

PLANNING

TWYFORD PARISH COUNCIL MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Held on Thursday 6th July 2023 at 7.30pm
in the Gilbert Room, Twyford Parish Hall.

Present:

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

In attendance:

The Clerk

Item	Business Transacted
P11/23	Chairman's Comments Cllr Lawton welcomed everyone to the meeting
P12/23	Apologies for Absence Apologies were received from Cllr. Hill
P13/23	Request for Dispensation and Declarations of Interest No requests for dispensation had been received. Cllr. Sellars declared an interest in application SDNP/23/02442/HOUS as he is the applicant.
P14/23	Approval of Minutes It was Resolved that the minutes of the meeting of the Planning Committee held on the 15 th May be approved and signed.
P15/23	Public Representation A member of the public outlined aspects of application for 2 The Crescent. A representative of Humphrey Farms Ltd. explained aspects of the application.
P16/23	Presentation on Twyford Neighbourhood Plan chapters. Item was deferred to a future meeting.
P17/23	It was Resolved to submit the following comments to the SDNPA on planning Applications received: Manton Hazeley Road Twyford Hampshire SO21 1PX SDNP/23/02442/HOUS No Objection Twyford School High Street Twyford Hampshire SO21 1NW SDNP/23/01466/FUL Recommend amendments to the application. With an increase in the number of pupils attending the school, this application will lead to a worsening of the current impact that vehicles to/from the site creates in the community. A travel plan is required for the site. An archaeological survey is required due to the location being in areas of historic interest and any trees removed during the work must be replanted. A fuller response based on these comments is attached in the appendices.

	<p>Hockley Golf Club Winchester Road Twyford Hampshire SO21 1PL SDNP/23/02125/FUL</p> <p>Objection – There will be significant harm to the landscape for a prolonged period. The travel route of vehicles means many will travel through the village and represents an unacceptable increase, somewhere in the region of 90%, in OGV2, type vehicles continuous over the 3 years of the work. The temporary access and frontage onto the B3335 can be improved and better mitigate the impact on the harm to the landscape. The archaeological report underplays some elements of historic importance relating to the old access to the common. A fuller response based on these comments is attached in the appendices.</p> <p>The Old Forge High Street Twyford Hampshire SO21 1RF SDNP/23/02636/FUL</p> <p>No objection in principle, but support comments made by Historic Environment Officer then detailed internal plans should be submitted with the application.</p> <p>Land North of Hazeley Road Twyford Hampshire SDNP/23/02340/FUL</p> <p>Support. The application layout has improved since the pre-application and the proposals are in accordance with the Twyford Neighbourhood Plan.</p> <p>Additionally, it was Resolved to approve holding a drop in event at the Parish Hall on the 22nd July 2023 to promote engagement with the community on application 02340/FUL and also the production and distribution of leaflets in the village promoting the event</p>
<p>P18/23</p>	<p>Planning decisions made and applications received in June 2023.</p> <p>The report was received and is attached in the appendices.</p>
<p>The meeting closed at 9.36pm.</p>	

Item P17/23

Twyford School – Car Park Development. 23/01466/FULL

The two car parks in the school property require improvement as does the north section of the school property where it borders Bourne Lane. These areas have been somewhat neglected. The design of the car parks, in particular the parent's section, will improve pedestrian safety and possibly the flow of traffic through the school grounds.

The school has steadily increased in pupil numbers and employees. In 2018 there were approximately 400 pupils and 100 employees (teachers and auxiliary). The PC was informed by the leadership of the school that this would be the level at which they wished to operate and further growth was not required. Under a new leadership regime current numbers have risen to 436 pupils and 120 employees. While there are some boarding pupils and residential staff amounting to about 10% of the number, the remaining 90% of pupils and employees arrive and depart from the school by car. This amounts to between 600 and 700 car movements in a day excluding the service deliveries and visitors. Consequently at peak times congestion occurs at the narrow school entrance on B3335 and on Bourne Lane upon departure. In recognition to the significant traffic issues, the school operates seven mini buses daily to bus pupils to school. The numbers making use of this service are not disclosed in the application although information received indicates that about 70 pupils per day are transported. No car sharing is promoted.

The PC cannot stifle business development but it can suggest that mitigation is vital to reverse the adverse issues arising from the growth of the school. The school is unlikely to increase its boarding provision further which means a reduction in daily traffic is required. The school does not have a travel plan and the PC recommends a comprehensive Plan is formulated and promoted actively to the school fraternity to pursue. Increased bussing and parental lift sharing arrangements ought to be at the heart of the Plan and looked at in a refreshed manner to facilitate their uptake that does not necessarily require significant expenditure by the school or create an undue burden to the parents. Once in operation it should be measured so that when further planning applications are submitted, any achieved mitigation can be assessed. The Travel Plan should be a produced and activated as a condition prior to approval being granted to this application.

A consequence of the increasing size and activity of the school is the increasing proportion of developed area and the consequent diminution of green space and removal of trees ; this has taken place cumulatively but without a master landscape framework being in place to guide development and to ensure that this and future developments are "landscape led". In this application there is to be further removal of trees without adequate compensatory planting

TPC Support its construction provided the following conditions are imposed/satisfied;

1. all car park lighting must be dark skies compliant, produce minimum light spill, have motion sensitive settings and be time restricted to no later than 8.30pm,
2. the removal of trees be limited to only that which is absolutely necessary in the Staff Car Park area and replanting to be undertaken,
3. the new hedgerows to be planted should contain mature plants and be supported by other planting of evergreen shrubs nearby to reduce any light penetration to the north and west,

4. an archaeological report is undertaken before commencement of work and findings are investigated and recorded,
5. a Travel Plan is produced and activated prior to approval being granted to incorporate regular monitoring .

Other issues

There are some other issues to be noted regarding the undertaking of unauthorised development by the school. In the last two years, three unapproved developments have taken place; the installation of non-compliant lights on the astro pitch and the construction of a road crossing on Bourne Lane by Orchard Close (both approved following retrospective applications), and within the conservation area, the installation of four 3 metre tall lights in the staff car park earlier this year. These may have contravened the “No dig” zones outlined in the already published arboreal report. The lights might not be dark skies compliant and require checking as light spillage is noted by the neighbouring residences.

Hockley Golf Club - SDNP/23/02125/FUL

Summary TPC would support this application but only if the matters set out below are addressed, until then TPC Objects .

- 1 Twyford Parish Council acknowledges the helpful briefings they have received from the Golf Club in the lead up to this application.
2. TPC is well aware of the need to manage water resources to address climate change and acknowledges the multiple benefits arising from the recovery of water from rainfall and its storage so as to provide year-round irrigation, so reducing the need to abstract from the aquifers of the Itchen Valley
3. TPC objected to early ideas forwarded in discussion that involved a much larger volume of spoil laid, circa 450,000 cubic metres, resulting in high ground being raised at least 10 metres. TPC is pleased that see that this proposal is much smaller.
4. The previous scheme and the drafts shown to TPC included a building as part of these proposals. The new building appeared to be an essential facility for a modern golf driving range /practice. It is not included in the current application [QUERY: is the existing building to be retained?], but still appears to be an aspiration of the Club, possibly to follow as a second application. TPC believes any additional building needs to be considered together with the ground raising in this application to assess the cumulative impact and in particular the height of any building on the newly raised base platform and its visibility.
5. The tipping of waste in this proposal is a significant development and activity in its own right. However, it is not identified as such in the application. TPC believes the tipping of 140,000 cubic metres fails to be considered under the Minerals and Waste Local plan; it should be treated as such independently of the after use i.e. driving range, creation of downland and water recovery and storage. TPC notes that the minerals and waste aspect of this proposal was one of the reasons for it being called in by the National Park authority for its own determination.
6. TPC further notes that none of the supporting documentation addresses the policies set out the Hampshire Minerals and Waste local plan 2013. The Planning statement makes no mention of it. This is a fundamental omission. The applicant should be required to address it before the application is progressed.

This is currently one ground for TPC's objection.

7. TPC also notes that the applicant's case does not explain why the water saving proposals which are at the heart of this application could not be achieved by an alternative less intrusive ways where is less impact on the landscape, i.e., with less or even no tipping.

8. If affordability is the reason for the importing of fill, then the application should be on an open book basis to demonstrate that no more fill is imported than is needed for the to achieve this objective.

9. TPG recognises that Hockley Golf Course is of high-quality and status in the golfing world. It is used by many local people. Although it is recognised as a recreation facility in the Twyford Neighbourhood Plan, it is however a private members club so its community function, as indicated in the TNP, is limited.

10. TNP has identified the whole area of Hockley Golf Course as being of high nature conservation and archaeological value which is supported by an evidence base. It is not clear whether the Archaeology and Historic landscape reports have utilised TNP's evidence.

The proposal

The proposal involves both temporary and permanent works.

Temporary works to last over a three-to-four-year period comprising of;

1. the importing of 140,000 cubic metres of spoil by OGV2 vehicles
2. the consequent altering of existing ground levels over an extensive area.
3. the creation of a temporary haul road
4. the construction of two large compounds to control and screen tipped material.
5. the formation of bunds of topsoil.

All of this will involve heavy machinery operating on the exposed hillside during this period.

Permanent works comprise of;

1. raising of ground levels over a 12 hectare area
2. creation of pond/reservoir
3. creation of driving platform
4. creation of a practice area
5. creation of downland with grassland habitat
6. new access road with sight lines creating an engineered high-quality access to B 3335
7. tree felling

Assessment of impact

Harm will be caused to the natural beauty of the National Park in the following ways.

A. Effects of Temporary activity

The tipping will last for three to four years. During this period there will be severe harm caused by intensive activity over the area being tipped with lorries machines and the dumping of spoil excavations and other engineering works. All of this activity is taking place on the slopes forming the side of the Itchen Valley will be visible over a wide area from multiple public viewpoints. Some of the tipping is to take place on the top of the slope. The harm caused will be severe.

Harm will also result the change from the natural ground levels to one determined by Golf requirements.

The change of the agricultural access to a permanent high quality engineered access with sight lines the changes of ground levels within the site together with felling of trees and the creation of an internal service road will also cause harm during the construction phase. This harm is severe and will be aggravated by the intensive use of the access by heavy lorries and engineering equipment.

B. Permanent Effects

The permanent effects result firstly from ground raising, the formation of the pond/reservoir and the changes in land in land use. TPC agrees with the applicant and the Landscape officers that the scheme is broadly sympathetic to the surrounding contours and in the long term that any harm is slight. The creation of the pond and of the grassland habitat is a potential enhancement.

Policy considerations

TPC agrees only in part with the policy assessment and considers it inadequate as it does not address.

- Minerals and Waste Policy
- The exceptional circumstances test in SDLP 26 and in TNP SB2 for development in the countryside.

Minerals and Waste policy matters:

TPC suggests the following approach:

Policy 4 indicates that there should be no waste deposited in the National Park except in exceptional circumstances. It gives four considerations to be taken into account when considering exceptional circumstances which appear to be only of marginal help in this case.

However, Policy 30 could clearly be of help in supporting this application as it supports disposal of construction demolition and excavation waste where there is a beneficial outcome such as infrastructure creation, also to be satisfactory mitigation. It is not clear if this applies within National Parks.

It should be noted that both SDLP Policy 25 and TNP SB2 both make development in the countryside subject to exceptionally/special circumstances tests which are not defined in either plan.

TPC acknowledge that the recovery of water from rainfall and its storage so as to provide year-round irrigation thereby reducing the need to abstract from the aquifers of the Itchen Valley is a major benefit. However, as TPC has noted the public benefit of this activity is otherwise slight and the Club has not demonstrated whether the same result could be achieved by less intrusive methods.

TPC consider that there are other issues which this application raises which also need to be addressed and these are:

- A. lack of a sustainable transport policy. The club appears to be almost entirely car dependent with no proposals for encouraging other means of transport. The purpose of this application appears also to be to encourage greater use of the club and its facilities so this should include steps to of reduce dependence upon the private car. TPC and the Highway Authority have been promoting a new cycleway from Twyford to Winchester along the B3335. The club can contribute to this in two ways firstly by ensuring adequate width adjacent to the carriage way by widening the footpath to at least three metres and secondly by a financial contribution to the construction costs.
- B. the increase of OGV2 lorry traffic through the village along B 3335. During the construction/tipping period TPC acknowledges the potential for access being via the M3 and the partial avoidance of the B3335. However much of the waste removal is likely to come from the many housing construction sites to the south and east for which the B3335 is the only realistic route. The likely increase in lorry traffic through the village centre needs to be considered cumulatively with the impact of other proposals both approved and planned which will affect the village and which will require mitigation. Environmental/traffic safety improvements are currently planned by the Highway Authority subject to finance. Financial contribution should be made to these proposals by the applicants.
- C. The Club has discussed with the SDNPA wardens the management of the Golf Course to protect and enhance its nature conservation and archaeological value of the golf courses estate However the plan is an informal document and has not been part of any more

formal agreements Because of the exceptional value of the course for both Nature Conservation and archaeology this document should be formalised and agreed with the planning authority a following appropriate consultation.

Objection – There will be significant harm to the landscape for a prolonged period.

Conclusion

If these three matters in addition to the water saving measures proposed are considered together. TPC consider they would comprise “ exceptional circumstances” and so would support consent being granted.

However, until

1. Additional information is provided on the following;
 - a. The effectiveness of this method of water collection
 - b. The need for fill to deliver the water collection objective
 - c. the waste operations,
2. The Minerals plan policies are addressed,
3. the exceptional circumstances tests are properly addressed,
4. The matters proposed in A – C above are agreed.

TPC OBJECTS to the application as;

- 1 it will cause harm to the natural beauty of the SDNP,
2. it proposes waste disposal in the National Park contrary to Policy 4 of the Minerals and Waste local plan,
3. it is contrary to policies SDNPA 25 and TNP SB 2 and Minerals and Waste local Plan Policy 30 in that it has not shown exceptional circumstances why this proposal for development in the countryside should be permitted,
4. it will cause harm to the village by the additional heavy OGV2 lorry traffic,
5. it fails to make provision for non-car use.

Item P18/23

Planning Update – Planning Committee July 2023

Applications Determined in June 2023

We would like to apply to have a Lawson Cypress tree removed in our back garden. The tree is now over 10 metres tall and is blocking out a significant amount of light to the house and in the back garden in which we would like to lay some lawn and plants which currently this tree is restricting. I have attached several images which indicate where the tree is located.

Greetwell Segars Lane Twyford Winchester Hampshire SO21 1QJ

Ref. No: SDNP/23/O2014/TCA | Received: Thu 11 May 2023 | Validated: Thu 11 May 2023 | Status: No Objection

discharge of condition 4 and partial discharge of condition 5 of planning application SDNP/22/O3463/HOUS
Hockley House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/23/O1879/DCOND | Received: Thu 04 May 2023 | Validated: Thu 04 May 2023 | Status: Split Decision

Non material amendment to planning application SDNP/22/O3463/HOUS – GF extension to side of annex made smaller and roof adjusted accordingly. Kitchen rooflight made a little wider. GF overhang (to the rear) roof falls / detail added. Side window to bedroom 3 reinstated. Replacement balustrade to existing balcony added. New insulated render to the 2 walls around the existing balcony added. Replacement roof to bedrooms 4 and 5, flat roof removed and simple pitch roof created with the ridge raised. Rooflight at head of main stairs revised.

Hockley House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/23/O1809/NMA | Received: Thu 27 Apr 2023 | Validated: Thu 27 Apr 2023 | Status: Approved

Replacement doors to the garden room, west side

Twyford House High Street Twyford Hampshire SO21 1NU

Ref. No: SDNP/23/O1623/LIS | Received: Mon 17 Apr 2023 | Validated: Mon 17 Apr 2023 | Status: Approved

(Amended) Alterations and extensions to existing dwelling including landscaping and associated works in connection with the development

Geneina Lodge Bourne Fields Twyford Hampshire SO21 1NY

Ref. No: SDNP/22/O5537/FUL | Received: Mon 28 Nov 2022 | Validated: Mon 28 Nov 2022 | Status: Approved

REFURBISHMENT/REPLACEMENT HOUSE

Cedarwood Park Lane Twyford Winchester Hampshire SO21 1QS

Ref. No: SDNP/22/O5375/PRE | Received: Tue 08 Nov 2022 | Validated: Tue 08 Nov 2022 | Status: Insufficient Fee

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/O5205/FUL | Received: Tue 08 Nov 2022 | Validated: Tue 08 Nov 2022 | Status: Application Withdrawn

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/O5206/LIS | Received: Tue 08 Nov 2022 | Validated: Tue 08 Nov 2022 | Status: Application Withdrawn

Internal alterations

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/22/O3677/LIS | Received: Fri 05 Aug 2022 | Validated: Fri 05 Aug 2022 | Status: Application Withdrawn

Applications Validated in June 2023

discharge of conditions 8,9 and 10 of planning application SDNP/22/O5537/FUL

Geneina Lodge Bourne Fields Twyford Hampshire SO21 1NY

Ref. No: SDNP/23/O2631/DCOND | Received: Mon 26 Jun 2023 | Validated: Mon 26 Jun 2023 | Status: Pending Consideration

T1, Fraxinus Excelsior. (Ash) Reduce back the horizontal stem leaning towards the car storage area. Reduce back to boundary line. This stem is heavily weighted beyond the normal conformity of what this specie of tree can contend with. The tree consists of two stems forming from what was once a coppice which has signs of including bark. The second stem is to have a crown reduction of up to 3m (vertical stem). This is to help balance out the upper canopy due to canopy entanglement with the neighbours Quercus & Acer.

Dolphin House Hazeley Road Twyford Hampshire SO21 1PT

Ref. No: SDNP/23/O2610/TCA | Received: Fri 23 Jun 2023 | Validated: Mon 26 Jun 2023 | Status: Pending Consideration

Removing the external fire escape stair and providing a new internal stair at the rear raising the roof.

Manton Hazeley Road Twyford Hampshire SO21 1PX

Ref. No: SDNP/23/O2442/HOUS | Received: Tue 13 Jun 2023 | Validated: Tue 13 Jun 2023 | Status: Pending Consideration

Development of a sustainable irrigation system, including water storage pond; enhancement to driving range practice facility.

Hockley Golf Club Winchester Road Twyford Hampshire SO21 1PL

Ref. No: SDNP/23/O2125/FUL | Received: Fri 19 May 2023 | Validated: Mon 05 Jun 2023 | Status: Pending Consideration

Extend and resurface existing car parking areas for staff and visitors. Install new lighting to extended car parking areas.

Twyford School High Street Twyford Hampshire SO21 1NW

Ref. No: SDNP/23/O1466/FUL | Received: Wed 05 Apr 2023 | Validated: Fri 09 Jun 2023 | Status: Pending Consideration