

TWYFORD PARISH COUNCIL

MINUTES FOR THE PLANNING COMMITTEE MEETING

Held on Thursday 10th September 2020 at 7.30pm
Twyford Social Club

Councillors present	Councillors absent/apologies	In attendance
Councillor Mitchell (Chair)	Councillor Pullen	J.Nicholson - Clerk
Councillor Corcoran	Councillor Wheeler	8 members of public present
Councillor Sellars		
Councillor Lawton		
Councillor Cook		
Councillor Bronk (Via Teams)		

P31/20	Apologies for absence
	Apologies were received from Cllr Pullen (holiday) and Cllr Wheeler.
P32/20	Declaration of interests
	The registered declarations of interest were applied, no additional declarations were made.
P33/20	Public Participation – to receive questions or comments from members of the public.
	All members of public were in attendance to discuss planning application SDNP/20/03321/HOUS. The public were advised they will be invited to raise their comments when the application is discussed.
P34/20	Resolve to approve Minutes from 4th June 2020 and Minutes from 2nd July 2020, as a true record of events.
	The minutes from 4 th June 2020 and 2 nd July 2020 were resolved to be an accurate reflection of business transacted at the meeting, proposed by Cllr Lawton and seconded by Cllr Mitchell. Cllr Mitchell signed the minutes at the meeting.
P35/20	Update on the minutes of the last meeting, correspondence and other relevant matters
TB / SC	<ul style="list-style-type: none"> - Update on Sheds on Hazeley Road After investigation it was determined the sheds are not listed, and therefore there is no action for the Parish Council to take - Update on Hockley Golf Course tee development A response from Simon Finch at WCC is expected and awaited Action: Cllrs Bronk and Cook will follow up with Simon Finch to request a response. - TPO's Orchard Close

	Cllr Lawton confirmed that TPO's have been put on the relevant trees at Orchard Close
P36/20	To review applications received, and agree comments on new planning applications
	<p>Removal of Condition 3 - Agricultural Occupancy - Application Reference Number: WIR11267 Condition Number(s): 3 Conditions(s) Removal: See supporting planning statement Removal of existing condition Planning Application 3 Northfields Cottages Northfields Twyford SO21 1NZ Ref. No: SDNP/20/02726/CND Received: Tue 07 Jul 2020 Validated: Thu 09 Jul 2020 Status: Pending Consideration. Expires 10th August</p> <p>Noted.</p> <p>A two storey subservient extension to an existing cottage Planning Application Briar Cottage Highbridge Road Twyford Moors SO21 1RW Ref. No: SDNP/20/02921/HOUS Received: Fri 17 Jul 2020 Validated: Fri 17 Jul 2020 Status: Pending Consideration. Expires 17th August 2020</p> <p>No objection.</p> <p>Retrospective change of use from guest annexe to detached dwelling. Planning Application Cornstiles, Coach House At Park Lane Twyford SO21 1QS Ref. No: SDNP/20/03246/FUL Received: Wed 05 Aug 2020 Validated: Mon 10 Aug 2020 Status: Pending Consideration. Expires 10th September 2020</p> <p>Noted.</p> <p>raise the roof to enlarge the first floor bedrooms and reorganise the ground floor Planning Application Sarsen Stone The Avenue Twyford Winchester Hampshire SO21 1NJ Ref. No: SDNP/20/03321/HOUS Received: Fri 31 Jul 2020 Validated: Fri 14 Aug 2020 Status: Pending Consideration. Expires 14th September 2020</p> <p>The owner of the property provided the reasons the extension was required, which included providing more room for a family of 7. The architect then talked through the plans for the development. To date no feedback has been received from WCC.</p> <p>The public were invited to raise their comments.</p> <p>The first comment was an objection, based on the size and scale the property will become, in relation to the size of their neighbouring property. The neighbour also raised an objection to a new upstairs window facing their window, as well as general overlooking of their property from the amended view points from Sarsen Stone. In addition, the neighbour is concerned over a lack of light into their property due to the new size of the development.</p> <p>A second objector supported the comments above, and added that the surrounding area consists of low rise properties, and this design is overbearing in</p>

comparison to the neighbouring properties. The objector queried whether the land East of the property would be better placed to develop.

The property at the rear of Sarsen Stone has been sold, and the member of public was concerned the purchaser was not aware of the proposed plans and something should be done to inform them. Cllr Mitchell explained that solicitor checks should reveal the planning application, and the Parish Council has no duty to notify the new owner.

Two other public attendees supported the objections made above.

Finally, a member of the public raised concerns over the lack of light. The attendee asked who is responsible to conduct a right to light survey. Sarsen Stone architect responded that it was the developer who is responsible for conducting the right of light assessment. The same attendee also asked that if this application was approved would it set a precedent for other developments in the area in the future. Cllr Mitchell responded that WCC have advised that precedent is not as important as a deciding factor as it used to be.

The objections were generally discussed, and the applicant and architect had the opportunity to respond to the objections raised.

Cllrs asked questions, including;

Is the percentage floor area under 30%, which was confirmed that it is under 30%. Are the previously approved plans still valid, which was confirmed that they have now expired, and no longer suit the needs of the larger family size.

The neighbours commented that there is a 1m gap between the two windows, the architect explained that there was actually a 4m gap, due to the slope back of the roof. The height of the sill of this window was queried and confirmed.

The Councillors each gave their views of the application:

- Cllr Corcoran supported the personal case for the need of the increase in property size, and there are points of merit in the design, but unfortunately the design is overbearing in size, especially to the properties to the South.
- Cllr Cook found the design overbearing and bulky, with concerns over the street scene. The size in relation to the neighbours is too much, and has concerns over the light for the neighbouring residents.
- Cllr Bronk was surprised when he visualised the impact from the neighbouring property. The lack of consideration of the neighbour when placing a window opposite a neighbours property was concerning.
- Cllr Sellars understood the reasons for increasing the property size but would prefer to see a design using land East of the property.
- Cllr Lawton liked the design, but felt it was in the wrong place. Being mindful of developments in reality being much bigger than perceived when looking at plans, Cllr Lawton had concerns.

Whilst sympathy for the applicant's reasons for the application was noted, the Councillors voted to object.

The Clerk was asked to notify WCC of the objection:

The plans were reviewed and discussed. The meeting was attended by the developer, architect and objectors. The Council were sympathetic to the applicant and understand the reasons for wanting to extend their property. After much

	<p>discussion, due to material reasons, the Parish Council voted to object to the application. The objection is based on:</p> <ol style="list-style-type: none"> 1. Size, scale and bulk of the development in relation to the neighbouring properties 2. Concerns over lack of light to the neighbouring property 3. Concerns over lack of privacy to the neighbouring property <p>Construction of a detached greenhouse Construction of a detached garage See supporting statement for more information Planning Application Colleton House, The Coach House High Street Twyford SO21 1RH Ref. No: SDNP/20/03369/LDP Received: Wed 12 Aug 2020 Validated: Tue 18 Aug 2020 Status: Pending Consideration. Expires 21st September 2020</p> <p>Noted.</p> <p>The above decisions were proposed by Cllr Sellars and seconded by Cllr Lawton.</p>
P37/20	<p>Update on planning decisions made between 2nd July 2020 and 10th September 2020</p>
	<ul style="list-style-type: none"> • <u>Application to confirm proposed residential extension is in accordance with householder permitted development rights.</u> 8 Waterhouse Close Twyford SO21 1PN Ref. No: SDNP/20/03713/LDE Received: Thu 03 Sep 2020 Validated: Thu 03 Sep 2020 Status: Case Withdrawn • <u>Joinery drawings for decking to be erected to the rear of the extension, including section/profile details where necessary and all types of finishes.</u> 8 Hill Rise Twyford SO21 1QH Ref. No: SDNP/20/02440/DCOND Received: Thu 18 Jun 2020 Validated: Thu 18 Jun 2020 Status: Application Determined. Approved 13.08.2020 • <u>Bay Tree of around 15ft in height- crown reduction and lift to create more light. Trimming back conifers away from neighbours gutter and cutting back cotoneaster shrub also away from neighbours house.</u> Greetwell Segars Lane Twyford SO21 1QJ Ref. No: SDNP/20/02379/TCA Received: Tue 16 Jun 2020 Validated: Tue 16 Jun 2020 Status: Application Determined. No objection • <u>Variation of condition 2 (Plans) of approved planning consent SDNP/19/01352/HOUS.</u> 1 Hill Rise Twyford SO21 1QH Ref. No: SDNP/20/02330/CND Received: Fri 12 Jun 2020 Validated: Fri 12 Jun 2020 Status: Application Determined. Approved 10.08.2020. FPC objected. • <u>Approval of Condition 3 application 17/02639/FUL - Proposed drainage plan (Drawing no. 382998-100P3)</u> Humphrey Farms Ltd Hazeley Road Twyford SO21 1QA Ref. No: SDNP/20/02267/DCOND Received: Mon 08 Jun 2020 Validated: Mon 08 Jun 2020 Status: Application Determined. Approved. • <u>T1- Poplar: Reduce by approximately 1/3 or canopy size (4m) to maintain as an appropriate and manageable size for the garden.</u>

	<p>5 Manor Farm Green Twyford SO21 1RA Ref. No: SDNP/20/02225/TCA Received: Fri 05 Jun 2020 Validated: Fri 05 Jun 2020 Status: Application Determined. No objection</p> <ul style="list-style-type: none"> • <u>T1- Elm: Fell due to surrounding trees. The Elm is growing up between an established Yew and Horse Chestnut and has adopted a very poor form and it starting to suppress areas of both other trees.</u> <p>The Old Rectory Old Rectory Lane Twyford SO21 1NS Ref. No: SDNP/20/02192/TCA Received: Thu 04 Jun 2020 Validated: Thu 04 Jun 2020 Status: Application Determined. No objection</p> <ul style="list-style-type: none"> • <u>Single storey flat roof rear extension</u> <p>26 Churchfields Twyford SO21 1NN Ref. No: SDNP/20/01996/HOUS Received: Thu 21 May 2020 Validated: Tue 02 Jun 2020 Status: Application Determined. Approved 16.07.2020/ FPC no objection</p> <ul style="list-style-type: none"> • <u>T1 Walnut: Overall Crown reduction by up to a maximum of 3m back to suitable growth points. G1 Mixed species: Pruning back to fence line (where appropriate regarding growth points and integrity of the trees) to tidy up boundary line.</u> <p>Alta High Street Twyford SO21 1RG Ref. No: SDNP/20/01884/TCA Received: Thu 14 May 2020 Validated: Thu 14 May 2020 Status: Application Determined. No objection</p> <ul style="list-style-type: none"> • <u>Raise roof of existing garage and link to main house at first floor level. Single storey side kitchen extension.</u> <p>Corners Bourne Fields Twyford SO21 1NY Ref. No: SDNP/20/00107/HOUS Received: Mon 13 Jan 2020 Validated: Wed 18 Mar 2020 Status: Application Determined. Approved 10.07.20. FPC no objection</p> <p>All noted.</p>
P38/20	Update on Southampton Airport runway extension application
	<p>The item was added to the agenda following a discussion at the FPC in July. In the meantime, Cllr Lawton confirmed that the previous objections to the application made by the Parish Council were on the Eastleigh Planning Register. Parishioners were notified of the application via TIS prior to the expiry date.</p> <p>The Parish Council welcome the opportunity to speak at Eastleigh Planning Committee to object to the plans.</p> <p>It was raised that Colden Common Parish Council decided not to object.</p>
P39/20	Review status of 26 Churchfields planning application
SC	<p>Amendment to published agenda, which stated "28 Churchfields" in error. The application is quoted on SDNPA Planning Register as "In Progress".</p> <p>Action: Cllr Cook to follow up with planning and enquire on the status of the application (Cllr Cook to cc Cllr Bronk)</p>
P40/20	Any other business
	<p>Cllr Corcoran raised Winchester Local Plan meeting on the 21st September, and was pleased to hear Cllr Mitchell will be attending. Cllr Corcoran asked Cllr Mitchell to have in mind nature conservation plans and linking the Itchen Valley</p>

	between Winchester and South Downs (P.A.N.N). In addition, to reinforce the requirement of a gap between Twyford and neighbouring Colden Common and Shawford.
P41/20	To agree the date of the next meeting Thursday 8 th October, 7.30pm.
	Agreed.

DRAFT