

TWYFORD PARISH COUNCIL

23rd June 2023

Dear Councillor,

I hereby summon you to attend a meeting of the Twyford Parish Council, on **Thursday 29th June 2023 at 7.30pm**, to be held at the Gilbert Room, Twyford Parish Hall, Hazeley Road, Twyford, SO21 1QY.

Yours sincerely,



Jamie Matthews
Clerk to the Council

Meeting of the Twyford Parish Council

29th June 2023

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.

Item	Agenda Item
1	Chairman's comments
2	To receive and approve apologies for absence
3	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.
4	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, of 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.
5	To approve as a correct record and authorise the signing of the minutes of the Annual Meeting of Twyford Parish Council held on 18 th May 2023.
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	<u>To receive the County Councillor's report.</u>
8	<u>To receive the District Councillors' report.</u>

- 9 [To receive the Clerk's report.](#)
- 10 **To consider** the co-option of members to Council
- 11 [To receive the draft minutes](#) from the Recreation Committee meeting and approve recommendations contained therein.
- 12 [To receive the draft minutes](#) from the Planning Committee meeting and approve recommendations contained therein.
- 13 [To receive and consider the Council's representation on SDNP/23/01689/FUL \(Humphrey Farms Ltd\)](#)
- 14 [To receive](#) the Schedule of Payments for June 2023.
- 15 [To note](#) the balance of the bank accounts as of 31st May 2023.
- 16 [To receive and approve](#) the list of Regular Payments.
- 17 [To review](#) the Health & Safety and Code of Conduct policies.
- 18 [To review](#) the Standing Orders and Financial Regulations.
- 19 [To receive a report on complaints received to the Council.](#)
- 20 **To receive a verbal update from the** Hazeley Road Development Area Advisory Ctte.
- 21 **To receive a verbal update** from the Highways Advisory Committee.
- 22 **To receive a verbal update** from the Climate Advisory Committee.
- 23 [To consider representation at Issue Specific Hearing 2 \(ISH2\) of M3 J9 Examination.](#)
- 24 [To consider](#) making an application to Crowd Funder Birmingham 2022 Commonwealth games legacy fund towards the replacement cricket training facilities in Hunter Park.
- 25 [To receive and consider](#) a proposal to remove dead Elm trees alongside Berry Lane.
- 26 **To consider items** for a future meeting of Council.

Agenda Item 7

COUNTY COUNCILLOR ROB HUMBY'S REPORT

JUNE 2023

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New County Council Cabinet Portfolios

Adult's Health and Care:

- Executive Lead Member, Cllr Liz Fairhurst; and
- Executive Member, Cllr Jan Warwick

Children's Services:

- Executive Lead Member, Cllr Edward Heron; and
- Executive Member, Cllr Steve Forster

Universal Services:

- Executive Lead Member, Cllr Nick Adams-King; and
- Executive Member, Cllr Russell Oppenheimer

Hampshire 2050 and Corporate Services

- Leader, Cllr Rob Humby; and
- Deputy Leader, Cllr Roz Chadd

HR, Performance, Communications and Inclusion and Diversity

- Executive Member, Cllr Kirsty North

SERVING HAMPSHIRE – UPDATE FROM THE COUNTY COUNCIL LEADER

https://smc-seb.s4hana.ondemand.com/eu/elastic-access/sap/seb/?_L54AD1F204_=c2NlBmFyaW89U0VCJnRlBmFudD1teTMwMTI4MS5zNGhhbmEub25kZW1hbmQuY29tJkNhbnBhaWduT3V0Ym91bmQ9JzRDMEVBQjhGMTZGQTFMdBEMDc3ODUwMU YxMTBBQORGOERDOUJGRjgnJkxpbmtUcmFja2luZ0lzRGlzYWJsZWQ9ZmFsc2U&_K13_=243&_K14_=4947fc0392b04760831a72f83dacf05be5d9bb74b7cc29360ed651d09ad710f1

REDUCE WASTE AND SAVE MONEY WITH A VISIT TO A HAMPSHIRE REPAIR CAFÉ

With 'The Big Fix' campaign running throughout May, Hampshire residents are being encouraged to give old items, gathering dust or potentially destined for the bin, a new lease of life by visiting their local Repair Café, helping themselves to save money and reduce waste

[Reduce waste and save money with a visit to a Hampshire Repair Cafe | Hampshire County Council \(hants.gov.uk\)](#)

RISING COSTS LEAD TO UNAVOIDABLE INCREASE IN SCHOOL MEALS PRICE

Rising costs in the price of ingredients and continued underfunding from central Government will force up the price of a school meal in Hampshire schools, by 20p per day from 5 June 2023

[Rising costs lead to unavoidable increase in school meals price | Hampshire County Council \(hants.gov.uk\)](#)

SALE OF CAPITAL HOUSE, WINCHESTER

Hampshire County Council has agreed the sale of Capital House in Andover Road, Winchester, to the University of Southampton

[Sale of Capital House, Winchester | Hampshire County Council \(hants.gov.uk\)](#)

HAMPSHIRE COMMUNITIES RECEIVE CLIMATE CHANGE ACTION BOOST

More communities across Hampshire can be empowered to take positive action on climate change over the next three years, thanks to almost £0.5million of National Lottery funding awarded to the Greening Campaign, with support from Hampshire County Council

[Hampshire communities receive climate change action boost | Hampshire County Council \(hants.gov.uk\)](#)

PRICE CHANGES AGREED FOR TRANSPORT SERVICES FOR OVER 16s WITH SPECIAL NEEDS OR DISABILITIES

Families who pay for over-16s with special needs or disabilities to travel to education or training will see prices increase from September, after difficult conditions in the transport market have led to a steep rise in costs. A challenging mix of driver shortages, lack of transport operators, and higher fuel prices have driven a 27.1% increase in the overall cost of running the service

[Price changes agreed for transport services for over 16s with special needs or disabilities | Hampshire County Council \(hants.gov.uk\)](#)

AN EXTRA £14 MILLION TO HELP SUPPORT HAMPSHIRE HOUSEHOLDS WITH THE COST OF LIVING

Hampshire County Council has announced plans for how £14.2million of additional funding will be used to help local households struggling with the cost of food and energy prices. The funding is an extension of Government's Household Support Fund (HSF) until the end of March 2024

[An extra £14 million to help support Hampshire households with the cost of living | Hampshire County Council \(hants.gov.uk\)](#)

COUNTY COUNCIL TO URGE MORE SUPPORT FOR HAMPSHIRE FAMILIES STRUGGLING WITH THE RISING COST OF LIVING

Hampshire County Council has pledged to further press Government for more support for Hampshire families with school-age children, in the face of escalating living costs

[County Council to urge more support for Hampshire families struggling with the rising cost of living | Hampshire County Council \(hants.gov.uk\)](#)

COUNTY COUNCIL ANTI-RACISM MOTION RECEIVES UNANIMOUS SUPPORT

Hampshire County Councillors have endorsed additional steps to help reinforce the Authority's ongoing commitment and duty to ensure that all people in Hampshire enjoy being part of strong, inclusive communities, and that the County Council continues to be an inclusive employer with a diverse workforce

[County Council anti-racism Motion receives unanimous support | Hampshire County Council \(hants.gov.uk\)](#)

COUNCILLOR PATRICIA STALLARD ELECTED CHAIRMAN OF HAMPSHIRE COUNTY COUNCIL

The County Council's chain of office has passed to Councillor Patricia Stallard who has been elected as Hampshire County Council's new Chairman

[Councillor Patricia Stallard elected Chairman of Hampshire County Council | Hampshire County Council \(hants.gov.uk\)](#)

LEARN AS YOU GROW – NEW COURSES TO SUPPORT HAMPSHIRE FAMILIES THROUGHOUT THE YEARS

Families in Hampshire can now access free online courses to help parents and guardians build their confidence and better understand the behaviour, development and mental health of the child or young person they are supporting

[Learn as you grow - new courses to support Hampshire families throughout the years | Hampshire County Council \(hants.gov.uk\)](#)

TRIBUTES PAID TO HAMPSHIRE'S HISTORIC ROLE PROVIDING SAFE HAVEN TO BASQUE REFUGEE CHILDREN

During a commemorative event at Sir Harold Hillier Gardens, tributes have been paid to Hampshire residents who in 1937 welcomed 3,862 Basque child refugees from the Spanish Civil War

[Tributes paid to Hampshire's historic role providing safe haven to Basque refugee children | Hampshire County Council \(hants.gov.uk\)](#)

HISTORIC HAMPSHIRE RECORDS GO ONLINE IN NEXT PHASE OF ANCESTRY® PARTNERSHIP WITH COUNTY COUNCIL

Baptism, burial and marriage records spanning 400 years of history are now available online due to a partnership between Hampshire County Council and Ancestry®. The records will be available to Hampshire residents for free via public libraries and Winchester's Record Office. Prominent Hampshire residents featured in the collection include Florence Nightingale, Jane Austen and Thomas Lord

[Historic Hampshire records go online in next phase of Ancestry® partnership with County Council | Hampshire County Council \(hants.gov.uk\)](#)

CALLING ALL VOLUNTEERS – SMALL ACTS OF KINDNESS MAKE A BIG DIFFERENCE!

Hampshire residents looking to make a positive difference in their local communities are being encouraged to volunteer some of their time to support a vulnerable child

[Calling all volunteers - small acts of kindness make a big difference! | Hampshire County Council \(hants.gov.uk\)](#)

Agenda Item 8

District Councillors' Report to Twyford Parish Council

Item to follow

Agenda Item 9



Twyford Parish Council

Clerk's Report

Councillors are reminded that the items within this report are provided for information only and not available for debate. If it is considered that an item listed within the report should be debated fully by members, then it will be placed on the next appropriate committee or council agenda. Any member wanting clarification or further information on any aspect of items within the report please contact me in advance of the meeting.

General reading and information.

The following publications have been received and available for members to read:

- Rural Service Network – Rural Bulletin 6th June
- WCC Parish Connect - June
- WCC Your Council News – June
- HCC – Your Hampshire budget consultation newsletter
- South Downs News – June

Other information

- 1) All members need to be aware of the disclosable pecuniary interest forms and consider whether there have been any changes since it was last written. If there was a need for any change to be made, please contact me and I will supply fresh document for completion.
- 2) Hampshire Association of Local Councils have advised that the information previously distributed on the election for a Hampshire Parishes member to the SDNPA was incorrect. This was for an election in East Hampshire only and not the Winchester district.
- 3) The SSE substation lease renewal has made significant progress and is now proceeding on terms the Council originally requested. A draft Heads of Terms has been received and will be dealt with by Hampshire Legal Services acting for the Council.
- 4) Information on training sessions available to Councillors has been circulated. These sessions are run by Hampshire Association of Local Councils.
- 5) The annual reminder to residents to remind them, where their properties are adjacent to a road, pavement, or footpath to ensure hedges do not obstruct those rights of way has been sent out.
- 6) A large Ash tree was reported as fallen and blocking the footpath blockage at Hare Lane. This was reported to Hampshire Countryside Services.
- 7) Hampshire County Council have launched a consultation on the balancing the budget. I have circulated the information to members.

Jamie Matthews
Parish Clerk
21st June 2023

Agenda Item 11

[Recreation Committee Meeting Minutes](#)

Agenda Item 12

[Planning Committee Meeting Minutes](#)

Agenda Item 13

Application for redevelopment etc Northfields/ Hazeley Enterprise park

Report to TPC 29th June 2023 by Cllr. Corcoran & Cllr. Lawton

We attach draft comment on this application for the TPC's consideration . These follow Waine's presentation to Planning committee and the discussion that followed. You will see that they divide into

- Agreement/ support
- Points of Objection
- Clarification required and/or imposition of conditions

The objections are points where changes are needed to make the application acceptable.

Throughout the process, the applicant and his agent have made themselves available to discuss and explain the application; this has helped TPC and the public to understand the thinking behind the design and proposals better. We hope this will continue after the deadline for submission of comments

Until the application is amended TPC will need to record formal objections where it has concerns. If however these concerns are addressed the TPC can modify the comments it has submitted to the LPA. Objections could be turned into support However nothing should be taken for granted. Before amending the application, the applicants would also need to ensure that the Planning Authority and consultees agree with any changes

Recommendation to Full Council:

1. The attached comment form the basis of TPC's submission to the Planning Authority
2. TPC continue to negotiate with the applicant and with WCC to resolve points of difference identified in the report
3. The applicants be thanked for their constructive engagement.

Humphrey Farms Limited Application SDNP/23/01689/FUL

Parish Council Position.

Summary

TPC accepts that this area is zoned for development and has the benefit of several planning permissions; it supports many aspects of the application. Nevertheless, some aspects are contrary to policy. TPC seeks to secure changes to the application in order to;

1. bring it in line with the Development Plan, BE2, within the Twyford Neighbourhood Plan
2. protect adjoining residential areas
3. secure contributions to Hazeley Road, footways, car park extension, traffic management and flood mitigation.
4. improve facilities for cycling
5. improve the landscaping
6. take account and prepare for further development in control of the applicant.

TPC acknowledges the co-operation and help it has had from the applicant in explaining the details of the application and in considering modifications in response to queries.

Preliminary

1. This commercial site has developed over the last 20 years from a chicken farm with an agricultural feed mill to a commercial industrial site of 5.5 hectares. The owners have gradually changed the use of existing buildings, converted and redeveloped others and secured further consents. The use of the site has progressively intensified.
2. The current application is for about 2/3 of the commercial area. If granted it will result in a commercial area with offices factories and warehouse with approximately 450 employees.
3. Development on this site has been continuous and at times contentious since the feed mill was built in about 1982. During this period TPC has sought to challenge unauthorised development to impose additional controls limiting noise, and smell and light pollution and securing extra landscaping and community benefits. TPC have pressed continually, but without success for a master plan and a full Environmental Statement
4. One of TPC's objectives has been for the removal of the feed mill because of ongoing issues with noise, unpleasant odour and hours of operation. In 2008 the removal of the mill was approved in exchange for the development of a care home, a nursery school and further commercial development on approximately 1/3 of the site. The mill was to be due to be removed by 2016, but during the course of time it has been progressively pushed back by the applicant and is now set for 2026.
5. Changes to the care home have also occurred whereby it was increased from about 90 beds to 131 beds and then reduced back to about 90 beds. In addition further consents to redevelop most of the rest of the site have been secured through a series of applications between 2008 and 2017.
6. In preparing the Twyford Neighbourhood Plan (TNP) TPC proposed a separate policy for Northfields commercial area, confirming its commercial status.
7. The Humphrey Group as owners cooperated with the preparation of the TNP but objected to draft policies at each consultation stage, in particular the business policies. The Independent Examiner considered these and other objections and amended the policy which is now approved and adopted by the planning authority. The TNP was supported at Referendum by 83% of the voting electorate.
8. Policy BE2 in the TNP shows the Northfields Enterprise Park in the countryside with clearly defined boundaries with areas for planting. Support for new commercial development is provided subject to four criteria that it;

- a. takes account of location on the wider landscape
 - b. is able to be accommodated in local highway network.
 - c. minimises impact on wider landscape and includes areas of planting as shown where practical.
 - d. gives access to pedestrian and cycle network.
9. In addition, TNP includes a policy MA2 for a new access to be built linking the whole site directly to B 3335 north of Cox's Hill. This is justified because the existing accesses to this site are considered inadequate for the scale and requirements of the estate.
 10. The TNP established that there is no local need for additional employment in Twyford or to make extra provision for local firms. The South Downs National Park have no requirement for extra commercial land in Twyford. The extra employment applied for far exceeds Twyford's needs.
 11. Both the TNP and the South Downs plan allow individual firms to expand but only within certain categories as listed in the South Downs Local Plan SD34. TNP imposes additional restrictions. Nevertheless, the policies of both plans now in force allow for further intensification on this site.
 12. Land adjacent to this application is owned by the applicant and further development is planned. Some is within the designated commercial area and is undeveloped. Additional adjacent land is likely to form an extension to the Northfields housing.
 13. The period during which building is planned to take place extends over five years; it includes the commercial area and land outside it to the east.
 14. The key consents obtained by the applicants between 2008 and 2017 have been commenced; consequently, they are no longer time limited. The applicant contends that these historic consents provide a benchmark by which the current application should be assessed.
 15. The applicant also claims that the majority of the land included in the application is previously developed on which government policy encourages reuse.
 16. Developments of this scale would normally be required to make substantial payments to the local authorities for improvements to local infrastructure (roads drains open space ecology etc). In this case the applicant claims that no infrastructure improvements are required and that they are not liable to any payment for off-site works
 17. The application itself has changed from all the previous consents in the following respects;
 - a. in the extent of land applied for in particular the 12-acre field
 - b. in the uses proposed including the change from the care home
 - c. in the type of traffic generated
 - d. in layout
 - e. in the addition of the waste disposal and SUDS proposals
 - f. In the duration of the works
 - g. bringing forward the start of the development and the sequence
 - h. removing community benefits (nursery school and care home).

TPC Approach to its response

This is an exceptionally large and complex application for Twyford and it concerns the whole parish. It includes a range of different development proposals over a large area. It is supported by a formidable number of complex and technical reports which are not designed for easy public understanding. The normal publicity for planning applications has not been adequate in this case and additional time and opportunities for explanation have been required. TPC is taking a lead as it has done in the past in expressing village concerns over the mill and the emerging commercial area.

In accordance with the policy which it prepared itself in the TNP, TPC accepts that the site is committed for development. It supports key aspects of the application, but there are areas of concern and objection. TPC wishes to cooperate with the planning authority and applicant to ensure that this application is satisfactory in all respects. Its comments focus on;

- compliance with the Neighbourhood Plan
- the impact on Twyford in respect of
 - landscape both outside and inside the site
 - relationship to adjacent housing
 - hours of work and noise
 - extra traffic
 - cycling
 - footpaths
 - pollution
 - flood
- cumulative impact with other developments proposed.

TPC does not accept that the consents of 2008, and subsequently, commit the planning authority to grant consent to the extent claimed by the applicant for the following reasons;

1. the original consent was granted 15 years ago and much has changed.
2. consents were granted individually and not for the whole area now applied for
3. the application itself has changed see para 18 above (a-h)
4. the TNP BE2 imposes a new policy test.

TPC will identify areas of concern and identify aspects which TPC;

- support
- object to
- requires additional information is required to understand the proposals.
- support subject to safeguards and conditions
- modification

TPC will raise formal objection add to all these matters only understanding that they may be settled by either further information or changes to the current application.

A. TPC Support

It is clear that the application conforms in key respects to the Development Plan policy in the Twyford Neighbourhood Plan Policy, BE2. The key areas of parish support are for;

1. commercial development within the blue line shown on BE2.
2. the substitution of commercial development for the Care Home
3. the removal of the mill.
4. the bringing forward the development to facilitate the relocation of existing tenants.
5. the provision of a through footway connection from Northfields to the PROW to the east of Bournefields
6. The HUB in so far as it is open to the public.

In addition, the use of the 12-acre field for SUDS and waste disposal and its after use for enhanced biodiversity managed by the applicant seems also to be an efficient and imaginative use of land.

B. TPC Objections

1. **Development outside the Settlement Boundary and outside the Blue Line shown on TNP BE2.**
 - _Three areas are shown for development that are outside the blue line on TNP Plan 6 which defines the extent of the commercial area.
 - a. Car park

- b. Hub
- c. Temporary CP

Policies TNP SB2 (following SDLP SD25) require exceptional circumstances to be shown to justify development in the countryside. However none has been given in the application or its supporting information. No mention is made of the need for the temporary car park as part of the application. If the applicant has a case to make for these three proposals, it needs to be made and the TPC need to be given the opportunity to consider the reasons given.

TPC considers it unlikely that special circumstances can be shown and objects as follows:

Area 1: The car parking area south of the mill

This proposal is for a large car parking area for about 60 cars on a gravel base use. Its area is 0.15 ha. Until recently it contained a substantial bund, 5 metres high, with trees on it to screen the mill from wider views. The trees were cut down about four years ago and the bund lowered about two years ago. It is now in use for parking for the mill, but with no consent for the use.

This area was shown on the approved plans for the care home to be part occupied by the building with a garden surround.

It is outside the BE2 boundary in the TNP. It is identified for planting in BE2: see BE2 d . No justification is given in the planning statement to explain the proposal for parking and the protective bund. There is no explanation over its function.

The proposal will have a clear and harmful effects on properties in Bournefields and properties backing onto Northfields. It extends the commercial use into the buffer zone between the residential area and the commercial. It is not Previously developed land.

DECISION OBJECT

Reasons: It is contrary to TNP BE2 d and SB 2 and to SDLP SD25 as being outside any settlement boundary and not identified for development by any other policy. SB 2 and SD25 permit development only in exceptional circumstances and list detailed criteria which must be satisfied. None of this is included in the planning statement.

ACTION 1 Delete from plan and substitute with Planting as In TNP

ACTION 2 Reassess adequacy of parking provision.

Area 2 The HUB

This is located in the NW corner of the Open space area, SW of the Commercial area. It faces across the open space.

Apart from being outside the Blue Line shown on TNP Plan 6, the HUB occupies a site on which trees have been recently felled. These trees have been a key element in all approved plans as part of the landscaping. This area is not shown for development in any of the consents and is not previously developed land.

It has not been spelt out who will be able to use the HUB or what it will offer and for what other purposes. Its status is not clear as it does define its use as a community building or for ancillary business.

The Hub building is outside the BE2 development boundary is shown for planting so is subject to BE2 d. it is in the countryside and so contrary to TNP SB2 and SDLP 25. The Planning Statement does not put forward the special circumstances which have to be shown nor does it address the criteria. There is ample space within the development boundary for this small building.

The removal of the well grown trees to make room for it has harmed the setting of the Commercial area where a substantial block of planting was visible from Northfields and to the South.

DECISION OBJECT

Reasons: contrary to TNP BE 2 and SB2 and SDLP 25 as being outside any settlement boundary and not identified for development by any other policy. Also contrary to TNP BE 2 where it is shown for planting and for impact on the local landscape

ACTION 1 Amend Plan to show HUB within layout

ACTION 2 Replace felled trees in Landscape plan.

Area 3 The temporary car park on the green field

This is a large site to be used for parking for a temporary period of four to five years. It occupies the eastern part of the open space about new details of the layout of the impact on the landscape is indicated. Although shown in supporting documents, the temporary use and the works are not applied for nor are they specified. It is not shown on the Master Plan. The Planning Statement does not identify this as a departure from policy. No explanation is given as to why it is necessary or why it is justified.

It is outside the BE2 boundary and therefore subject to TNP SB2 and SDLP25.

There will be a clear impact on the local landscape and loss of amenity for the Hazely Enterprise Park for a significant period of time. TPC would expect they need to car parking to be met within the already developed areas of the Estate without the need for intrusion into the countryside.

DECISION OBJECT

Development is in the Countryside, contrary to TNP SB2 and to SD25

ACTION 1 delete from Plans.

ACTION 2 show in Phasing Plan how temporary car parking is to be accommodated within the area for redevelopment .

3 Object to failure to show how the traffic is to be accommodated within the existing highway network, in particular, the Hazeley Road and its junction with B3335 or to indicate any means of mitigation.

- a. The TNP policy BE2 requires new development on this site to show that it can be adequately accommodated within the existing highway capacity. The applicant's traffic study assesses the impact by comparison with the extant planning permissions. The proper comparison to comply with policy therefore has not been done .

- b. The capacity of the Hazeley Road junction with B3335 plus the length 200 m to the east is currently being exceeded on a regular basis as a result of multiple contributory factors, one of which is the volume of traffic. The current problems are not referred to in the Traffic Study. These problems are;
 - i. High volume of cars
 - ii. Congestion on a daily basis
 - iii. Pedestrian vehicle conflict
 - iv. Vehicle conflict
 - v. Inadequate carriageway and footway width
 - vi. Lack of footways between the village and the access to the Commercial area
 - vii. Inadequate parking
 - viii. Multiple accesses
 - ix. Multiple uses
- c. The Traffic study fails to take into account the cumulative impact of other proposals on the capacity of Hazeley Road. These include;
 - i. Multi Turn's proposals for doubling the size of their factory (decision pending)
 - ii. the proposed housing in accordance with TNP DB1 (currently applied for to SDNPA)
 - iii. the increase in the usage of B3335 through the village as a result of housing in Colden Common, Bishops Waltham, Fair Oak and Hedge End
 - iv. the Bushfield Business park and
 - v. the limiting of capacity in M3 as a result of the abandonment of smart Motorway proposals.
- d. The Traffic study bases its forecasts for the split of traffic going east or west on historic usage, with 68% going west via Hazeley Road junction. No attempt is made to analyse this or to forecast the likely destination. TPC believe this underestimates the likely desire to go west.
- e. The routing of heavy lorries over 7.5 tonnes is currently a long diversion via Morestead Road to avoid the village. The Traffic study counts HGVs as those over 3.5 tonnes so no proper comparison can be made.

This lack of proper information to address a real problem and a key policy issue is a major concern for TPC. More information is required on a., b., c. d. and e. for the Highway Authority to be adequately informed.

In addition, the applicant fails to mention policy TNP MA2 which is the Development Plan proposal to solve the traffic issues by providing an additional road link to the North to connect the Estate directly with B3335.

The applicant indicates that no CIL is to be paid. This leaves the parish with a complex problem it has no means of solving.

The applicant should be invited to indicate how traffic impact is to be mitigated.

DECISION OBJECT

Reasons Contrary to TNP BE2 b and MA2 in that the application;

- d. fails to investigate the effect of his proposal on the overloaded Hazeley Road
- e. fails to make any proposals for mitigating the effects of the development on the existing overloaded network,

- f. fails to address TNP's proposal for a new link for the Commercial area to the B3335 (i.e. MA 2). No alternative is explored .

2 Cycleways

TPC considers that TNP BE2d plus the wider sustainability objectives of the SDLP and TNP require more from this application than cycleways stopping at the boundary of the application site . The applicant has agreed to explore with TPC a more attractive, safer and shorter route for cycling to connect the commercial area and the Northfields housing to the B3335 via a new connection to the north.

DECISION OBJECT

Reason: failure to contribute to the improvement to the wider cycleway network

3 The Western Sector Bordering Northfields/Retention of Existing Trees within the Estate.

This is one of the most sensitive areas of the application at the point where the Commercial and industrial uses are closest to housing. At present there are no industrial buildings on the land adjacent to the residential areas. This was the farm area where the small original chicken sheds still stand with a wide grassed area in front of what used to be the egg farm shop. On either side, within the site, there are trees on both sides largely enclosing the low old sheds with the dominating mill behind. There is a thin boundary tree belt separating this sub area from the housing. It has been an area of very low activity. The nearest industrial building to the housing is approximately 100m away.

The proposed layout shows new factory buildings, Units 3 and 4, moved close to the boundary, tight up to the tree belt. The buildings are described as Light industry/High tech. It is 7.68 m to ridge, one with a large yard in addition to onsite car parking. The building has high level windows on the residential side and blank end elevations.

The two buildings are placed side by side separated by the foot access to the Estate some proposes shrubs and two small trees.

It is believed that these buildings are intended for use by the existing tenants. The applicant has requested hours of work of 6.0am to 10pm to comply with other units on the site.

The combination of two large buildings side by side with windows to the rear operating from 6am to 10pm with a weak tree screen will be a radical change for the adjoining residents. It does not make for any kind of transition from the small-scale residential buildings and domestic uses to the factory environment and scale. For instance, the foot entrance to the estate is between the bare flank wall of the two buildings, making a stark and forbidding entrance. The acceptability of this approach depends upon visual and functional separation .

TPC would request buildings 3 and 4 should be reconsidered, as smaller in scale and used as offices similar to those currently in use. This should provide a better transition both in appearance and use.

In discussions with the applicant, the Parish Council's concerns on each of these issues have been expressed. The applicant has indicated that further thought will be given to the points raised and will look to see if adjustments can be made to the plans. Should alternatives be proposed, the Council wishes to have an opportunity to consider them.

DECISION OBJECT

Reasons:

i to the layout of Buildings 3 and 4 and their plots on account of the excessive removal of the trees in this area (combined with other tree removal) and to the scale and design including high level windows on the west elevations and proximity and poor relationship to the residential areas

ii to the proposed hours of work 6.00am to 10 pm

C. Support subject to conditions, or further information

1. 12 Acre Field.

The principal developments on the 12-acre field are its reprofiling to create swales with the introduction of butyl for SUDS and for tipping. These operations are to take place on different parts of the field. They are two separate engineering operations over a large area. The use for enhanced biodiversity is an after-use which would normally be required both for the SUDS land and following the tipping operations required. The application should incorporate the proper description of the application and not solely the after use. The Parish Council requests that it be amended.

Further details on the tipping quantities needs to be formally confirmed (6000 cu m of treated spoil and 10,000 cu m of other inert spoil) and the effect on the ground form proposed. Confirmation is required for the process for removing contaminants and its effects on residential areas. Likewise, the process for the removal of asbestos from the site, the effectiveness of the treatment of contaminated soil and the asbestos and the effect on the proposed ground form requires confirmation.

TPC presume that the agencies responsible for ensuring safe disposal of contaminants and of tipped material and of the after-uses of tipped land and of land used for SUDS will apply the necessary conditions

The various conflicting views on how biodiversity is to be managed need to be reconciled and the main principles of access by the public (if any) established.

TPC is not expecting to make any proposals or claim for its use which it sees as a matter for the applicant. TPC would expect this soil is capable of restoration to downland and would welcome its addition to the nearby areas of existing high value downland nearby ((Waterworks and Reservoir Down). TPC would prefer the field to be restored to open downland which is best maintained by sheep grazing. I.e., retained in agricultural use with pond if desired with limited tree planting. If downland is not intensively grazed it will be invaded by hawthorn and blackthorn TPC require no public use as open space needs are provided for. There should be no liability to public purse for ongoing maintenance.

The applicant's initiative in responding to the Archaeologists comments on the high potential of the 12-acre field are welcomed as they give an opportunity to inform the final plans for the field.

Subject to these safeguards TPC supports the proposed use of the field as an imaginative and efficient use of land.

2. Flooding

Flooding takes place in Twyford when prolonged rainfall causes springs above the Morestead crossroads to rise. A flow of between 0.5 and 1.0 cu m per sec then flows across

the Morestead road and down the Hazely valley to Twyford. One effect is to cause a deep pond to form in the highway just below the Morestead road crossroads; this makes the road impassable to all normal traffic. The Hazeley Road is also flooded at other points including within the village itself. This is not mentioned in the Flood Risk assessment. It needs to be addressed. Development should be made contingent on the delivery of the Flood Mitigation scheme as proposed in TNP and supported by HCC, WCC and SDNPA. Please secure the applicant's agreement to this.

3. External/perimeter landscape

The plans need amending in respect of the block of woodland SE of the mill where a large gap is shown where there are well grown trees. Better management and further planting is required in this area to provide a buffer with Bournefields.

The plans do not include an assessment of ash die back on the perimeter trees which contain a high proportion of ash. The wholesale loss of these to die back or felling would compromise their function of screening the estate from longer views. A condition needs to be imposed requiring this work to be done with a replanting of trees to replace the ash.

The sections of the perimeter trees do not appear to have been actively managed especially along the west and south boundaries. A condition to require regular maintenance of the perimeter should be imposed.

4. Public Footpath connection

A Footpath connection between Northfields Road and Hazeley Road through the proposed development is shown. This would be a very valuable public benefit. A condition is required to ensure its delivery and the terms of its use

5. The HUB

This is shown as a facility for meeting the social and other needs of the estate including a café. The terms of its availability to members of the public are not defined in the supporting information. The availability of the café at least to Twyford residents would probably be of benefit. With a condition to secure this imposed, on this basis support for the HUB is given

6. Light, Noise and Odour

Residents in Twyford, particularly those living in Northfields, Bournefields and Bourne Lane, have suffered from foul odour, noise and penetrating day and night emanating from mill operations for over four decades. A comprehensive record is held by WCC EH to this effect along with limited success of eradicating these issues. The removal of the mill provides an opportunity to resolve these issues completely. Conditions for strict adherence to regulations controlling odour, noise and light must be set as part of any approval given

Agenda Item 14

Schedule of Payments – June 2023

Ledger date	Ref	Gross	Vat	Net	Details
01/06/2023	46	£66.00	£0.00	£66.00	Winchester City Council - Business rates - June
01/06/2023	65	£10.40	£0.00	£10.40	WH Smith - Stamps
01/06/2023	66	£6.00	£0.00	£6.00	Land Registry - Property search & title register
01/06/2023	67	£31.80	£0.00	£31.80	Sue Nias - Reimbursements - mileage and bin bags
01/06/2023	68	£1,068.31	£178.05	£890.26	Gladson Litter bins (x2) and dog waste bags.
08/06/2023	71	£212.50	£0.00	£212.50	Wyatt Electrical - May 2023 Caretaking
08/06/2023	72	£52.99	£8.83	£44.16	Sue Nias - Reimbursement - Printer ink, colour
12/06/2023	73	£81.60	£0.00	£81.60	J.P. Matthews - May Mileage expenses
12/06/2023	74	£580.82	£0.00	£580.82	HCC Pensions - June Pension Contributions
12/06/2023	75	£1,821.76	£0.00	£1,821.76	Employee Salaries - June Salaries
12/06/2023	76	£439.30	£0.00	£439.30	HMRC - PAYE and NI
01/06/2023	77	£30.00	£5.00	£25.00	B&Q - Woodchip mulch for HP trees,
12/06/2023	78	£36.00	£6.00	£30.00	J.F Goodwillie Ltd - Wooden stakes/peg
10/06/2023	79	£28.80	£4.80	£24.00	Plus Net - Phone & Broadband
12/06/2023	80	£267.73	£44.62	£223.11	Viking - Printer toners and paper
05/06/2023	81	£2,073.44	£345.58	£1,727.86	Green Smile Ltd - Monthly grounds maintenance
12/06/2023	83	£93.60	£15.60	£78.00	Elite Playground Inspections - Quarterly Operational Insp
06/06/2023	84	£122.02	£5.81	£116.21	Octopus Energy - Electricity - Pavilion
02/06/2023	85	£3.00	£0.00	£3.00	Lloyds Bank (Card) - Monthly charge
12/06/2023	86	£36.60	£0.00	£36.60	Unity Trust Bank - Bank charges - Mar to Jun
14/06/2023	88	£50.00	£0.00	£50.00	C.Sandercott - Deposit return for 10.06.23 booking
15/06/2023	90	£1,866.00	£311.00	£1,555.00	Inclusive Play Ltd - Rainbow Chimes
12/06/2023	91	£103.94	£17.32	£86.62	Argos - Replacement mobile phone
13/06/2023	92	£36.00	£6.00	£30.00	Vodafone - Mobile Telephones - June
		£9,118.61	£948.61	£8,170.00	

Agenda Item 15



Twyford Parish Council

Full Council Meeting – 29th June 2023

Bank Balances as of 30th May 2023

Ordinary Accounts		Interest rate
Unity Trust C/A	£10,301.08	0.0%
Nationwide	£14,294.94	1.45%
Redwood (35 day notice)	£86,955.99	2.42%
Unity Trust (Instant Access)	£44,694.73	2.30%
Total	£156,246.74	

Agenda Item 16



Twyford Parish Council

Full Council Meeting – 29th June 2023

List of Regular Payments

Payee	Detail	Frequency
Direct Debits		
PWLB	Loan repayment	6 monthly
1 and 1 hosting	Website server hosting	Monthly
Octopus Energy	Electricity to Pavilion	Monthly
Octopus Energy	Electricity to Field	3 monthly
Business Stream	Water to pavilion	3 monthly
Business Stream	Water to field	6 monthly
Business Stream	Water to allotment	6 monthly
Plusnet	Broadband line HP	Monthly
Vodafone	Clerk & Asst Clerk mobiles	Monthly
ICO Data Protection	Annual data protection fee	Annual
Standing Order		
Employee Salaries	Salaries	Monthly
Winchester City Council	Business Rates	Monthly
BACS payments		
Employee Salaries	Salaries	Monthly
Employee & Councillor Expenses	Mileage	Monthly
HMRC	PAYE and NI	Monthly
HCC pensions	Staff Pensions	Monthly
Green Smile Ltd	Groundsman Northfields and Hunter Park	Monthly
Shoreland Network Ltd	Cricket square maintenance	Monthly
WCC	Dog poo bin collection	3 monthly
Wyatt Electrical	Caretaker for pavilion	Monthly
WIX	TNP website	Annual
HCC	Street Lighting	6 monthly
Individual hirers	return of deposits for sports and pavilion hire	
HALC	Membership to HALC	Annual
SLCC	Membership to SLCC	Annual
Parish Online	Subscription mapping tool	Annual
AdvantEdge	Accounts package and PC virus software	Annual
Twyford Parish Hall	Hire of hall for meetings	Monthly

Agenda Item 17

Health & Safety Policy:

<http://twyfordhants.org.uk/wp-content/uploads/2023/05/Twyford-H-S-Policy-v1.1.pdf>

Code of Conduct:

<http://twyfordhants.org.uk/wp-content/uploads/2023/05/Code-of-Conduct-May-2022.pdf>

Agenda Item 18

Standing Orders:

<http://twyfordhants.org.uk/wp-content/uploads/2023/05/Twyford-Parish-Council-Standing-Orders-April-2022.pdf>

Financial Regulations:

http://twyfordhants.org.uk/wp-content/uploads/2023/05/Twyford_PC_Financial_Regulations.pdf

Agenda Item 19



Twyford Parish Council

Complaints

Two complaints have been received by the Council in the time since the last full meeting of Council. These have been processed in accordance with the Council's adopted Complaints Policy. In accordance with that policy this report provides an update on these resolved written complaints.

Complaint 1

A written complaint was made to a Councillor. In accordance with the Complaints Policy, this was passed to the Clerk to process. The complaint was acknowledged on the 15th May 2023 and a Final Response provided to the complainant on 31st May 2023.

The Council is only able to investigate complaints which deal with maladministration and cannot deal with complaints for which there is a legal remedy or where legal proceedings already exist. Complaints relating to the conduct of an individual Councillor can only be investigated by the Monitoring Officer at Winchester City Council.

The complaint related to the dislike of a personal individual, a former councillor, against whom the complainant made allegations of unlawful behaviour. No specific information was provided in the complaint which would indicate maladministration by the Council. Accordingly, the complaint was not upheld. The complainant was advised to inform the Police with any information relating to a crime.

Complaint 2

A written complaint was received by the Clerk from a member of the public on the 2nd June 2023. This related to a person, who appeared to be acting on behalf of the Council, attending a property and talking with people in the property in respect of their obligations to maintain a hedge. In this case the persons concerned were the children of the owner of the property, as the owner was not present at the time.

The complainant was already in correspondence with his legal representatives and the Clerk regarding the matter of the hedge and had already taken steps to commence works to maintain it. He was at loss to understand this, apparent, escalation and that this person had arrived unannounced at his house and attempted to impress his perceived responsibilities onto his children. He felt this action was unwarranted and an intrusion and wanted to know who this person was and why they had visited.

I met with the complainant on the 12th June. He explained the situation that had occurred on the 2nd June. I explained that no person had been authorised by the Council to visit his house and discuss the matter. The complainant was unable to provide a detailed description of the person other than their assumed sex. I explained to complainant that in the absence of a fuller description of the person who visited his property or any other evidence, I would not be able to progress the complaint further.

Despite my own cursory investigations, no staff or Councillors have indicated that it was themselves that attended the property. The Complainant confirmed that they did not wish to pursue the matter further at this time.

J.P Matthews
Parish Clerk
21st June 2023

Agenda Item 23



Twyford Parish Council

M3, Junction 9 Improvement by National Highways

In February 2023, the Parish Council registered as an Interested Party into the Planning Inspectorate's Examination of the M3, J9 project by National Highways. The Parish Council's areas of interest in the scheme was registered as:

The Twyford Parish Council is very concerned about the diversion works proposed during phase 2 of the works. This relates to the increased use of the Hockley Cross Interchange (Junction 11) and its interface with the B3335 / A3090. National Highways have already acknowledged deficiencies in the operation of the traffic lights at this junction and the impact it has on pedestrians, cyclists and other users of the B3335.

Since a re-timing of the operation of traffic lights is required during the operation of the diversion route, along with a significant increase in volume of vehicles, the Parish Council is concerned that this will lead to a worsening of the impacts as a result of the deficiencies already identified.

In order to mitigate the effects of the J9 works, improvements to the operation of the traffic lights and road layout at the Hockley Cross Interchange (Junction 11) and its interface with the B3335 / A3090 must be carried out prior to the works commencing on the J9 improvements.

The Examination is now underway, and the Parish Council is asked to consider making representation on the Written Representations made by "Deadline 2" and also whether it wishes to register to wish to attend the Issue Specific Hearing 2 to be held on 1, 2 and 3 August 2023.

The Written Representations made as part of "Deadline 2" can be viewed at: [TR010055-000426-M3 Junction 9 Improvement Examination Library.pdf \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk/tr010055-000426-M3-Junction-9-Improvement-Examination-Library.pdf)

The examination Timetable can be accessed at [Examination timetable - M3 Junction 9 Improvement - National Infrastructure Planning \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk/examination-timetable-m3-junction-9-improvement-national-infrastructure-planning)

Any responses need to be made by the 17th July 2023.

J.P Matthews
Parish Clerk
22nd June 2023

Agenda Item 24



Twyford Parish Council

Crowd Funder Grant Application

Members are asked to consider whether it is appropriate that the Parish Council make an application to Crowd Funder for funding towards the replacement cricket training facilities at Hunter Park.

Crowd Funder and Sport England have a fund which closes on 24th August for which successful applications could receive up to £10,000 in matched funding.

“This investment aims to help community sport and physical activity groups crowdfunding for capital (building or refurbishment) works that will enhance places and spaces within their local area, to unite communities as part of the Birmingham 2022 Commonwealth Games.

Our match investment, of up to £10,000 is to help create or improve community sport facilities that will help to bring communities together and celebrate the Commonwealth Games. Projects should be driven by the community, for the community, to improve what is available and enable more people to be physically active.”

Crowd Funder advise that priority will be given to projects that are in the most deprived communities to ensure that matched investment reaches those most in need. This will be organisations that do one or both of the following:

- Deliver activity in areas experiencing social and economic deprivation, including rural communities
- Work with one or more of the following groups as a main focus:
 - Disabled people
 - Lower socio-economic groups
 - Culturally diverse communities
 - Young people aged 16-24
 - Older people aged 70+

The scheme will also support projects which do not meet these priorities; however they may reduce the level of match funding offered. Match funding will usually be in the range of 30-50% of the project target.

The Parish Council is confirmed as an eligible body to make an application. If an application is approved an offer will be made to match up to 50% of the total target. The offer will be valid for 4 weeks during which period a crowdfunding campaign must be launched.

Although the Council has not yet determined the extent of the scheme, the indicative costs of the project could be in the region of £14k to £31k. Taking for example a mid-range project cost of, say £22k, in order to receive a pledge from Crowd Funder the Parish Council must raise, initially 25% of the total cost with 100 supporters making a contribution, not including the Council as the Project Owners, or campaigning organisation, are not permitted to make large contributions as part of the crowd funding. The Council must be able to complete the project by 31st December 2023.

Agenda Item 25



Twyford Parish Council

Felling of dead Elm trees on Berry Lane

Cllr. Corcoran has submitted a motion under Standing Order 9 that:

“to authorise the Clerk to take the necessary action to have the dead elms on berry lane felled at the earliest opportunity in the interests of safety and amenity”

Background and Clerk’s comments.

Berry Lane is a popular public right of way from St Marys Church to the River Itchen. The lane is surrounded by land which has no registered owner. On the northern side of the site are approximately 8 dead Elm trees of varying ages.

The Parish Council has a power under section 4 of the Highway Act 1980 to maintain public footpaths and bridleways. However, in doing so, this does not remove the duty of a highway authority or other person to maintain the footpath. The Parish Council also has the power, under section 96 of the Act to maintain verges adjacent to the highway, but must seek consent from the Highway Authority, in this case HCC Countryside Services before commencing work.

If Council is minded to approve this work it is recommended that notices are displayed on site and sent to adjacent landowners informing them of the intention to carry out the works.



