

PLANNING COMMITTEE

TWYFORD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Thursday 7th May 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. S. Pullen, Cllr. R. Sellars

* Attended remotely

P53/25 Chairman's Comments

The Chairman welcomed everyone to the meeting.

P54/25 Apologies for Absence

There were no Apologies.

P55/25 Dispensation under Section 33 of the Localism Act 2011

There were no requests.

P56/25 Declarations of Interest on agenda items

There were no further declarations.

P57/25 Approval of Minutes of previous meeting

Resolved: To approve and sign the minutes of the Planning Committee meeting held on 5th March 2026.

P58/25 Public Representation

There were no representations.

P59/25 Planning Applications - For Consultation

Resolved: to submit comments to the Local Planning Authority for the following applications:

Eaton House Bourne Fields Twyford Hampshire SO21 1NY

Ref. No: SDNP/26/00630/HOUS

No Objection

Sunnyside School Road Twyford Hampshire SO21 1QQ

Ref. No: SDNP/26/00483/HOUS

The amended plans have reduced the overall size of the proposed structure and this has addressed the concerns that the Parish Council raised with the previous plans which were considered to be overbearing.

Dunblane Hazeley Road Twyford Hampshire SO21 1PY

Ref. No: SDNP/26/01511/HOUS

The application does not contain a Landscape Plan, however the proposals include the removal of a hedgerow fronting the property and highway. The Council requests that the hedgerow is either retained or replanted with an appropriate specie.

P60/25 Planning Applications - Recent Decisions and Applications Received

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

Planning Applications - Updates**Land South of Longdown House Watley Lane Twyford Hampshire SO21 1QX**

Ref. No: SDNP/26/00714/APNB

Members considered this application which had been determined by the Planning Authority as permitted development and therefore did not require a full application.

The Full Council in April 2025 had also considered a representation for a licensing application for the same site for the sale of alcohol.

Members also noted the map which had been submitted with the licensing application for the area to be licensed, of approx. 1 hectare which included reference to 'tent' and 'picnic' and a separate parcel which included the location of a bonded warehouse. Members were also advised that if a premises licence has on sales then the Live Music Act 2012 would be in place, meaning that both amplified and unamplified music could be played.

Members considered both the planning and licensing documents noting that both were separate matters.

The application sought permitted consent only for the erection of an agricultural barn for storage of vineyard machinery and equipment, housing and processing of vineyard products and storage of processed products. Additionally, it would house facilities for the processing of grapes into wine, including sorting, pressing, and initial fermentation, which are critical steps in the production cycle.

There was a general view that the details in the permitted development application and the licensing application differed from that which the Full Council had received a representation from the applicant on 23rd April 2026 who advised that grapes would be imported into the site from another location some 8 or 9 miles by road and wine production would take place off site at Alresford. Irrespective of what the applicant may have verbally advised, members felt they must assume that the maximum use of licensed area and activity as set out in the applications could be reasonably be expected and that representations must be made on that basis.

It was Resolved to:

- a) Submit a representation to the South Downs National Park Authority expressing disappointment that the Parish Council had not been consulted on the APNB application and drawing to attention that the use of the site appears to be different to that set out in the APNB which sought permitted development consent only for the erection of an agricultural barn for storage of vineyard machinery and equipment, housing and processing of vineyard products and storage of processed products.
- b) In addition to the licensing representation agreed by Full Council on 23rd April, to add supplementary information relating to the disproportionate size of the area to be licensed, the use of the site for playing of music and to include suggested mitigations including that the licence area be reduced and the opening hours for public be limited to 1 day per month.

Meeting closed at 8.43pm

Agenda Item 8

Applications Decided in March & April 2026

Discharge of condition 6 of planning consent SDNP/25/01559/HOUS

Maple Cottage Drove Close Twyford Hampshire SO21 1QN

Ref. No: SDNP/26/00796/DCOND · Received: Fri 27 Feb 2026 · Validated: Fri 27 Feb 2026 · Status: Approved

Agricultural building.

Hare Farm Hare Lane Twyford Hampshire SO21 1FR

Ref. No: SDNP/26/00739/APNB · Received: Tue 24 Feb 2026 · Validated: Tue 24 Feb 2026 · Status: No Objection

To support the vineyard business.

Land South of Longdown House Watley Lane Twyford Hampshire SO21 1QX

Ref. No: SDNP/26/00714/APNB · Received: Mon 23 Feb 2026 · Validated: Mon 23 Feb 2026 · Status: No Objection

T1 Birch - Reduce height by up to 3m & reduce radial spread as per previous permission
3 Army Row Cottages High Street Twyford Hampshire SO21 1NW

Ref. No: SDNP/26/00449/TCA · Received: Wed 04 Feb 2026 · Validated: Mon 16 Feb 2026 · Status: No Objection

Addition of wrought iron handrails either side of the stone steps leading up to the front door of the house

Bridge House Finches Lane Twyford Hampshire SO21 1QF

Ref. No: SDNP/26/00418/LIS · Received: Tue 03 Feb 2026 · Validated: Tue 03 Feb 2026 · Status: Approved

To conduct routine pruning to small crab apple tree, to an established pear tree and to boundary hedges. To remove unnecessary growth and maintain good health of the trees. Trimming/shaping under a meter.

Cedarwood Park Lane Twyford Hampshire SO21 1QS

Ref. No: SDNP/26/00428/TCA · Received: Tue 03 Feb 2026 · Validated: Mon 16 Feb 2026 · Status: No Objection

Amendments to the outbuilding works previously approved under application ref:

SDNP/21/02939/LIS 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.

Twyford House High Street Twyford Hampshire SO21 1NU

Ref. No: SDNP/25/05135/HOUS · Received: Mon 29 Dec 2025 · Validated: Mon 29 Dec 2025 · Status: Approved

(AMENDED PLANS 04.02.26) To replace a single storey rear element with a modernised open-plan single storey extension whilst reconfiguring the existing convoluted layout to accommodate an extension within an underutilised loft space.

8 Churchfields Twyford Hampshire SO21 1NN

Ref. No: SDNP/25/04975/HOUS · Received: Tue 16 Dec 2025 · Validated: Mon 22 Dec 2025 · Status: Approved

Amendments to the outbuilding works previously approved under application ref SDNP/21/02939/LIS 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.

Twyford House High Street Twyford Hampshire SO21 1NU

Ref. No: SDNP/25/04875/LIS · Received: Mon 08 Dec 2025 · Validated: Mon 29 Dec 2025 · Status: Approved

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

4 Hockley Cottages Winchester Road Twyford Hampshire SO21 1PJ

Ref. No: SDNP/25/04317/LIS · Received: Mon 27 Oct 2025 · Validated: Mon 19 Jan 2026 · Status: Application Withdrawn

T1: Single Ash with signs of die back. Permission to fell due to close proximity to stable area and declining condition. T2: Trifurcated Ash. 3 stems which overhang the stable area, and are exhibiting signs of die back. They have an excessive lean, and offer minimal pruning points to substantially reduce the weight back into. It's removal would mitigate the risk of failure, and allow the large single stem Ash directly behind it to continue growing.

Segars Farm Segars Lane Twyford Hampshire SO21 1QJ

Ref. No: SDNP/26/01189/TCA · Received: Thu 26 Mar 2026 · Validated: Tue 31 Mar 2026 · Status: No Objection

We are proposing to replace the patio at the back of the house. We had a sewage leak at the back door. The man hole was underneath the patio so the drainage company had to lift the patio to find the man hole cover. It was very badly damaged and letting in silt and soil etc. which caused the blockage. The patio was broken into pieces when they were lifting it and now we have exposed soil pipes and unusable back door entry to garden. I have two young children so need to get this fixed ASAP. The patio was really badly laid previously, very uneven and lots of weeds between the flags, so no membranes beneath. Also not done in a period appropriate type of paving. We would like to put down a much more period appropriate patio of pale tumbled cobble block paving. Which is what a Georgian service-yard would have had originally. The other alternative is similar to York stone, it is called "Fossil Mint" which is a pale sandstone and also period appropriate.

Wing House High Street Twyford Hampshire SO21 1NU

Ref. No: SDNP/26/01098/LIS · Received: Thu 19 Mar 2026 · Validated: Tue 24 Mar 2026 · Status: Application Withdrawn

To demolish existing front, side and rear single storey substandard elements. To infill and develop a new entranceway porch, develop a replacement 2.5-storey side extension, single storey rear extension, internal reconfiguration and refurbishment works, and associated landscaping works.

Orchard House Manor Road Twyford Hampshire SO21 1RJ

Ref. No: SDNP/26/00868/HOUS · Received: Wed 04 Mar 2026 · Validated: Wed 04 Mar 2026 · Status: Approved

T1: Pear- Fell to ground level. - The tree is very oversized for the garden, and blocks a lot of light from the house. - It also has a huge amount of ivy growing through it, and has had 2 failed branches recently. It is suspected the tree is mainly being supported by the ivy and may well have basal cavities.

Little Oram Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/26/00682/TCA · Received: Fri 20 Feb 2026 · Validated: Tue 24 Feb 2026 · Status: No Objection

T1 & T2 - 2x lime trees in front, pollard to recent points, carried out last in 2020 - reason - too large and historic maintenance already carried out T3 - purple plum - reduce all over by 2-3 metres to tidy - reason - messy and growth since 2020 and touching buildings n.b. trees can be clearly seen from road way / the avenue

Sarsen Stone The Avenue Twyford Hampshire SO21 1NJ

Ref. No: SDNP/26/00653/TPO · Received: Wed 18 Feb 2026 · Validated: Tue 24 Feb 2026 · Status: Approved

Discharge of conditions 4, 5 and 7 of planning consent SDNP/24/04058/HOUS

Barn Cottage High Street Twyford Hampshire SO21 1RF

Ref. No: SDNP/26/00625/DCOND · Received: Mon 16 Feb 2026 · Validated: Mon 16 Feb 2026 · Status: Approved

We are doing routine tree maintenance, which has not been done for more than 30 years. The tree surgeon has suggested this As for the thin percentage 10/20% Crown raise by 3/4 meters Branch reduction by 25% Three Lime trees - Reduce by up to 4 metres to previous reduction points, crown lift by 3-4m. (Amended)

Sunnyside High Street Twyford Hampshire SO21 1RG

Ref. No: SDNP/26/00533/TCA · Received: Tue 10 Feb 2026 · Validated: Mon 16 Feb 2026 · Status: No Objection

Change of Workshop roof tile from clay to slate to match the main dwelling. Remove existing velux windows and install a single window along the rear elevation.

Bag End High Street Twyford Hampshire SO21 1NW

Ref. No: SDNP/25/04857/HOUS · Received: Fri 05 Dec 2025 · Validated: Thu 26 Feb 2026 · Status: Approved

Increase in height and conversion of stables to 4 holiday lets (Revised Application)

Street Record Hare Lane Twyford Hampshire

Ref. No: SDNP/22/02181/FUL · Received: Wed 04 May 2022 · Validated: Wed 04 May 2022 · Status: Approved