

PLANNING

TWYFORD PARISH COUNCIL MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Held on Thursday 3rd November 2022 at 7.30pm
At The Gilbert Room, Twyford Parish Hall

Present:

Cllr. Lawton (in the Chair), Cllr. Sellars, Cllr.
Corcoran, Cllr. Mitchell, Cllr. Pullen

In attendance:

J.P. Matthews – Clerk

Item	Business Transacted
P35/22	Chairman's Comments The Chairman welcomed everyone to the meeting.
P36/22	Apologies for Absence Apologies were received from Cllr. Hill
P37/22	Request for Dispensation and Declarations of Interest None were received
P38/22	Public Representation There was no public representation
P39/22	Approval of Minutes It was Resolved that the minutes of the meeting of the Planning Committee held on the 6 th October 2022 be approved and signed.
P40/22	<p>It was Resolved to submit the following comments to the SDNPA on planning Applications received:</p> <p>Gable Cottage Queen Street Twyford Hampshire SO21 1QG SDNP/22/03801/HOUS</p> <p>No objection.</p> <p>10 School Road Twyford Hampshire SO21 1QQ SDNP/22/04647/HOUS</p> <p>No objection.</p> <p>Hockley Golf Club Winchester Road Twyford Hampshire SO21 1PL SDNP/22/04818/TPO</p> <p>No objection, subject to approval of the WCC arboriculture officer</p> <p>1 The Drove Twyford Hampshire SO21 1QL SDNP/22/04934/HOUS</p> <p>No objection</p>

	<p>April Cottage Park Lane Twyford Winchester Hampshire SO21 1QS SDNP/22/04943/HOUS</p> <p>No objection in principle, but request that policy Neighbourhood Plan policy LHE3 is taken into account as the site falls within areas identified in this policy. The Council would also like to impose a condition which retains the existing southern boundary hedgerow and maintains the hedge at no less than the current height. This is to protect the amenity of the adjacent public recreation ground.</p>
P41/22	<p>Update on planning decisions October 2022</p> <p>The report, which in the appendices, was received and noted.</p> <p>The Chairman noted that he was still concerned about application 01960 and the lack of suitable highway appropriate signage on Bourne Lane at the informal crossing point. He would liaise with district councillor Bronk to see if the matter could be followed up with HCC and write to the bursar at the school setting out his concerns.</p>
P42/22	<p>Updated representation for SDNP/22/02181/FUL & SDNP/22/02180/FUL</p> <p>It was Resolved to approve the updated representation, which is contained in the appendices.</p>
P43/22	<p>Noise Abatement Notice</p> <p>Information on a Noise Abatement Notice served on business premises on Hazeley Road was received and noted. The correspondence is contained in the appendices.</p>
P44/22	<p>Equestrian Development Technical Advice Note (TAN)</p> <p>Members considered the draft TAN and welcomed the clarification that Landscape Management Plans (LMP) would be required under policy SD24. LMPs should therefore be a condition when granting permission for relevant applications.</p>
The meeting closed at 8.22pm	

Minute 41/22

Planning Update – Planning Committee November 2022

Applications Determined in October 2022

Apple tree - prune no more than 3m. (Fig tree from email granted under 5 day notice but crown thin later in year by 15%)
(Amended)

Bridge Lodge Finches Lane Twyford Winchester Hampshire SO21 1QF

Ref. No: SDNP/22/04294/TCA | Received: Mon 12 Sep 2022 | Validated: Mon 12 Sep 2022 | Status: No Objection

Discharge of condition 12 of permission SDNP/20/01416/FUL- Proposed detached replacement dwelling (Amended plans received 9/11/20)

28 Churchfields Twyford Hampshire SO21 1NN

Ref. No: SDNP/22/04073/DCOND | Received: Thu 01 Sep 2022 | Validated: Thu 01 Sep 2022 | Status: Approved

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

Mill Cottage Shawford Road Shawford Hampshire SO21 2BP

Ref. No: SDNP/22/03802/TPO | Received: Fri 12 Aug 2022 | Validated: Mon 15 Aug 2022 | Status: Approved

Two-storey side extension to existing dwelling.

Green Downs Hazeley Road Twyford Winchester Hampshire SO21 1PY

Ref. No: SDNP/22/03580/PRE | Received: Tue 26 Jul 2022 | Validated: Tue 04 Oct 2022 | Status: Pre Application Advice Given

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

Hockley House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/22/03463/HOUS | Received: Fri 22 Jul 2022 | Validated: Fri 22 Jul 2022 | Status: Approved

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: Approved

Remove existing cricket net facility and install new multi-purpose sports pitch within the School Grounds.

Twyford School High Street Twyford SO21 1NW

Ref. No: SDNP/22/01960/FUL | Received: Wed 20 Apr 2022 | Validated: Wed 20 Apr 2022 | Status: Approved

(Amended) two storey side and two storey rear extension

21 Churchfields Twyford Hampshire SO21 1NN

Ref. No: SDNP/22/01499/HOUS | Received: Wed 23 Mar 2022 | Validated: Mon 28 Mar 2022 | Status: Approved

Reposition existing pedestrian crossing point on Bourne Lane to allow pupils and staff safety between main school grounds and new boarding facilities at orchard (Retrospective).

Twyford School High Street Twyford SO21 1NW

Ref. No: SDNP/22/01114/FUL | Received: Thu 03 Mar 2022 | Validated: Thu 03 Mar 2022 | Status: Approved

Applications Validated in October 2022

First storey side extension to existing single dwelling

1 The Drove Twyford Hampshire SO21 1QL

Ref. No: SDNP/22/04934/HOUS | Received: Fri 21 Oct 2022 | Validated: Fri 21 Oct 2022 | Status: Pending Consideration

To fell 1 of 5m high walnut tree that has self-seeded close to the boundary between No 3 and No 5 Segars Lane. The tree is situated in the garden of 3 Segars Lane and its removal has been requested by the occupants of 5 Segars Lane as potentially damaging to their property. No replacement to be planted as existing elder and hazel will continue to provide habitat as managed hedging.

3 Segars Lane Twyford Hampshire SO21 1QJ

Ref. No: SDNP/22/04882/TCA | Received: Wed 19 Oct 2022 | Validated: Thu 20 Oct 2022 | Status: Pending Decision

The conversion & extension of a small agricultural building, an old dairy currently in a state of disrepair, for change of use into a small single-storey dwelling, as an annexe to the main farmhouse.

Hazeley Farm House Hazeley Road Twyford Winchester Hampshire SO21 1QA

Ref. No: SDNP/22/04859/PRE | Received: Mon 17 Oct 2022 | Validated: Tue 18 Oct 2022 | Status: Pending Consideration

G1 Beech - Crown lift to approximately 6m over buildings to stop trees coming into contact with buildings.

Hockley Golf Club Winchester Road Twyford Hampshire SO21 1PL

Ref. No: SDNP/22/04818/TPO | Received: Mon 17 Oct 2022 | Validated: Thu 20 Oct 2022 | Status: Pending Consideration

T1 Cherry - 2-3m reduction on height and 1m of the laterals. The tree has a large included union and also a large pocket of decay on the main stem. The owner wants to maintain the tree but minimize the risk. I will also put a small about on cobra bracing between the two main stems (non invasive)

Wisteria Cottage Old Rectory Lane Twyford Hampshire SO21 1NS

Ref. No: SDNP/22/04767/TCA | Received: Thu 13 Oct 2022 | Validated: Thu 20 Oct 2022 | Status: Pending Decision

Single Storey Side Return Extension

10 School Road Twyford Hampshire SO21 1QQ

Ref. No: SDNP/22/04647/HOUS | Received: Thu 06 Oct 2022 | Validated: Thu 06 Oct 2022 | Status: Pending Consideration

discharge of conditions 5 and 6 of planning application SDNP/21/01169/HOUS

Brunel Drove Close Twyford Hampshire SO21 1QN

Ref. No: SDNP/22/04584/DCOND | Received: Tue 04 Oct 2022 | Validated: Tue 04 Oct 2022 | Status: Pending Consideration

discharge of condition 3 of planning application SDNP/19/01426/FUL

Brookfield Hazeley Road Twyford Hampshire SO21 1PX

Ref. No: SDNP/22/04561/DCOND | Received: Fri 30 Sep 2022 | Validated: Fri 30 Sep 2022 | Status: Pending Consideration

Willow to be pollarded

1 Water Farm Cottage Finches Lane Twyford Hampshire SO21 1QE

Ref. No: SDNP/22/04547/TCA | Received: Thu 29 Sep 2022 | Validated: Thu 29 Sep 2022 | Status: Pending Consideration

An enclosed oak, glass and brick porch filling an existing space on the side elevation of the house.

Gable Cottage Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/22/03801/HOUS | Received: Fri 12 Aug 2022 | Validated: Tue 04 Oct 2022 | Status: Pending Consideration

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SDNP/22/02181/FUL

Further to the Parish Council's previous representation, the Council would like to add these further points:

1. An important policy within the Twyford Neighbourhood Plan namely LHE 1 Protected Gaps. This policy modelled on the Strategic gaps Policy of the City Council adds further considerations to be taken into account when determining this application. You will see from Map 9 in TNP that the whole of both applications fall within the defined Twyford - Colden Common Gap. As far as we can see, no other consultee or objector had drawn your attention to this policy. It is also, we think, the first application since the adoption of the TNP to which this policy applies. It will therefore be a precedent for the treatment of subsequent applications.
2. The impact of Ash die back. The wholesale felling of diseased ash trees is transforming the Twyford landscape by the removal of multiple trees in hedgerows and copses; as a result, what appeared to be settled features of the landscape can no longer be relied on to provide screening. In this case both applications but particularly the eco pods rely on the screening provided by the hedgerows of Hare Lane and the other hedges to mitigate their visibility from footpaths and other public vantage points. Wintershill Estates as the dominant landowner in this area has commenced its clearing of diseased ash on the land east of the application site and is currently working on the adjacent part of Hare Lane with dramatic results. It must be anticipated that they will move shortly to clear the large ash trees on the lower part of the lane in the interest of public safety for the users of the PROW. Could you please ask your landscape architect to consider the effects of felling on her response to this application. The removal of so many ash which are a dominant tree in this part of the Twyford Landscape has opened up longer views of higher land so making new buildings more visible and difficult to screen, particularly on higher land. Please ask your landscape architect to consider this.
3. The application for permanent holiday accommodation on the adjacent land south of B335 very similar development. The two applications have so many similarities that they need to be considered in combination for their cumulative impact. I suggest the potential impacts of the two in combination are in the change in land use character as well as landscape impact. There is the additional requirement for considering in combination effects on the strategic gap for doing so in LHE 1 (2)

Minute 43/22

Information in an email from WCC:

...the Abatement Notice which was served under Environmental Protection Act 1990, but I can tell you what it says etc. It was served last Friday on the company and requires them to abate the nuisance (noise at ') from the dust abatement plant within 90 days.

The time period is fairly standard for technical noise issues at large industrial premises and means that their Acoustic consultants can do a proper assessment. They can appeal the Notice to a Magistrate's court within 21 days (and in such cases the Magistrates may alter aspects of the Notice). If they don't appeal and don't comply with the Notice they can be prosecuted and fined up to £20,000.

We are expecting early communication as to how they intend to comply with the Notice, but if after the 90 days they haven't done so, we will be assessing whether the noise is causing nuisance still and will consider legal proceedings at that point. Sometimes a company may ask for an extension – we might possibly agree to that but not without reasonable justification e.g. if they were waiting for a part coming from abroad for example....

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