discuss amending the TNP Orchard Close policy with SDNPA and to ascertain what redevelopment parameters SDNPA would support.</p> <p>The discussion with SDNPA on the contents of the new policy are centred around development within the existing footprint, protection of the landscape and continued provision of older adult housing.</p> <p>It was also questioned whether the site is of archaeological importance.</p> <p>Additionally, the committee agreed that requesting emergency TPO's on trees of merit on the site could be actioned.</p> <p>Actions</p> <p>CC - Cllr Corcoran to discuss parameters for an amended TNP policy for Orchard Close with SDNPA</p> <p>CC /Clerk - Cllr Corcoran to propose an amended Orchard Close policy to the FPC 18th June (Clerk to add resolution to FPC agenda)</p> <p>Clerk - Clerk to contact WCC Officer Ivan Gurdler to request TPO's on trees of merit in the grounds of Orchard Close.</p> <p>CC - Cllr Corcoran ask WCC Officer Tracy Matthews if the site is of archaeological significance.</p>
P16/20	To review applications received, and agree comments on new planning applications
	<p><u>Erection of a single storey garage off the main driveway</u> Planning Application Elms House Finches Lane Twyford SO21 1QF Ref. No: SDNP/20/01902/HOUS Received: Thu 14 May 2020 Validated: Thu 14 May 2020 Status: Pending Consideration</p> <p><u>Erection of a single storey garage off the main driveway</u> Planning Application Elms House Finches Lane Twyford SO21 1QF Ref. No: SDNP/20/01903/LIS Received: Thu 14 May 2020 Validated: Thu 14 May 2020 Status: Pending Consideration</p>

	<p>The above two applications were reviewed and discussed. The height of the garage was discussed, and considered modest. No objections were raised to the application, and no objection was carried.</p> <p><u>Two storey extension to the side of the property with internal alterations to provide additional bedroom space at first floor & kitchen dining area at ground floor level. Alterations to existing conservatory to convert to sun lounge.</u></p> <p>Planning Application 4 Segars Lane Twyford SO21 1QJ Ref. No: SDNP/20/01936/HOUS Received: Mon 18 May 2020 Validated: Wed 20 May 2020 Status: Pending Consideration</p> <p>The property plans were reviewed and discussed. The position of windows to neighbouring property were discussed and not considered an issue, as was the increase in property size. The proposed plans were considered to fit in with other local development, and inline with development to suit the needs of a growing family.</p> <p>The Parish Council raised no objection, but raised two points to note. Firstly, the extension is on the site of Elizabethan Segars House, and therefore has the potential of being of archaeological interest.</p> <p>Secondly, due to the road network around the site, Twyford Parish Council request consideration 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, and taking consideration of the neighbours with regards to the times of deliveries and hours of work. 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.</p> <p>The above two property decisions were proposed by Cllr Mitchell and seconded by Cllr Lawton.</p>
P17/20	Update on planning decisions made between 8th May 2020 and 4th June 2020
	None to note.
P18/20	Review ELP progress and decide if further support required from TPC.
	None to note.
P19/20	Create a tree management strategy for trees on Parish Council owned land, and assign next steps and owners.
	Cllr Pullen has begun the process of mapping Ash trees in the village. To date, half of the village has been surveyed, and 30 Ash trees have been plotted.
P20/20	Consider if the mirror at Norris Bridge contravenes any Highways or planning rules
WL	Whilst the mirror provides safety to vehicles, concerns were raised about it's position on a protected bridge. The mirror stands out, and is bright orange. Action: Cllr Lawton to ask property owner if they will paint the back of the mirror a natural colour.
P21/20	Any other business

TB	<p>Cllr Corcoran noticed development had occurred at Hockley Golf Course, which involved the creation of a new 13th tee. No corresponding planning application could be observed, and the site is of archaeological significance.</p> <p>Action: Cllr Bronk to enquire with WCC Planning whether an application had been received and approved.</p>
P22/20	<p>To agree the date of the next meeting Thursday 2nd July, 7.30pm.</p>
	<p>Noted.</p>

DRAFT