

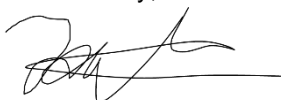
TWYFORD PARISH COUNCIL

24th August 2022

Dear Councillor,

I hereby summon you to attend a meeting of the Planning Committee, on **Wednesday 7th September at 7.30pm** to be held at **The Pavilion, Hunter Park, Park Lane, Twyford, SO21 1QS**.

Yours sincerely,



Jamie Matthews
Clerk to the Council

Meeting of the Planning Committee

7th September 2022

AGENDA

Members of the public and press are invited to attend except for the specific items marked confidential on the agenda. The press and public may not speak when the Council is in session, but they can make points or ask questions in the allocated time during the questions from members of the public item on the agenda. Please contact the Clerk to the Council before 12 noon on the day of the meeting if you wish to register to speak.

PO Box 741, SO23 3QA, clerk@twyfordhants.org.uk, 07443 598464

- 1 Chairman's comments**
- 2 To elect a vice Chairman**
- 3 To receive** apologies for absence.
- 4 To consider** the granting of a dispensation under Section 33 of the Localism Act 2011 to enable members to participate in and vote on an item of business on the agenda where they would otherwise have a disclosable pecuniary interest and to confirm how long this dispensation may have effect.
- 5 To receive and record** Declarations of Interest.
Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in an item of business on the agenda no later than when the item is reached. Unless dispensation has been granted, members may not participate in any discussion, or vote on, or discharge any function related to any matter in which they have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. Councillors must withdraw from the room when the meeting discusses and votes on the matter.
- 6 Public Representation** – Councillors to receive representation, including on agenda items, from members of the public provided they have given notice of their intention to the Clerk no later than 12 noon of the day of the meeting. The maximum time limit allowed per person is 3 minutes and the maximum time designated for this agenda item is 15 minutes. Questions shall not require a response at the meeting nor start a debate on the question. The Chair of the meeting may direct that a written or oral response be given.
- 7 To approve** as a correct record and authorise the signing of the minutes of the Planning Committee meeting held on 9th June 2022

- 8 **To receive** a presentation on Twyford Neighbourhood Plan chapters
- 9 **To receive** a presentation on a Pre-application submission for Hazeley Enterprise Park
- 10 **To consider** and make comments on the under mentioned planning applications received from the Director of Planning, SDNPA.

SDNP/22/02472/FUL

Multi-Turn Hazeley Road Twyford Hampshire SO21 1QA

Construction of wood store and extractor shed, following demolition and removal of existing buildings and structures, with revised parking and drainage

SDNP/22/03459/TPO

16 Northfields Cottages Northfields Twyford Hampshire SO21 1NZ

Reduce Lime (T1) & Copper Beech (T2) by 2m, taking secondary and tertiary branches only. Trees with be left in a natural and balanced shape. Carrying out work as trees are growing over property and casting a large shadow over back garden. Work is being carried out as part of an on going maintenance plan.

SDNP/22/03463/HOUS

Hockley House Church Lane Twyford Hampshire SO21 1NT

Single storey rear extension, internal alterations, alterations and replacement to patio doors, replacement windows, new insulated render and general upgrading of this dwelling house.

SDNP/22/03677/LIS

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Internal alterations

SDNP/22/03802/TPO

Mill Cottage Shawford Road Shawford Hampshire SO21 2BP

Felling of T1 (Ash) due to signs of dieback and prominent location over footpath.

SDNP/22/03100/HOUS

Sunnyside School Road Twyford Hampshire SO21 1QQ

First floor extension and roof conversion.

- 11 **To receive an update on planning decisions made June to August 2022 (Attached)**
- 12 **To consider** councillor communications received in respect of shop fronts in Twyford and the relevance of South Downs Local Plan policy SD52 *(Policy attached)*
- 13 **To receive and consider correspondence regarding the South Downs Local Plan Review – Launch of Call for Sites and Local Green Space nominations**
- 14 **To consider** items for inclusion on the agenda of future meetings of the committee.

Item 11

Planning Update – Planning Committee September 2022

Applications Determined in June 2022

Amended Description) Non-material amendment to approved planning permission SDNP/20/04542/HOUS - gas meter on front elevation

4 Beaulieu Cottages High Street Twyford Winchester Hampshire SO21 1RF

Ref. No: SDNP/22/02505/NMA | Received: Wed 04 May 2022 | Validated: Wed 04 May 2022 | Status: Approved

Ground floor side/front extension, internal refurbishment and reconfiguration throughout. Glazing alterations and changes to external materials and landscaping. Construction of a new storage outbuilding.

Cobham House High Street Twyford Winchester Hampshire SO21 1RG

Ref. No: SDNP/22/02144/HOUS | Received: Wed 27 Apr 2022 | Validated: Wed 27 Apr 2022 | Status: Approved

Single storey extension link between existing Bungalow and Coach House, Single storey side extension infill for additional ground floor.

Cornstiles Park Lane Twyford Hampshire SO21 1QS

Ref. No: SDNP/22/01922/HOUS | Received: Tue 19 Apr 2022 | Validated: Tue 19 Apr 2022 | Status: Approved

wooden structure to replace marquee used during lockdown.

Phoenix Inn High Street Twyford Winchester Hampshire SO21 1RF

Ref. No: SDNP/22/01668/PRE | Received: Wed 30 Mar 2022 | Validated: Wed 30 Mar 2022 | Status: Pre Application Advice Given

Replace dilapidated Conservatory and replace with slightly extended replacement (1m)

2 Shipley Road Twyford Hampshire SO21 1PA

Ref. No: SDNP/22/01210/HOUS | Received: Tue 08 Mar 2022 | Validated: Sat 30 Apr 2022 | Status: Approved

Access Track and Entrance (Retrospective)

Gabriels Farm House Park Lane Twyford Hampshire SO21 1QU

Ref. No: SDNP/22/01074/FUL | Received: Tue 01 Mar 2022 | Validated: Tue 01 Mar 2022 | Status: Approved

Garage conversion

Manor Vale Manor Road Twyford Winchester Hampshire SO21 1RJ

Ref. No: SDNP/22/00417/HOUS | Received: Mon 24 Jan 2022 | Validated: Fri 25 Feb 2022 | Status: Approved

Single storey Orangery, single storey rear extension and 2 storey side extension

Herontye 3 The Stables Shawford Road Shawford Winchester Hampshire SO21 2BP

Ref. No: SDNP/21/06238/LIS | Received: Wed 15 Dec 2021 | Validated: Wed 15 Dec 2021 | Status: Approved

Single storey Orangery, single storey rear extension and 2 storey side extension

Herontye 3 The Stables Shawford Road Shawford Winchester Hampshire SO21 2BP

Ref. No: SDNP/21/06237/HOUS | Received: Wed 15 Dec 2021 | Validated: Thu 16 Dec 2021 | Status: Approved

Change of use from commercial to residential and minor associated internal alterations.

The Old Forge High Street Twyford Winchester Hampshire SO21 1RF

Ref. No: SDNP/21/05847/FUL | Received: Mon 22 Nov 2021 | Validated: Fri 03 Dec 2021 | Status: Application Withdrawn

Applications Validated in June 2022

Twyford Moors Water Supply Works Highbridge Road Twyford Moors Hampshire

Ref. No: SDNP/22/02621/DCOND | Received: Tue 31 May 2022 | Validated: Tue 31 May 2022 | Status: Pending

Consideration

The proposal involves the provision of PV panels on one pitched roof building at Judes Icecream. The energy generation by the PV panels will significantly reduce the overall carbon footprint of the site.

Unit 2 to 5 Hazeley Enterprise Park Hazeley Road Twyford Winchester Hampshire SO21 1QA

Ref. No: SDNP/22/02652/PA14J | Received: Fri 20 May 2022 | Validated: Fri 20 May 2022 | Status: Pending Consideration

Applications Determined in July 2022

Installation of Electronic Communications Apparatus or Fibre Cabinet.

Grass Verge Outside Rooster Marketing The Mill Shawford Road Shawford Winchester Hampshire SO21 2BP

Ref. No: SDNP/22/03339/PNTEL | Received: Thu 30 Jun 2022 | Validated: Thu 30 Jun 2022 | Status: No Objection

Discharge of condition 5 of approved planning permission SDNP/21/03727/FUL

Twyford Moors Water Supply Works Highbridge Road Twyford Moors Hampshire

Ref. No: SDNP/22/02621/DCOND | Received: Tue 31 May 2022 | Validated: Tue 31 May 2022 | Status: Approved

T1 Sycamore - Remove tree due to declining health. The tree has basal decay and appears to be infected by Honey Fungus with large areas of dead bark on the main stem. There are historic pruning wounds higher up the stem in close proximity with extensive internal decay. The upper crown is exhibiting signs of stress (small sparse leaves) and the tree leans towards the adjacent properties. (prev submitted as SDNP/22/02427/TCA)

Appletree House The Stables Shawford Road Shawford Winchester Hampshire SO21 2BP

Ref. No: SDNP/22/02489/TPO | Received: Mon 23 May 2022 | Validated: Mon 23 May 2022 | Status: Approved

The proposal involves the provision of PV panels on one pitched roof building at Judes Icecream. The energy generation by the PV panels will significantly reduce the overall carbon footprint of the site.

Unit 2 to 5 Hazeley Enterprise Park Hazeley Road Twyford Winchester Hampshire SO21 1QA

Ref. No: SDNP/22/02652/PA14J | Received: Fri 20 May 2022 | Validated: Fri 20 May 2022 | Status: Prior Approval Not Required

Single storey rear/ side extension

Embassy Cottage Queen Street Twyford Winchester Hampshire SO21 1QG

Ref. No: SDNP/22/01352/LIS | Received: Tue 15 Mar 2022 | Validated: Tue 15 Mar 2022 | Status: Approved

Single storey rear/ side extension

Embassy Cottage Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/22/01345/HOUS | Received: Tue 15 Mar 2022 | Validated: Tue 15 Mar 2022 | Status: Approved

Chalk grassland restoration within Southern Water ownership. Back-filling of trenches (using banked material from when the trenches were dug out) on slope of hill...

St Catherines Hill Morestead Road Winchester Hampshire

Ref. No: SDNP/22/01145/PRE | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Pre Application Advice Given

Conversion of existing hairdressing salon to residential accommodation, including extension of the existing listed building.

Ian James Hair and Beauty Queen Street TwyfordCXH Winchester Hampshire SO21 1QG

Ref. No: SDNP/22/00158/PRE | Received: Fri 07 Jan 2022 | Validated: Fri 07 Jan 2022 | Status: Pre Application Advice Given

Applications Validated in July 2022

Reduce Lime (T1) & Copper Beech (T2) by 2m, taking secondary and tertiary branches only. Trees will be left in a natural and balanced shape. Carrying out work as trees are growing over property and casting a large shadow over back garden.

Work is being carried out as part of an on going maintenance plan.

16 Northfields Cottages Northfields Twyford Hampshire SO21 1NZ

Ref. No: SDNP/22/03459/TPO | Received: Fri 22 Jul 2022 | Validated: Fri 22 Jul 2022 | Status: Pending Consideration

Reduce two Beech trees by 1-1.5m and remove one Acer. The two Beech trees are only 6m apart and crowding each other and an adjacent silver birch. They are also sited on the boundary of a driveway surrounded by domestic properties and now causing loss of light to these properties and complaints from neighbours. There are also telephone and power

lines passing through the trees which is a further concern. The Acer pseudoplatanus is located at the end of the drive fronting onto Park Lane and again is affecting neighbouring properties and overhead powerlines. The proposal is to reduce two Beech trees (tree 2 and tree 3) by 1-1.5m and to remove the Acer shown as tree 4 on sketch SK1 (Amended)
Kilravock Park Lane Twyford Hampshire SO21 1QS

Ref. No: SDNP/22/03367/TCA | Received: Mon 18 Jul 2022 | Validated: Mon 18 Jul 2022 | Status: Pending Decision

Single Storey Side & Rear Extension

1 Hazeley Farm Cottages Hazeley Road Twyford Hampshire SO21 1QA

Ref. No: SDNP/22/03028/HOUS | Received: Tue 28 Jun 2022 | Validated: Tue 28 Jun 2022 | Status: Pending Consideration

Replacement of front ground floor window, and increased glazing of front bay window in crittall style. Additional hard landscaping to front to create level threshold.

Nutfield 3 The Crescent Twyford Hampshire SO21 1NL

Ref. No: SDNP/22/02993/HOUS | Received: Fri 24 Jun 2022 | Validated: Fri 01 Jul 2022 | Status: Pending Consideration

The erection of first floor single storey roof extension and reinstated link into garage/barn to paddy's barn along with two options for existing garage/barn to create additional residential accommodation

Barn at Segars Farm Segars Lane Twyford Winchester Hampshire SO21 1QJ

Ref. No: SDNP/22/02651/PRE | Received: Tue 31 May 2022 | Validated: Wed 01 Jun 2022 | Status: Pending Consideration

Loft conversion to habitable accommodation with three rear dormers and roof lights

Spindrift Hazeley Road Twyford Hampshire SO21 1PY

Ref. No: SDNP/22/02258/HOUS | Received: Tue 10 May 2022 | Validated: Thu 30 Jun 2022 | Status: Pending Consideration

Replace the old windows for new heritage windows, matching the style of the previous windows, suitable for a listed building.

The Old Brewery House High Street Twyford Hampshire

Ref. No: SDNP/22/02083/PRE | Received: Mon 25 Apr 2022 | Validated: Tue 12 Jul 2022 | Status: Pending Consideration

Applications Determined in August 2022

T1. Conifer. Remove due to it now having outgrown its location in a residential garden.

Lea View School Road Twyford Hampshire SO21 1QQ

Ref. No: SDNP/22/03476/TCA | Received: Mon 25 Jul 2022 | Validated: Mon 25 Jul 2022 | Status: No Objection

T1 Copper Beech. Reduce canopy by 1-1.5m. Crown lift by up to 5m (Amended) The tree is very close to the house and causes excessive shading. The tree currently touches the house and the garage. The owners love the tree but are worried about how large it will become if the tree isn't regularly managed. T2 Yew. Reduce laterals by 1-2m. The tree has a bulge round the lower part of the canopy, my client wants to reduce this to improve shape and also try to let light more light in.

Graylings 8 The Drove Twyford Hampshire SO21 1QL

Ref. No: SDNP/22/03462/TCA | Received: Fri 22 Jul 2022 | Validated: Fri 22 Jul 2022 | Status: No Objection

G1 - Line of conifers. Fell to ground level. The trees cause excessive shade to the garden and also the allotments next to the property. Several limbs have failed over the last few years and there is a public footpath running underneath. There is an established beech hedge under the conifers that the owner would like to manage and maintain once the conifers are removed.

Gabriel Cottage Park Lane Twyford Hampshire SO21 1QS

Ref. No: SDNP/22/02544/TCA | Received: Thu 26 May 2022 | Validated: Thu 26 May 2022 | Status: No Objection

Single storey rear extension

1 School Road Twyford Hampshire SO21 1QQ

Ref. No: SDNP/22/00723/HOUS | Received: Fri 11 Feb 2022 | Validated: Tue 15 Feb 2022 | Status: Approved

2 STOREY REAR EXTENSION

Rosewood Main Road Twyford Moors SO21 1RN

Ref. No: SDNP/21/03722/HOUS | Received: Wed 14 Jul 2021 | Validated: Thu 15 Jul 2021 | Status: Approved

Applications Validated in August 2022

As listed per Agenda Item 10

7L. ADVERTISEMENTS & SHOP FRONTS

INTRODUCTION

7.311 This section includes two policies. The first relates to shop fronts both within and outside identified town and village centres. The second policy relates to adverts.

7.312 Shop fronts can make a significant contribution to the character of town and village centres particularly where they incorporate traditional features.

7.313 Adverts like shop fronts have an important role to play in making people aware of a business. By their very nature, permanent and temporary adverts are conspicuous and prominently displayed. Individually and cumulatively, they can affect the character and appearance of buildings, settlements, the landscape and views. Illuminated advertisements can also affect the tranquillity of an area at night. Because of the volume of traffic, the most prevalent areas for adverts are on the A roads, such as the A27 and A272, and the main roads which link them. Temporary adverts for events are also a regular occurrence throughout the National Park.

Development Management Policy SD52: Shop Fronts

1. Development proposals for new, or changes to, existing shop fronts will be permitted where they:
 - a) Relate well to the building in which they are situated, giving regard to upper floors, in terms of scale, proportion, vertical alignment, architectural style and materials;
 - b) Retain and restore where possible significant historic features of any original shop front;
 - c) Are based upon a traditional approach to shop front design;
 - d) Take account of good architectural features of neighbouring shop fronts so that the development will fit in well with the street scene particularly if located within a conservation area or on a listed building; and
 - e) Use materials which respect the street scene.
2. If a single shop front is to be created by joining two or more units, it should reflect and show the original divisions that existed, particularly in the case of historic properties.
3. There will be a presumption against internally illuminated signage/logos as well as solid shutters or any other feature which obscures window displays, unless this is a traditional feature of a historic premises.
4. External lighting is only normally appropriate for businesses operating in the evening. If it can not be avoided, it should be kept to a minimum, be discreetly positioned and incorporated into the design.

7.314 The purpose of this policy is to ensure that shop fronts contribute to the generally traditional character of the town and village centres, are considered as part of the whole building, and are sympathetic with neighbouring buildings. Particular attention should be paid to materials, style, proportion and size of windows and fascias. Traditional shop fronts incorporate a number of components including vertical glazing bars, recessed entrance doors, stall risers, fascias and pilasters topped with sometimes decorative corbels. Colours, too, are important both for the shop front itself and for any lettering. In many situations, a corporate company style may have to be modified, especially if a brightly coloured and/or internally illuminated signage/logos are proposed.

7.315 Traditional blinds/canopies will normally be canvas or other natural material, of retractable roller or fan type. The use of solid shutters, which can create unattractive street frontages, will not be supported unless it is a traditional feature of the property or in exceptional circumstances where evidence supported by the police has shown that security poses a particular problem.

Development Management Policy SD53: Advertisements

1. Advertisement consent will be granted where:
 - a) The location, size, scale, proportions, design and materials of the advert respects the character and appearance of the host building (including any historic significance), site and area;
 - b) The number of adverts is kept to a minimum to ensure that there is no harmful cumulative impact on the host building and/or the amenity of the area; and
 - c) There is no harmful impact to public safety.
2. There will be a presumption against internally illuminated advertisements.
3. Externally lit advertisements are normally only appropriate for businesses operating in the evening. If it cannot be avoided, they should be kept to a minimum, be discreetly positioned and incorporated into the design of the building.

7.316 The purpose of this policy is to ensure that advertisements do not adversely detract from the location in which they are placed. This policy relates to outdoor advertisements and excludes road traffic signage, which is covered by separate legislation. Depending on a number of factors including location, overall size, height, content and lettering, some advertisements do not require the submission of an application. This is subject to criteria within the Advertisement Regulations and is referred to as a deemed consent.

7.317 Some areas within the National Park are identified as areas of special advertisement control, where stricter limitations are applicable. It is therefore recommended that advice is sought from the Authority before erecting an advertisement.

7.318 'A' boards may require advertisement consent. When business are not open to the public, 'A' boards should be stored away to prevent clutter.

7.319 Relevant conditions will be applied to consents, to ensure that the advertisement does not endanger the public or harm the character or appearance of the area.

Agenda Item 13

Message from South Downs National Park Authority

South Downs Local Plan Review – Launch of Call for Sites and Local Green Space nominations

The South Downs National Park Authority launched two Calls for Sites today Wednesday 10 August as follows:

- Call for Sites for development and offsetting
- Call for Local Green Spaces

The **Call for Sites** is an early opportunity to suggest sites within the National Park for development and offsetting for now and up to 2040. The site suggestions received by us will be used to inform the preparation of the Local Plan Review. The Call for Sites exercise will not determine whether a site should be allocated for development. However, it will help identify a potential pool of sites for further consideration through a range of technical work that will help to inform future decisions on allocations in the Local Plan Review.

The **Call for Local Green Spaces** is an opportunity to put forward sites for Local Green Space designation, which provides special protection against development for green areas that are of particular importance to local communities. The Local Plan and neighbourhood plans already have a number of designated Local Green Spaces. This Call for Local Green Spaces is seeking new sites which have not previously been submitted for consideration.

Please note, that as well as holding the Call for Sites, we will also be looking for allocation sites through a number of other means. This will include a review of all allocations in the Local Plan and Neighbourhood Plans that have not yet received planning permission.

If you have a site or indeed more than one site to suggest we would like to hear from you.

How to Respond

Further information about the launch, including details of the types of sites being sought, key criteria, and how your suggestions will be considered, is available to view on the SDNPA website for the Call for Sites www.southdowns.gov.uk/CallforSites2022 and for the Call for Local Green Spaces www.southdowns.gov.uk/CallforLGS2022

Suggested sites must be submitted by midnight on Wednesday 28 September 2022.

We recommended you submit your site via our Online Site Submission form. You will be able to provide details about the site and use the online mapping tool to draw the boundary for the site. Instructions are provided within the online form.

You can also download a copy of the relevant Site Submission form to complete and return to us via:

Email to planningpolicy@southdowns.gov.uk

Or by post to South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH

Please follow this link to the Call for Sites page where you access the online site submission form: <https://www.southdowns.gov.uk/south-downs-local-plan-review/call-for-sites-2022/call-for-sites-2022-online-site-submission-form/>

Please follow this link to the Call for Local Green Spaces where you can access the online site submission form: <https://www.southdowns.gov.uk/south-downs-local-plan-review/call-for-local-green-spaces-2022/local-green-spaces-online-site-submission-form/>

Kind regards

Planning Policy Team
South Downs National Park Authority
South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH
Tel: 01730 814810