

PLANNING COMMITTEE

TWYFORD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Thursday 8th January 2026 at 7:30 PM
In the Gilbert Room, Twyford Parish Hall, SO21 1QY.

Those present :

Chairman : Cllr. C. Mitchell

Councillors : Cllr. C. Hill, Cllr. S. Pullen, Cllr. R. Sellars

Officers : - Clerk/RFO

* Attended remotely

P23/25 Chairman's Comments

The Chairman welcomed everyone to the meeting.

P24/25 Apologies for Absence

Apologies have been received from Cllr. C. Corcoran

P25/25 Dispensation under Section 33 of the Localism Act 2011

There were no requests.

P26/25 Declarations of Interest on agenda items

There were no further declarations.

P27/25 Approval of Minutes of previous meeting

Resolved: To approve and sign the minutes of the Planning Committee meeting held on 20th November 2025.

P28/25 Public Representation

There were no representations.

P29/25 Planning Applications - For Consultation

Resolved: to submit comments for the following applications:

SDNP/25/04653/HOUS

Rose Cottage Segars Lane Twyford Hampshire SO21 1QJ

The site is located within the Conservation Area. An extension to the original host building was approved in 2019, but which left the original building intact and distinct from the modern extension. The original building is present on the first edition of the OS maps.

The proposal is to build a 6 metre long bay window extension across the frontage of the original building which will match the window style in the modern extension. Whilst the property is not a listed building, it has some architectural merit and is located within Twyford Conservation Area, therefore any alterations or additions should be sympathetic to the character of the area. The addition of the modern bay window across the length of the original building is not sympathetic to the original building and does not enhance its appearance within the Conservation Area.

The proposed extension is less than 10 metres from the adjacent property and is not clear whether the installation of larger windows closer to that adjacent property will impact on the amenity of that property.

It also appears that the construction of the extension will require the removal of the hedge fronting the property and there are no details within the application as to whether this hedge will be replanted.

SDNP/25/04975/HOUS

8 Churchfields Twyford Hampshire SO21 1NN

Council is concerned about the design of loft extension and therefore objects to this element of the proposals.

The roof changes look over the field to the rear and are a dominating feature as the house is on high ground. There are multiple views of the dwelling from the public rights of way on both upper (footpath 12) and lower (footpath 10) church paths and this proposed extension will be highly visible from these footpaths which also border the Conservation Area. The proposed changes will break up the established roof lines of the estate. Much more modest roof conversions have taken place on nearby properties.

P30/25 Planning Applications - Recent Decisions and Applications Received

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

P31/25 Planning Applications - Updates

Received and Noted:

Updates on the following planning matters:

a) Hockley Golf Club - The Appeal was allowed. The Hearing took place over two days on 25th November. Members noted that there are a significant number of conditions attached to the application and looked forward to receiving the details of these as they are discharged.

b) SDNP/22/04058/FUL - The Sanctuary , Manor Farm Green, Twyford, Hampshire, SO21 1RA. The Appeal was allowed. Members noted that there are a number of conditions attached to the application including one which only permits the use of the accommodation to be occupied for holiday purposes between April and October.

c) SDNP/25/00477/COU - Strawberry Field. Enforcement investigation into Alleged unauthorised subdivision of land. No further action would take place at this time. Members also noted that Pre Application had been provided in respect of the land which confirmed that the principle of development would not be supported.

P32/25 Planning Policy Matters

Received and Noted:

a) South Downs Local Plan Review Land Availability Assessment - South Downs National Park Authority. Members asked that the land North of Hewlett Close allocation be a subject on the next meeting of the Planning Committee.

b) National Planning Policy Framework (NPPF) Update.

P33/25 Councillor Training

Resolved:

Clerk to investigate opportunities for Councillor training in Planning Management. Members also thought it would be beneficial to bring back to the committee from time to time certain applications so that members could consider permissions granted and their impact when implemented.

Meeting closed at 9.00pm

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