

PLANNING

TWYFORD PARISH COUNCIL MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Held on Thursday 1st December 2022 at 7.30pm

At The Gilbert Room, Twyford Parish Hall

Present:

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

In attendance:

J.P. Matthews – Clerk

Item	Business Transacted
P45/22	<p>Chairman's Comments</p> <p>The Chairman welcomed everyone to the meeting. Item 7 on the agenda would be deferred to a future meeting.</p>
P46/22	<p>Apologies for Absence</p> <p>Apologies were received from Cllr. Hill and Cllr. Sellars</p>
P47/22	<p>Request for Dispensation and Declarations of Interest</p> <p>None were received</p>
P48/22	<p>Public Representation</p> <p>There was no public representation</p>
P49/22	<p>Approval of Minutes</p> <p>It was Resolved that the minutes of the meeting of the Planning Committee held on the 3rd November 2022 be approved and signed.</p>
P50/22	<p>It was Resolved to submit the following comments to the SDNPA on planning Applications received:</p> <p>Church Farm House Church Lane Twyford Hampshire SO21 1NT SDNP/22/05085/FUL & SDNP/22/05086/LIS</p> <p>No Objection. The Parish Council supports the comments made in the Archaeologist's report and commends the applicant on submitting such comprehensive documentation with the application.</p> <p>Church Farm House Church Lane Twyford Hampshire SO21 1NT SDNP/22/05204/LIS & SDNP/22/05203/FUL</p> <p>No Objection</p> <p>Church Farm House Church Lane Twyford Hampshire SO21 1NT SDNP/22/05206/LIS & SDNP/22/05205/FUL</p> <p>The Parish Council would prefer the east/west glass balustrade on the flat roof is installed in line with the first floor northern elevation of the main building.</p> <p>Nor West Highfield Avenue Twyford Hampshire SO21 1QP SDNP/22/05199/HOUS</p> <p>No Objection</p> <p>Manor Barns, The Old Granary Hazeley Road Twyford Hampshire SO21 1QA</p>

	<p>SDNP/22/05210/HOUS & SDNP/22/05211/LIS</p> <p>No Objection</p> <p>Northfields Mill SDNP/22/04047/PRE</p> <p>Redevelopment of site with approximately 10,000sqm of new commercial floorspace (full) and an 80 bed care home (outline) following demolition of feed mill, associated agricultural buildings and commercial buildings</p> <p>It was Resolved that a working group consisting of Cllr. Lawton and Cllr. Corcoran would, in consultation with former members of the Twyford Neighbourhood Plan group would prepare a response to the Pre Application.</p>
P51/22	<p>Update on planning decisions and notifications November 2022</p> <p>The report, which is the appendices, was received and noted.</p> <p>The Chairman also advised that he was aware that following the Noise Abatement Notice (minute P43/22) new extraction equipment had been installed in the premises on Hazeley Road.</p>
P52/22	<p>Winchester Local Plan</p> <p>The committee Chairman had met with Cllr. Corcoran and Cllr. Bronk and reviewed the draft plan documentation. The plan was comprehensive and well laid out. The main concerns were housing developments in adjacent parishes and how these will affect the highways and other services in Twyford. There had been no consideration in the draft plan of the impact on the National Park and this should be corrected. There also appeared to be inconsistencies in the strategic gap between Twyford and Colden Common.</p> <p>A formal representation would be presented to the next Full Council meeting.</p>
P53/22	<p>Bushfield Camp</p> <p>Members had received the consultation publicity and although this site is outside of Twyford, views were expressed that it would have an impact on Twyford as a highly visible development on high ground in the strategic gap between Winchester and Compton and Twyford. It was unclear whether the site has genuine brownfield status or whether it should now be considered as having reverted to a green status.</p> <p>A formal representation would be presented to the next Full Council meeting.</p>
The meeting closed at 9.24pm	

Minute 51/22

Planning Update – Planning Committee December 2022

Applications Determined in November 2022

To fell 1of 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: No Objection

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: Approved

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: Pre Application Advice Given

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: No Objection

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: Approved

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: No Objection

Variation of condition 2 of permission SDNP/22/02144/HOUS–Ground floor side/front extension, internal refurbishment and reconfiguration throughout. Glazing alterations and changes to external materials and landscaping. Construction of new storage outbuilding. Amendments to the approved drawings.

Cobham House High Street Twyford Hampshire SO21 1RG

Ref. No: SDNP/22/04237/CND | Received: Fri 09 Sep 2022 | Validated: Fri 09 Sep 2022 | Status: Approved

First floor extension and roof conversion.

Sunnyside School Road Twyford Hampshire SO21 1QQ

Ref. No: SDNP/22/03100/HOUS | Received: Thu 30 Jun 2022 | Validated: Fri 08 Jul 2022 | Status: Application Refused

variation of conditions 2, 3, 4, 5 of planning application SDNP/18/06144/HOUS

6-7 The Drove Twyford Hampshire SO21 1QL

Ref. No: SDNP/22/02003/CND | Received: Fri 22 Apr 2022 | Validated: Wed 27 Apr 2022 | Status: Approved

Applications Validated in November 2022

Internal alterations, insertion and alteration of windows, replacement front door, replacement window with French doors and installation of balcony

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/22/05205/FUL | Received: Tue 08 Nov 2022 | Validated: Tue 08 Nov 2022 | Status: Pending Consideration

REFURBISHMENT/REPLACEMENT HOUSE

Cedarwood Park Lane Twyford Winchester Hampshire SO21 1QS

Ref. No: SDNP/22/05375/PRE | Received: Tue 08 Nov 2022 | Validated: Tue 08 Nov 2022 | Status: Pending Consideration

Internal alterations, insertion and alteration of windows, replacement front door, replacement window with French doors and installation of balcony

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/22/05206/LIS | Received: Tue 08 Nov 2022 | Validated: Tue 08 Nov 2022 | Status: Pending Consideration

Internal alterations and insertion and alteration of windows and replacement front door

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/22/05203/FUL | Received: Tue 08 Nov 2022 | Validated: Tue 08 Nov 2022 | Status: Pending Consideration

Internal alterations and insertion and alteration of windows and replacement front door

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/22/05204/LIS | Received: Tue 08 Nov 2022 | Validated: Tue 08 Nov 2022 | Status: Pending Consideration

Single storey rear and side extensions, reduction to depth of store and alterations to existing flat roof

Nor West Highfield Avenue Twyford Hampshire SO21 1QP

Ref. No: SDNP/22/05199/HOUS | Received: Mon 07 Nov 2022 | Validated: Thu 10 Nov 2022 | Status: Pending Consideration

Repair and alterations to barns, together with construction of new garage, store and plant room with solar panels, following demolition of stables, greenhouse, muck heap, pool house and garden wall; installation of ground source heat pump, remodelling of bank and installation of estate railings and other associated landscaping.

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/22/05085/FUL | Received: Wed 02 Nov 2022 | Validated: Wed 02 Nov 2022 | Status: Pending Consideration

Repair and alterations to barns, together with construction of new garage, store and plant room with solar panels, following demolition of stables, greenhouse, muck heap, pool house and garden wall; installation of ground source heat pump, remodelling of bank and installation of estate railings and other associated landscaping.

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/22/05086/LIS | Received: Wed 02 Nov 2022 | Validated: Wed 02 Nov 2022 | Status: Pending Consideration