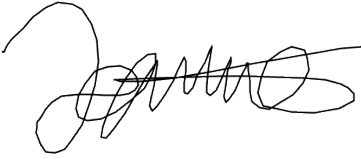


Dear Councillor,

I hereby summon you to attend a meeting of the **PLANNING COMMITTEE** on Thursday 8th January 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 20th November 2025.

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/25/04653/HOUS

Rose Cottage Segars Lane Twyford Hampshire SO21 1QJ

<https://links.twyfordhants.org.uk/4pUF0uf>

Add Bay window to existing front sitting room. This will match the bay window on the front of the house off kitchen

SDNP/25/04975/HOUS

8 Churchfields Twyford Hampshire SO21 1NN

<https://links.twyfordhants.org.uk/4q9e8Xq>

Replace a single storey rear element with a modernised open-plan single storey extension whilst reconfiguring the existing convoluted layout to accommodate a loft extension.

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/24/02686/FUL - Hockley Golf Club -

Outcome: Appeal Allowed and Permission Granted

b) SDNP/22/04058/FUL - The Sanctuary , Manor Farm Green, Twyford, Hampshire, SO21 1RA

Outcome: Appeal Allowed and Permission Granted

c) SDNP/25/00477/COU - Enforcement investigation into Alleged unauthorised subdivision of land.

Outcome - No further action at this stage.

10 Planning Policy Matters

To receive and consider:

a) South Downs Local Plan Review

[Land Availability Assessment - South Downs National Park Authority](#)

b) National Planning Policy Framework (NPPF) Update

[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#)

11 Councillor Training

To consider planning management and policy training requirements for Councillors.

Agenda Item 8

Applications Decided in December 2025

T1: Removal of Conifer located near to house and overhanging neighbouring property. The tree is not in-keeping with the immediate area, as well interfering with the growth of the hedge. It also limits side access to the house, and is impeding the growth of a more aesthetically pleasing Yew tree in next doors property.

Alta High Street Twyford Hampshire SO21 1RG

Ref. No: SDNP/25/04176/TCA | Received: Thu 16 Oct 2025 | Validated: Mon 20 Oct 2025 | Status: No Objection

2 storey rear/side extension

Martins High Street Twyford Hampshire SO21 1RG

Ref. No: SDNP/25/04167/HOUS | Received: Thu 16 Oct 2025 | Validated: Thu 16 Oct 2025 | Status: Approved

Discharge of condition 3 of planning consent SDNP/23/02637/LIS

The Old Forge High Street Twyford Hampshire SO21 1RF

Ref. No: SDNP/25/01376/DCOND | Received: Fri 28 Mar 2025 | Validated: Mon 31 Mar 2025 | Status: Approved