

# PLANNING

## TWYFORD PARISH COUNCIL MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Held on Thursday 5<sup>th</sup> October 2023 at 7.30pm  
in the Gilbert Room, Twyford Parish Hall.

**Present:**

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

**In attendance:**

The Clerk

Item	Business Transacted
P19/23	<b>Chairman's Comments</b> Cllr Lawton welcomed everyone to the meeting
P20/23	<b>Apologies for Absence</b> Apologies were received from Cllr. Mitchell
P21/23	<b>Request for Dispensation and Declarations of Interest</b> No requests for dispensation had been received.
P22/23	<b>Approval of Minutes</b> It was <b>Resolved</b> that the minutes of the meeting of the Planning Committee held on the 6 <sup>th</sup> July be approved and signed.
P23/23	<b>Public Representation</b> A member of the public addressed the committee on his proposals to carry out modifications and an extension to his property. He was aware that the property had a recent history of planning applications which had caused concern and therefore appreciated the opportunity to engage with the council at an early stage on these proposals. A planning application would be submitted in the near future.
P24/23	It was <b>Resolved</b> to submit the following comments to the SDNPA on planning Applications received:  Knighton Park Lane Twyford Hampshire SO21 1QU SDNP/23/03651/HOUS No objection  Twyford House Cottage Old Rectory Lane Twyford Winchester Hampshire SO21 1NS SDNP/22/01286/LIS & SDNP/22/01264/HOUS No Objection, but request that the mature hedge adjacent to the property and the public footpath is conserved and protected by way of a condition.  Cob Cottage Manor Road Twyford Hampshire SO21 1RJ SDNP/23/03945/HOUS Objection: The total size of the extension appears large may exceed SD31. The western boundary of the site slopes with the adjacent neighbour thus the total height of the building appears large and dominating and impacts on the neighbouring property.

	<p>Humphrey Farms Ltd Hazeley Road Twyford Hampshire SO21 1QA SDNP/23/01689/FUL</p> <p>Objection: Parish Council considered the applicants response to earlier representations and modified plans. A detailed response is contained in the appendices.</p> <p>Twyford School High Street Twyford Hampshire SO21 1NW SDNP/23/03578/TCA</p> <p>No Objection</p>
<p><b>P25/23</b></p>	<p><b>Planning decisions made and applications received in July &amp; September 2023.</b></p> <p><b>The report was received</b> and is attached in the appendices.</p>
<p>The meeting closed at 9.36pm</p>	

## Item 25/23

### Planning Update – Planning Committee October 2023

#### Applications Determined in July 2023

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 1.5m (vertical stem). This is to help balance out the upper canopy due to canopy entanglement with the neighbours Quercus & Acer. (Amended)

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: No Objection

discharge of condition 8 of planning application SDNP/22/O5952/HOUS

The Roman Villa Roman Road Twyford Winchester Hampshire SO21 1QW

Ref. No: SDNP/23/O2064/DCOND | Received: Mon 15 May 2023 | Validated: Mon 15 May 2023 | Status: Split Decision

Single storey side extension and associated alterations, attic conversion and associated alterations.

Ravenhurst Hazeley Road Twyford Hampshire SO21 1PX

Ref. No: SDNP/23/O1617/HOUS | Received: Tue 18 Apr 2023 | Validated: Tue 18 Apr 2023 | Status: Approved

Erection of 20 residential dwellings with associated access, parking and landscaping

Land adjacent to Village Hall Hazeley Road Twyford Winchester Hampshire SO21 1QY

Ref. No: SDNP/23/O1044/PRE | Received: Wed 08 Mar 2023 | Validated: Wed 08 Mar 2023 | Status: Statutory Application submitted

Demolition of an existing rear conservatory and construction of a new single storey rear extension. Conversion and extension of an existing garage to habitable accommodation.

2 Woodland Drove Main Road Twyford Moors Hampshire SO21 1EX

Ref. No: SDNP/23/O0245/HOUS | Received: Thu 19 Jan 2023 | Validated: Thu 19 Jan 2023 | Status: Approved

#### Applications Determined in August 2023

Non material amendment to planning application SDNP/22/O5980/HOUS

Cedarwood Park Lane Twyford Hampshire SO21 1QS

Ref. No: SDNP/23/O2951/NMA | Received: Thu 13 Jul 2023 | Validated: Thu 13 Jul 2023 | Status: Approved

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: Application Withdrawn

discharge of conditions 3 and 4 of application SDNP/21/O2939/LIS and condition 3 of application SDNP/21/O2938/HOUS

Twyford House High Street Twyford Hampshire SO21 1NU

Ref. No: SDNP/23/O1622/DCOND | Received: Mon 17 Apr 2023 | Validated: Mon 17 Apr 2023 | Status: Approved

Erection of two-storey side extension and provision of new windows to existing house

Green Downs Hazeley Road Twyford Hampshire SO21 1PY

Ref. No: SDNP/23/01210/HOUS | Received: Mon 20 Mar 2023 | Validated: Tue 11 Apr 2023 | Status: Approved

### **Applications Determined in September 2023**

Silver birch tree in the back garden of 3, Army Row Cottages – reducing height and bringing it back to a more manageable size as per previous successful planning applications. We would like to reduce the tree by 1 to 1.5m min all round to be consistent with the previous planning permit.

**3 Army Row Cottages High Street Twyford Hampshire SO21 1NW**

Ref. No: SDNP/23/03293/TCA | Received: Mon 07 Aug 2023 | Validated: Fri 11 Aug 2023 | Status: No Objection

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 dead trees of varying ages and it proposed to remove all of these dead trees.

**Street Record Berry Lane Twyford Hampshire**

Ref. No: SDNP/23/02902/TCA | Received: Wed 12 Jul 2023 | Validated: Wed 12 Jul 2023 | Status: No Objection

discharge of condition 5 of planning application SDNP/22/03463/HOUS – Timber framed sash windows and Timber framed casement windows

**Hockley House Church Lane Twyford Hampshire SO21 1NT**

Ref. No: SDNP/23/02736/DCOND | Received: Fri 30 Jun 2023 | Validated: Fri 30 Jun 2023 | Status: Approved

## Item 24/23

### SDNP/23/01689/FUL

Thank you for the request for the Twyford Parish Council (TPC) to be consulted on this application. This letter sets out further the Parish Council's response. These comments are additional to TPC's earlier response.

1. TPC notes the additional information supplied, with some to be presented and some requests disputed.
2. TPC notes the changes to the application in respect of moving two buildings, alterations to parking and additional tree planting.
3. TPC notes the applicant's agreement in respect of the use of the hub and of public access to it.
4. TPC notes the offer to contribute in respect of highway contributions and cycleways.
5. TPC notes that's the applicant defends his position in respect of the following issues raised by TPC;
  - a) landscape harm: the loss of trees within the development,
  - b) hours of operation,
  - c) the need for additional traffic information,
  - d) development outside defined BE2 boundary
  - e) flooding on the Hazeley Road,
  - f) the extent to which the applicant is entitled to rely on previous consents,
6. Matters raised by TPC still not addressed;
  - a) cumulative impact of traffic,
  - b) TNP Policy MA 2
7. In addition, there are further points at issue in respect of footpaths and highway impact raised by consultees.

#### **Comments on the above in order:**

##### **1. Additional information**

TPC welcome the applicant's willingness to make changes to the plan and to respond positively to TPC and residents concerns as well as to the LPA's.

##### **2. Matters raised by the Highway Authority**

Foot access along Hazeley Road. TPC strongly supports the extension of the existing footpath along Hazeley Road from Bourne Lane, at least, to the furthest dwelling. The increase in traffic from the expanded estate will add to the existing hazard to pedestrians who need to walk to and from their homes. The highway verge provides sufficient space for a footpath.

Pedestrian and cycleway provision from B3335 Whites Lane to HEP. Additional land provided to facilitate the improvement of the current informal path should be made available and a contribution to the upgrading of this access to enable its use for both cyclists and pedestrians.

Highway improvements. TPC are very pleased with the agreement to contribute to infrastructure improvements. TPC has met the applicants and explained the way TPC are seeking to tackle the congestion at the centre of the village at the junction of the Hazeley Road with B3335.

The measures include;

- a) Provision of car park extension (land acquisition, formation of car park including drainage works, provision of charging points,)
- b) Traffic management study to coincide with delivery of extra car parking,
- c) Delivery of recommended measures (adjustments to carriageways/footpaths, parking control, signage etc),
- d) Pedestrian crossings on B3335,
- e) Flood mitigation works.

All of these items are included in policies and programs. TPC is leading on Item a) which is a TNP project with the landowner's cooperation. TPC will initiate Items b) and c) when the site for the car park is available. Items d) and e) are HCC responsibility and are progressing with strong TPC support.

These proposals aim to reduce the harm to the area and to the residents that is being experienced from the multiple users of the village centre. With the likelihood of an increase of HEP traffic using the village centre, the applicant stands to benefit from these developments.

#### **6a. Landscape: the loss of trees within the development**

See TPC's comments: the loss of internal trees is regrettable especially the semi mature ones planted to ameliorate the internal landscape and providing that function. There is clear harm to the landscape.

#### **6b. The hours of working**

See TPC's comments and objection. Residents have been subjected to unrestricted hours of work at the mill for over 40 years. There will be many more firms here and far more employees. The location of this larger commercial area within the village needs to respect the essential residential nature of the community. TPC strongly support the EHO's recommended hours of work as set out in their response.

#### **6c. the need for additional traffic information**

See TPC 's comments. TPC support the need for additional up to date information on traffic issues as required by the Highway Authority

#### **6d Development outside the BE2 boundary**

**Car Parking south of present mill.**

TPC does not accept the Applicant's justification either on fall-back or previously developed land. The approved application for the Care Home shows this land as garden with a small part of building extending on to it. The permitted use of that consent was for a Care Home not a commercial car park. The claim that it was previously developed land is inaccurate. Much of the land was covered with vegetation and trees acting as a screen to the mill. These were removed relatively recently with parking provided south of the newly installed metal barrier, possibly without planning approval. Reference Google Earth aerial and Street View images.

In addition, this area of land extends beyond the TNP BE2 boundary, the boundary being not disputed by the applicant during the formation of the TNP. It therefore cannot be part of the curtilage of the mill.

No further case for this breach of Policy has been put forward, for instance based on parking need.

If extra parking is needed there are 60 spaces available in the now vacated Northfield premises until recently occupied by Hampshire County Council and part of the complex and in the same ownership. The test of demonstrating exceptional circumstances required by SDLP and TNP SB2 has not been met.

### **The Hub**

TPC does not accept the Applicant's justification on the previously developed land. A strategically planted group of trees have been removed to accommodate it with no justification provided. It clearly fails the development plan tests required by SDLP SD 25 and TNP SB2. The Master plan should be revised accordingly by locating the Hub within the BE2 boundary.

### **The Temporary Car Park**

TPC note the justification and rely on our previous comments.

All three areas are contrary to the Development Plan

### **6e. Flood mitigation. Justification for financial contribution**

Refer to Item 5. Historically Hazeley Road has been closed when flooding occurs. The aim of the flood mitigation scheme is not only to protect the village centre but to keep Hazeley Road open thereby benefitting the Enterprise Park.

### **6f. Excessive reliance on fall-back position by applicants.**

TPC note the extent to which the applicants rely on previously approved schemes to create a fall-back position which is to their advantage, and which might justify their avoidance of;

- a) additional infrastructure required to accommodate the scale of increase in activity proposed,
- b) the application of the up-to-date policies within the Twyford Neighbourhood plan in particular BE 1 and BE2,

This approach is clear to be seen in the supporting letter of Pro Vision dated 31st July 2023, re-emphasizing that which is taken in the earlier supporting documents submitted by the applicant.

There is however a whole raft of other material considerations which must be weighed in the balance in assessing this application. TPC addressed this issue in earlier comments, repeated here for ease of reference.

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

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

As the “fall-back position” is such a key plank in the applicant’s justification for not contributing to the improvement of local infrastructure, TPC requests that WCC secure legal advice as to the extent to which it restricts the Planning Authority’s discretion in securing vital mitigation.”

TPC would now add the following material considerations:

- I. 5. The Twyford Neighbourhood Plan accepted that the land was committed for commercial development and drafted its policy taking into account the outstanding consents as is made clear in the supporting text.
- II. 6. Policies BE1 and BE 2 both apply. BE 1 cover all, “proposals for new business development (including...the redevelopment of sites or premises” BE 1 limits the type of development permitted under Policy SD 34 to categories a-d and g only.
- III. 7. Policy 34 imposes a series of limits on the type of new employment, a matter not addressed by the applicant.
- IV. 8. TPC has a series of proposals for mitigating the current shortcomings in infrastructure. TNP policy IDC 1 gives clear support to the assessment of proposals on the basis their impact on current infrastructure deficiencies not the hypothetical or historical deficiencies.

## **7. Matters raised by TPC still not addressed;**

- a) Cumulative impact of traffic

TPC have drawn the attention of the SDNPA to the cumulative impact of current proposals on the Hazeley Road Junction and the B 3335. These are listed in TPC’s main comments. All these separate proposals are moving forward.

- b) TNP Policy MA 2. Refer to TPC comments for objection regarding access via northern route.
- c) The need to consider land which forms part of the BE2 commercial area and to ensure it can be integrated into the current plan in particular Northfields House and its associated land. Northfields House and its associated 60 car parking spaces is now vacant. It was the offices for the farm complex and the parking was for the whole of the farming enterprise. Its redevelopment appears imminent. Access is currently via Northfields Road, a private road serving housing as well. The road is narrow and has a substandard junction with the main housing estate road. Provision should be made for the Northfields Road access to be closed and altered to the main entrance on Hazeley Road.