

TWYFORD PARISH COUNCIL

MINUTES FOR PLANNING COMMITTEE MEETING

Held on Thursday 2nd July 2020 at 7.30pm
Virtual meeting

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

P23/20	Apologies for absence
	Apologies were received from Cllr Bronk and Cllr Wheeler.
P24/20	Declaration of interests
	The registered interests were applied. In addition, Cllr Sellars knows the applicants of Holly House.
P25/20	Public Participation – to receive questions or comments from members of the public.
	No public were in attendance, however, correspondence had been received from the agent of application of 1 Hill Rise, which will be raised under item P27/20
P26/20	Update on the minutes of the last meeting, correspondence and other relevant matters - TPO's at Orchard Close
Clerk	<p>The Minutes were approved, which will have to be added to the September agenda for formal approval. Action: Add June Minutes for approval to September planning committee agenda.</p> <p>Cllrs Lawton and Cook have been liaising with WCC regarding obtaining TPO's for Orchard Close, sooner than the 3 month delay advised by Ivan Gurdler. There is no update, but they will continue to chase.</p> <p>South Downs National Park are looking at the drafted Neighbourhood Plan policy for Orchard Close. The draft policy has been sent to Carter Jonas for their comments. South Downs will need to reply before any next steps can be taken. If no response received by 9th July, the Parish Council will write to Tim Slaney.</p> <p>Cllr Bronk had been advised that planning permission was not required for the movement of the tee at Hockley Golf Course. However, it would appear that</p>

<p>Cllr Pullen / Cllr Corcoran</p>	<p>engineering works would have been required, which would have required consent. This is not resolved. Action: Cllr Pullen to take pictures of the tee to provide more evidence and send to Cllr Corcoran to continue questioning. To be followed up at the planning committee 10th September.</p>
<p>P27/20</p>	<p>To review applications received, and agree comments on new planning applications</p>
	<p><u>Replacement of modern flat roof covering exterior porch and a portion of the sitting room due to current roof leaking and reaching end-of-life. Like-for-like replacement proposed.</u> Planning Application Cypress Cottage Queen Street Twyford Winchester Hampshire SO21 1QG Ref. No: SDNP/20/01818/LIS Received: Fri 01 May 2020 Validated: Fri 01 May 2020 Status: Pending Consideration. Expires 04.06.2020</p> <p>The application was noted by the planning committee.</p> <p><u>Single storey flat roof rear extension.</u> Planning Application 26 Churchfields Twyford SO21 1NN Ref. No: SDNP/20/01996/HOUS Received: Thu 21 May 2020 Validated: Tue 02 Jun 2020 Status: Pending Consideration. Expires 02.07.2020</p> <p>No objection raised. The committee request that the owners are mindful of deliveries and neighbours during the works.</p> <p><u>Variation of condition 2 of approved planning consent</u> <u>SDNP/19/01352/HOUS Condition Number(s): 2 Conditions(s) Removal: To update the approved drawings to reflect changes to the scheme as per the attached amended drawings: Proposed Plans 712/P04 Revision B and Proposed Elevations 712/P05 Revision B The development hereby permitted shall be carried out in accordance with the following plans: Location Plan 712/LO1(Received 19.03.2019) Existing Plans 721/P01(Received 19.03.2019) Existing Elevations 712/P02 (Received 19.03.2019) Existing Block Plan 712/P03 (Received 19.03.2019) Proposed Plans 712/P04 Revision B (Received 11.06.2020) Proposed Elevations 712/P05 Revision B (Received 11.06.2020) Proposed Block Plan 7125/P06 Revision B (Received 30.04.2019)</u> Planning Application 1 Hill Rise Twyford SO21 1QH Ref. No: SDNP/20/02330/CND Received: Fri 12 Jun 2020 Validated: Fri 12 Jun 2020 Status: Pending Consideration. Expires 13.07.2020</p> <p>Restrospective planning has been submitted. The application was reviewed, and correspondence from Dan Wilden considered. The conclusion of much discussion resulted in the following points:</p> <ol style="list-style-type: none"> 1. The Parish Council would like to reiterate reasons for objecting on previous two occasions. December 2018: The Committee were concerned with the lack of information regarding the impact of the plans on the conservation area. The Committee also have concerns regarding the position of the windows and the extent they will overlook neighbouring properties. As a result of

	<p>these two points, the Committee are unable to make an informed decision of this property, and therefore object to the application.</p> <p>April 2019: The Council previously objected to this planning application, as the dormer windows are too dominant for the area, and overlook neighbouring properties. The same objections are raised against the amended plans. The Council also highlight concerns regarding any construction and delivery traffic to the site around peak school access times.</p> <p>2. The Juliet balcony, if remains, should be made a fixture, which means that access cannot be gained to the flat roof</p> <p><u>Single-storey extension to rear, loft conversion with 3no. dormers, new hard landscaping.</u></p> <p>Planning Application Holly House 2 Roman Road Twyford SO21 1QW Ref. No: SDNP/20/02438/HOUS Received: Thu 18 Jun 2020 Validated: Thu 18 Jun 2020 Status: Pending Consideration. Expires 17.07.2020</p> <p>Cllr Sellars declined to comment as he knows the applicants. After much discussion, the committee resolved to not object to the rear single storey extension, but do object to the dormer windows. This is due to the front elevation, which is not in keeping with the area nor the property itself. The committee are also concerned the rear dormer will overlook nearby properties.</p> <p>The above decisions were proposed by Cllr Mitchell and seconded by Cllr Lawton.</p>
<p>P28/20</p>	<p>Update on planning decisions made between 4th June 2020 and 1st July 2020</p>
	<p><u>Conditions 3 and 4 of Application Reference Number: SDNP/19/03540/HOUS. Condition Number(s): 3 and 4 Conditions(s) Removal: Condition 3 - I have attached to this application a bill of materials with photos and the actual materials are available to inspect at the property. I request that you please discharge this condition. Condition 4 - I attach joinery plans for the new roof works. Furthermore I request this condition be discharged in any event as the current plans already approved along with the details of materials shown in the attach bill of materials provides enough detail to show that this development complies with the South Downs Local Plan (Adopted 2019) Policies SD12 & SD15 (SDLP). The proposed development preserves the historic environment (SDLP 12) and preserves the character and appearance of the conservation area (SDLP 15). Furthermore the development cannot be viewed from any public point and so is unable to decrease either the character or to fail to preserve the historic environment. If the evidence to discharge condition 4 is insufficient I should be grateful for that condition to be varied to allow for works to commence on the development but for no works to commence on the rood of the development until satisfactory plans have been provided. This will allow us to commence works on the foundations so as not to cause undue delay.</u></p> <p>8 Hill Rise Twyford SO21 1QH Ref. No: SDNP/20/02147/CND Received: Tue 02 Jun 2020 Validated: Tue 02 Jun 2020 Status: Case Withdrawn.</p> <p><u>T1 - Yew fell due to root plate being lifted in the past and now on a lean over the garden wall. T2 - Yew Tree fell - Tree is now pushing against the garden</u></p>

wall which is under repair due to being unsafe. Both trees are marked with a yellow dot and can be seen from Church Lane, Twyford.

Twyford Lodge Church Lane Twyford SO21 1NT

Ref. No: SDNP/20/01991/TCA | Received: Thu 21 May 2020 | Validated: Thu 21 May 2020 | Status: Application Determined. No objection. 25.06.2020

Erection of a single storey garage off the main driveway

Elms House Finches Lane Twyford SO21 1QF

Ref. No: SDNP/20/01902/HOUS | Received: Thu 14 May 2020 | Validated: Thu 14 May 2020 | Status: Application Determined. Approved. 29.06.2020

Erection of a single storey garage off the main driveway

Elms House Finches Lane Twyford SO21 1QF

Ref. No: SDNP/20/01903/LIS | Received: Thu 14 May 2020 | Validated: Thu 14 May 2020 | Status: Application Determined. Approved. 29.06.2020

Crown lifting of Sycamore tree on corner of Finches lane to 5m to comply with highway specifications, and to create better clearance around light. All chip to be removed from site due to location.

Recreation Ground Finches Lane Twyford Hampshire

Ref. No: SDNP/20/01829/TCA | Received: Tue 12 May 2020 | Validated: Tue 12 May 2020 | Status: Application Determined. No objection. 10.06.2020

Replacement of modern flat roof covering exterior porch and a portion of the sitting room due to current roof leaking and reaching end-of-life. Like-for-like replacement.

Cypress Cottage Queen Street Twyford Winchester Hampshire SO21 1QG

Ref. No: SDNP/20/01818/LIS | Received: Fri 01 May 2020 | Validated: Fri 01 May 2020 | Status: Application Determined. Approved. 29.06.2020

Cedar (T1) - Reduce branches overhanging neighbours bay window by 2m to match previously reduced branches. Crown lift lower branches by tip pruning to achieve a height of 5m from ground level on the side of the tree from entrance gate through to bay window area.

Bridge House Finches Lane Twyford SO21 1QF

Ref. No: SDNP/20/01329/TCA | Received: Thu 26 Mar 2020 | Validated: Thu 26 Mar 2020 | Status: Application Determined. No objection. 10.06.2020

Single storey rear extension.

Twyford House Cottage Old Rectory Lane Twyford Winchester Hampshire SO21 1NS

Ref. No: SDNP/19/03881/HOUS | Received: Fri 09 Aug 2019 | Validated: Fri 09 Aug 2019 | Status: Case Withdrawn

Single storey rear extension.

Twyford House Cottage Old Rectory Lane Twyford Winchester Hampshire SO21 1NS

Ref. No: SDNP/19/03882/LIS | Received: Wed 07 Aug 2019 | Validated: Wed 07 Aug 2019 | Status: Case Withdrawn

Decisions were noted.

P29/20	Any other business
Clerk / Cllr Mitchell	Cllr Mitchell asked if the 1 st World War sheds on Hazeley Road were listed properties. He reported that the sheds were in a poor state of repair. Action: Clerk to write to SDNP historic building officer making an enquiry. Cllr Mitchell to send Clerk a photo of the sheds.
P30/20	To agree the date of the next meeting Thursday 10 th October, 7.30pm.
	The next meeting is actually the 10 th September 2020. Should any planning applications be received and require a response prior to this meeting, the Clerk and Chair shall review and consider if action is required by the Committee.