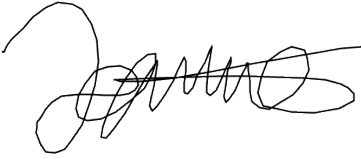


Dear Councillor,

I hereby summon you to attend a meeting of the **PLANNING COMMITTEE** on Thursday 5th February 2026 at 7:30 PM, to be held at Gilbert Room, Twyford Parish Hall, SO21 1QY

Yours sincerely,



J.P. Matthews
Clerk to the Council

1 Chairman's Comments

2 Apologies for Absence

To receive apologies for absence.

3 Dispensation under Section 33 of the Localism Act 2011

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 Declarations of Interest on agenda items

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, 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 Approval of Minutes of previous meeting

To approve as a correct record and authorise the signing of the minutes of the Planning Committee meeting held on 8th January 2026.

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 Planning Applications - For Consultation

To consider and make comments on the under mentioned planning applications received from the Director of Planning, South Downs National Park Authority.

SDNP/25/05135/HOUS / SDNP/25/04875/LIS

Twyford House High Street Twyford Hampshire SO21 1NU

<https://links.twyfordhants.org.uk/4a9isiZ>

Amendments to the outbuilding works previously approved and the addition of PV solar panels concealed on a flat roof and an ASHP heating and heat recovery ventilation system to reduce the energy consumption of the building

SDNP/25/04317/LIS

4 Hockley Cottages Winchester Road Twyford Hampshire SO21 1PJ

<https://links.twyfordhants.org.uk/4qrkQYx>

Removal of front door and frame , and replace with like-for-like, hardwood door and frame (copied from originals) with braces and hinges.

SDNP/25/03972/HOUS

16 Churchfields Twyford Hampshire SO21 1NN

<https://links.twyfordhants.org.uk/4k4Rk94>

Single Storey rear extension

SDNP/26/00256/LIS

Twyford Lodge Church Lane Twyford Hampshire SO21 1NT

<https://links.twyfordhants.org.uk/4q6NwWs>

Like for like replacment of existing timber windows and external doors.

8 Planning Applications - Recent Decisions and Applications Received

To receive and note a report on recent planning decisions made and any applications received by the SDNPA (*attached*).

9 Planning Applications - Updates

To Note updates to existing planning applications, appeals and enforcement matters:

a) **SDNP/25/04975/HOUS** - 8 Churchfields

Application in progress. Applicant has been asked to provide updated plans.

b) **SDNP/24/02546/FUL** - Church Farm House, Church Lane.

The Planning Officer has been asked to clarfiy which doucment in the application have been superceded.

10 Planning Policy Matters

South Downs Local Plan Review

To consider how to contribute towards design parameters for Land north of Hewlett Close allocation of around 15 dwellings.

11 Councillor Training

To receive an update on training opportunities.

Agenda Item 8

Applications Decided in January 2026

Discharge of conditions 18, 25 and 27 of planning consent SDNP/23/01689/FUL
Hazeley Enterprise Park Hazeley Road Twyford Hampshire SO21 1QA

Ref. No: SDNP/25/04921/DCOND | Received: Wed 10 Dec 2025 | Validated: Wed 10 Dec 2025 | Status: Approved

T1: Silver Birch: Crown lift canopy to a height of between 8-10m to allow view from river from the house and minimise shading. T2: Willow tree: reduce by between 4-6ft to make a more manageable height for re-pollarding in the future.

Mill Cottage Shawford Road Shawford Hampshire SO21 2BP

Ref. No: SDNP/25/03999/TPO | Received: Mon 06 Oct 2025 | Validated: Mon 20 Oct 2025 | Status: Approved

South Downs Land Availability Assessment Site Assessment Proforma

REF: WI056	Site Name: Land north of Hewlett Close
Settlement	Twyford
Parish	Twyford
Ward	Colden Common and Twyford
District	Winchester
County	Hampshire
Current Use	Grassland
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site was previously assessed as having low-to-medium landscape sensitivity. The site is surrounded by mature trees on three sides (including protected trees along its north and west boundaries) and is open to views from existing residential development adjacent to the south. The site is relatively flat, although a change in gradient (and the proximity of the protected trees) in the north area means that development should be focused to the south and centre of the site.	
Suitability	Yes
The site is adjacent to existing residential development and is well-screened on three sides. The site may be allocated as open space in the Twyford NDP (see Policy CPI) and the SHLAA (2016) commented that the site appears to provide open space for surrounding permitted developments. Notwithstanding the above, the officer site visit in June 2023 found the site to be gated off to public access. Given the above and the findings of the landscape assessment, the site is considered suitable subject to further investigation about open space potential either on or adjacent to the site.	

Availability	Is the site available?
The site was promoted during the 2022 Call for Sites and is available for development.	Yes

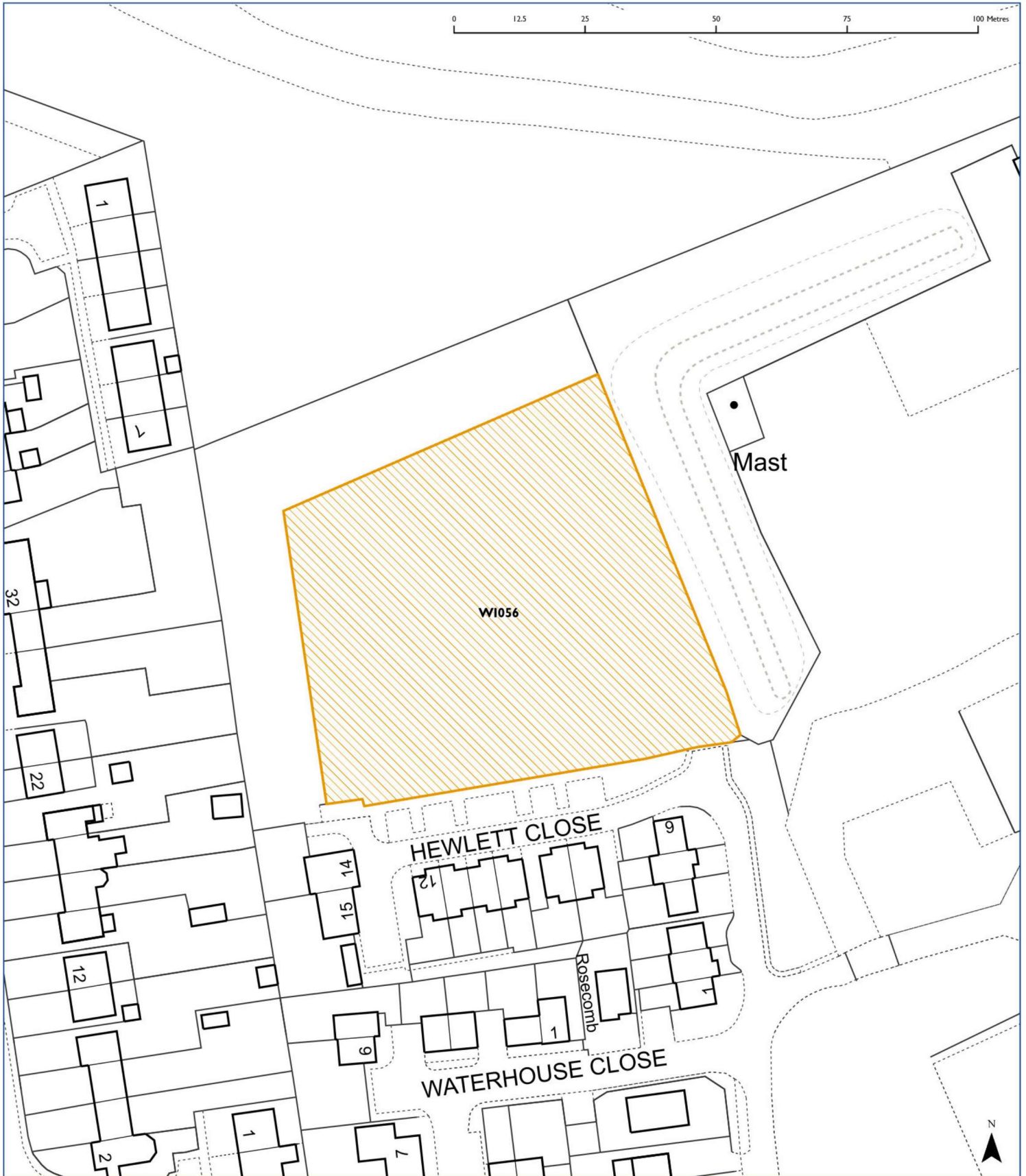
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.5	15 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential