

PLANNING

TWYFORD PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Held on Thursday 6th April at 7.30pm

At The Gilbert Room, Twyford Parish Hall Present:

In attendance: Cllr. Lawton (in the Chair),

Cllr. Sellars, Cllr. Mitchell, Cllr. Pullen ,
Cllr Hill, Cllr. Corcoran

S. Cook, 4 members of the public

Item	Business Transacted
P78/22	Chairman's Comments The Chairman welcomed everyone to the meeting
P79/22	Apologies for Absence None
P80/22	Request for Dispensation and Declarations of Interest None was received
P81/22	Approval of Minutes It was Resolved that the minutes, with a minor amendment, of the meeting of the Planning Committee held on the 2 nd March 2023 be approved and signed
P82/22	Public Representation Four members of the public, two families, wished to register their objection to the application (SDNP/23/01047/HOUS) for the erection of an oak barn as a home office. They expressed that the earlier application for same building on that site had been rejected by the Heritage officer but received approval but not built. They believed would lead to be appearance of over development and adversely affect the location. They favoured the subsequent reapplication building to be relocated away from the drive on the property to be less contentious and for which approval was granted. They also raised concerns about work being carried out on the listed building site without planning consent.
P83/22	It was Resolved to submit the following comments to the SDNPA on planning Applications received; Paddy's Barn Segars Lane Twyford Hampshire SO211QJ SDNP/23/00857/LDE No Objection

**The Old Rectory Old Rectory Lane Twyford Hampshire SO211NS
SDNP/23/00792/LIS**

No Objection

**Geneina Lodge Bournefields Twyford SO211NY
SDNP23/01047/HOUS**

No objection, there being a rewording of the application with no alterations to proposed development as submitted in SDNP/22/05537/FUL

**The Hay Barn Manor Barns Hazeley Road Twyford Hampshire SO211QA
SDNP/23/01047/HOUS**

Objection. There is evidence that development has occurred on this site for which approval has not been granted. This should be investigated before a decision is made on this application.

Hazeley Barns are of significant historic importance and interest and while they have been converted sympathetically into several dwellings, the historic aspect of the site should not be lost incurred by incremental adhoc development. There are two outbuildings in the location of this proposed application, pleasantly placed apart to create a gap and retain an element of open space that the original barn yard enjoyed. Placing a third building between the existing two creates a terraced and enclosed perspective to the location with a sense of over development, whereas the approved location to the east of the property removes the potential clutter and is a more ideal site that should be pursued.

**Erection of twenty dwellings with associated access, parking and landscaping
Land adjacent to the Village Hall Hazeley Road Twyford Hampshire SO211QV**

Twyford Parish Council is grateful for the opportunity to comment on this proposal at this stage.

TPC in their Neighbourhood Plan identified and proposed this site for development. Detailed guidance was prepared through the TNP policy DB1 along with other policies within the TNP and SDL. During the preparation, TPC commissioned Spindrift to provide a conceptual layout and received support from SDNPA officers and SDNPA finance. The land owner's agent and Alfred Homes were kept fully consulted with the latter being supportive and showing acceptance of the principles of development as proposed by TNP policy DB1 and the Spindrift layout.

TNP was adopted in February 2022 securing 84% of the votes in favour; Policy DB1 for this site being the principle development site.

1. TPC note with pleasure the exact adherence of Alfred Homes' submission to the policies and proposals of the South Downs Local Plan and the TNP.
2. TPC notes that Alfred Homes has reappraised the site and the landscape and topographical context. The principles of Spindrift layout are retained but with minor changes. TPC support the amended layout.
3. TPC concurs with the statements made by AH that the Flood Mitigation Scheme to be required independently of the development proposed. This is as set out in the TNP. TPC have supplied Alfred Homes with the detailed engineering designs for the Flood Mitigation Scheme (as on the TNP website). These designs have been prepared with the cooperation of Hampshire County Council as land drainage authority and supported by them. The FMS is supported financially by

CIL awards from SDNPA and WCC; the design costs have been funded by TPC and HCC.

4. TPC confirms (in line with the TNP) that the site for extra parking is for village needs and not be for the housing. TPC expects to take ownership of the car park extension, when the housing is complete. TPC is working on the detailed layout for the new parking and will coordinate these proposals with AH in their design of the new housing. TPC anticipates that there will new consequential changes in the layout of the existing car park.

5. TPC has encouraged AH engage with WCC as Housing Authority so that the proposed affordable element can be designed to meet the needs of the proposed occupants. TPC has proven local needs for affordable housing from those with close ties to the village. TPC has worked out criteria to give priority to those living in Twyford and born and brought up in the village and with parents living in the village, even when they have had to move to adjacent locations. With WCC's cooperation these have been applied to recent schemes at Northfields. TPC and TNP propose the same criteria for this site.

6. TPC note AH's caveat about the possibility that the various policies of SDLP and TNP plus CIL, the site's multiple constraints and small number of market houses may affect the viability of the development. TPC note that in many such cases, it is the affordable housing element which is reduced. The approach of TNP is that affordable housing should be given priority and that all other policies affecting the costs (including CIL and Planning gain) should be investigated before the affordable element is reduced.

7. TPC requests SDNPA encourages the maximum use of solar energy and other carbon reducing methods is applied.

8. TPC is an interested party in this development in respect of the Flood Scheme, the car park extension, the open space and the affordable housing having promoted these elements, paid design costs, committed to fund the FMS and take ownership of land (or pass to HCC), it requests that on-going liaison and consultation with SDNP is maintained on the delivery of FMS, the affordable housing and the car park.

Meeting ended at 8.30pm

84/22

Planning Update – Planning Committee April 2023 T1 –

A - Holly Tree - To be removed B - Ash Tree - To be removed (specialist has advised there are signs of ash die back) C - species unknown - To be removed 

Rosary High Street Twyford Hampshire SO21 1RF

Ref. No: SDNP/23/01039/TCA | Received: Thu 09 Mar 2023 | Validated: Thu 09 Mar 2023 | Status: Decision Pending

proposed oak barn as home office 


The Hay Barn Manor Barns Hazeley Road Twyford Winchester Hampshire SO21 1QA

Ref. No: SDNP/23/01047/HOUS | Received: Thu 09 Mar 2023 | Validated: Mon 13 Mar 2023 | Status: Application in Progress

Use of Paddys Barn as a separate dwelling and associated residential use of land (readily identifiable as its curtilage) 

Paddys Barn Segars Lane Twyford Hampshire SO21 1QJ

Ref. No: SDNP/23/00857/LDE | Received: Tue 28 Feb 2023 | Validated: Tue 28 Feb 2023 | Status: Application in Progress

External wall mortar & render repairs 1. Rake out & re-point existing NHL and cement mortar joints on north, west and south-facing elevations. Re-pointing to be carried out in hot lime, flush finished, knocked back and brushed to match original. 2. To remove cementitious rendering from above leaded ground floor window on north-facing elevation and replace with fresh hot lime render. Existing NHL, cement mortar & cement rendering affecting 'breathability' causing dampness internally and masonry erosion. 

The Old Rectory Old Rectory Lane Twyford Hampshire SO21 1NS

Ref. No: SDNP/23/00792/LIS | Received: Thu 23 Feb 2023 | Validated: Tue 28 Feb 2023 | Status: Application in Progress

T1 - Western Red Cedar. - Fell. The tree is becoming large for the area it is in. It bifurcates at 1m and the owner is worried that the tree may fail in strong wind.

Monks Barn Brewers Lane Twyford Hampshire SO21 1RQ

Ref. No: SDNP/23/00850/TCA | Received: Tue 28 Feb 2023 | Validated: Tue 28 Feb 2023 | Status: Case Withdrawn

New pitched roof and high level first floor window to rear 

Boldre Steps Finches Lane Twyford Hampshire SO21 1QB
Ref. No: SDNP/23/00727/HOUS | Received: Tue 21 Feb 2023 | Validated: Tue 21 Feb 2023 | Status: Application in Progress

proposed redevelopment of the existing site with office and light industrial uses, and associated works. This follows pre-application advice dated November 2022 (SDNP/22/04047/PRE) 

Humphrey Farms Ltd Hazeley Road Twyford Winchester Hampshire SO21 1QA
Ref. No: SDNP/23/00617/SCREEN | Received: Fri 10 Feb 2023 | Validated: Fri 10 Feb 2023 | Status: Application in Progress


Completion of all works listed on attached survey with the exception of the below alterations: T3: Beech: Prune to allow 2m clearance from roof, so as to allow roofing to be replaced. Crown lift of entire tree to a height of 5m from ground level. T6: Sycamore: Reduce all overhanging limbs extending in the direction of the school by up to 2m to allow clearance from the building, and to reduce the weight in the over-extended limbs overhanging the structure and area below. (Amended)

Twyford Social Club Queen Street Twyford Winchester Hampshire SO21 1QG
Ref. No: SDNP/23/00552/TCA | Received: Thu 09 Feb 2023 | Validated: Thu 09 Feb 2023 | Status: Application Determined

Replacement of existing shed with Home office and store.

Cornstiles Park Lane Twyford Hampshire SO21 1QS
Ref. No: SDNP/23/00537/HOUS | Received: Wed 08 Feb 2023 | Validated: Mon 20 Feb 2023 | Status: Application Determined

Extension and upgrading of the existing shed roof, replacing the current clay tiles with zinc roofing, matching the roof materials of the main house. Replacement of 2 x roof-lights on the existing shed's roof. Link between main house and shed

structure to create a new usable enclosed area. Incorporation of 2 x small windows on boundary wall (west side). 

Bag End High Street Twyford Hampshire SO21 1NW

Ref. No: SDNP/22/04651/HOUS | Received: Fri 07 Oct 2022 | Validated: Tue 31 Jan 2023 | Status: Application in Progress