

# PLANNING COMMITTEE

TWYFORD PARISH COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Thursday 5th February 2026 at 7:30 PM  
In the Gilbert Room, Twyford Parish Hall, SO21 1QY.

Those present :

Chairman : Cllr. C. Mitchell

Councillors : Cllr. S. Cook, Cllr. C. Corcoran, Cllr. A. Forder-Stent, Cllr. C. Hill, Cllr. R. Sellars

\* Attended remotely

**P34/25 Chairman's Comments**

The Chairman welcomed everyone to the meeting.

**P35/25 Apologies for Absence**

Apologies have been received from Cllr. S. Pullen

**P36/25 Dispensation under Section 33 of the Localism Act 2011**

There were no requests.

**P37/25 Declarations of Interest on agenda items**

There were no further declarations.

**P38/25 Approval of Minutes of previous meeting**

**Resolved:** To approve and sign the minutes of the Planning Committee meeting held on 8th January 2026.

**P39/25 Public Representation**

There were no representations.

**P40/25 Planning Applications - For Consultation**

**Resolved:** to submit comments for the following applications:

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

Twyford House High Street Twyford Hampshire SO21 1NU

No Objection.

**SDNP/25/04317/LIS**

4 Hockley Cottages Winchester Road Twyford Hampshire SO21 1PJ

The comments of the Conservation Officer are noted, however the Council has no objection to this application.

**SDNP/25/03972/HOUS**

16 Churchfields Twyford Hampshire SO21 1NN

No Objection.

**SDNP/26/00256/LIS**

Twyford Lodge Church Lane Twyford Hampshire SO21 1NT

No Objection.

**P41/25 Planning Applications - Recent Decisions and Applications Received**

**Received and Noted:** a report on recent planning decisions made and applications received by the SDNPA.

**P42/25 Planning Applications - Updates**

**Received and Noted:**

Updates on the following planning matters:

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

Application in progress. Planning Officer has advised that the 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The Planning Officer has been asked to clarify which documents in the application have been superseded.

**P43/25 Planning Policy Matters**

**Members considered how** to contribute towards design parameters for Land north of Hewlett Close allocation of around 15 dwellings, which is to be included in the updated South Downs Local Plan which is due to have it's Regulation 19 consultation in May and June of 2026.

It was resolved that the key aspects are how the site connects with active travel routes northwards towards PRow 16, which is a bridleway, and the provision of open space. Discussion also took place regarding the access road and its ability to handle additional traffic especially if the adjacent site at Northfields House is redeveloped.

**P44/25 Councillor Training**

**Noted:**

The Clerk is still looking into options for in-person training for the committee members.

*Meeting closed at 8.35pm*

## **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

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

<b>Landscape Assessment</b>	<b>Is the site suitable?</b>
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.	
<b>Suitability</b>	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.	

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

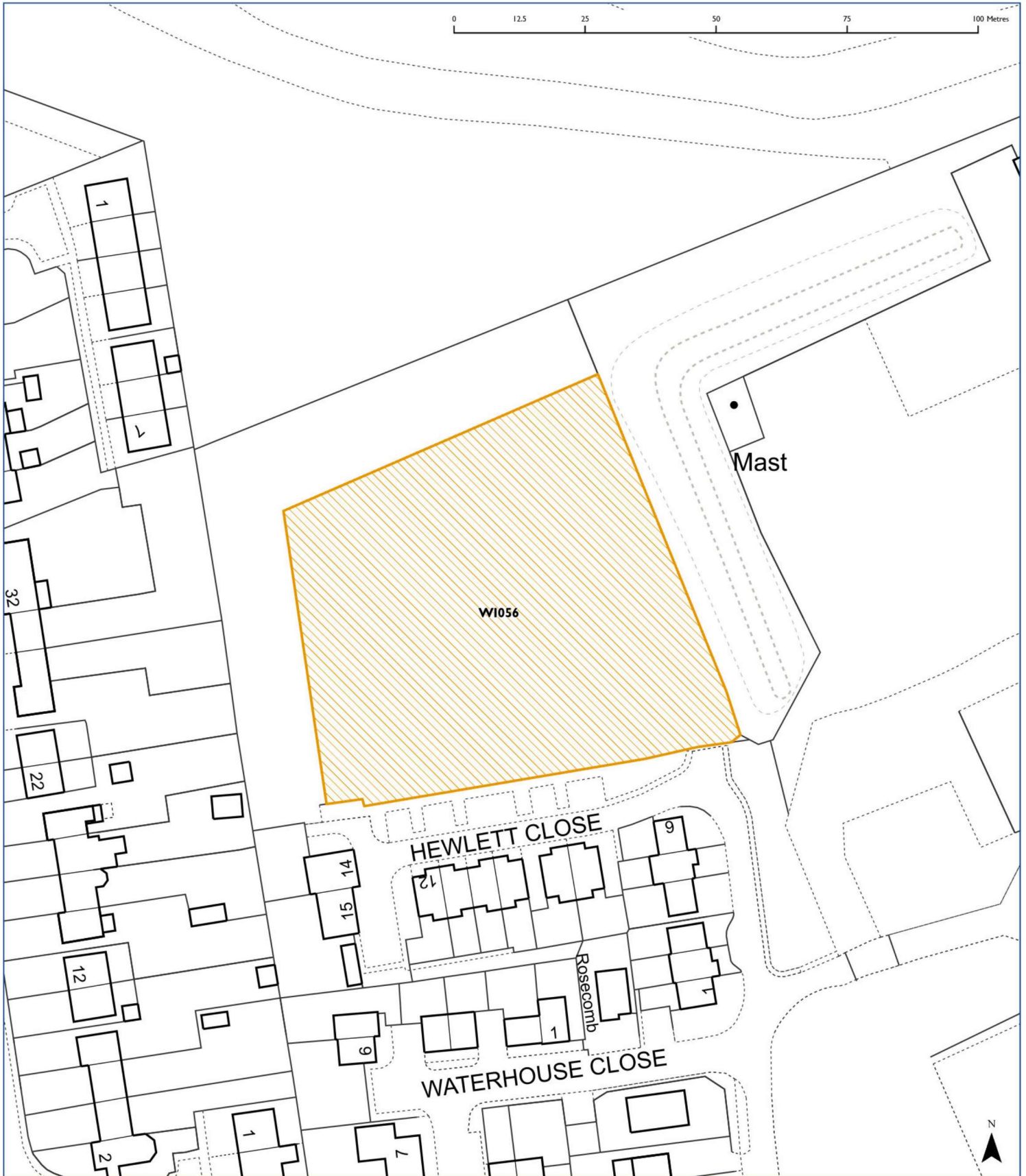
<b>Achievability</b>	<b>Is the site achievable?</b>
There is no reason to indicate why development on the site is not achievable.	Yes

<b>Assessment Recommendation</b>	Has Potential
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<b>Reason for Rejection</b>
Not applicable.

<b>Site Area (ha)</b>	<b>Estimated Yield</b>
0.5	15 dwellings

<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
X		



 Has Potential