

PLANNING COMMITTEE

TWYFORD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Thursday 20th November 2025 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. C. Hill, Cllr. S. Pullen, Cllr. R. Sellars

7 Members of the public

Officers : - Clerk/RFO

* Attended remotely

P13/25 Chairman's Comments

The Chairman welcomed everyone to the meeting.

P14/25 Apologies for Absence

No Apologies were received.

P15/25 Dispensation under Section 33 of the Localism Act 2011

There were no requests.

P16/25 Declarations of Interest on agenda items

There were no further declarations.

P17/25 Approval of Minutes of previous meeting

Resolved: To approve and sign the minutes of the Planning Committee meeting held on 2nd October 2025.

P18/25 Public Representation

A member of the public addressed the committee in relation to SDNP/24/02546/FUL. They highlighted a lack of community engagement by the applicant on the proposals which would have a substantial visual impact on the appearance of a wide area, with little benefit to the wider community. The plans were not clear on features such as embankments in the western meadow which could be alien features in the landscape which has been materially unaltered in several hundred years. On the proposed bridges, they felt the proposed replacement for the 'sleeper bridge' was of unsympathetic design and with large solid walls could attract graffiti, it was also questionable whether the bridge was needed at all as the previous one has been derelict for many years.

A second member of the public also spoke with objections to SDNP/24/02546/FUL drawing attention to the impact on adjacent properties all of which are listed buildings in the Conversation Area, the use of contemporary materials, the retractable bridge being highly visible and high above the waterline and concerns about using Berry Lane as access route during construction.

P19/25 Planning Applications - For Consultation

Resolved: to submit comments for the following applications:

SDNP/25/03999/TPO

Mill Cottage Shawford Road Shawford Hampshire SO21 2BP

No Objection

SDNP/24/02546/FUL

Church Farm House Church Lane Twyford Hampshire SO21 1NT

The Council objected to these previous applications and remains concerned about the updated proposals. The application is complex and can be broken in separate parts, each with areas of concern; The Garden Proposals and impact on the Conservation Area, The Meadow Field and its apparent radical change in use and conflict with adjoining meadow landscape, the replacement

bridge design and installation of an additional bridge, and the general impact of access arrangements. A fuller representation on these matters will be submitted by the Clerk.

SDNP/25/04167/HOUS
Martins High Street Twyford Hampshire SO21 1RG

No Objection

SDNP/25/01383/HOUS
The Garden House Highbridge Road Twyford Moors Hampshire SO21 1RL

The Council supported the original application and these changes do not alter that position.

P20/25 Planning Applications - Recent Decisions and Applications Received

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

P21/25 Planning Applications - Updates

Received and Noted:

Updates on the following planning matters:

a) Hockley Golf Club - Appeal to heard on 25th November 2025. TPC's representation was submitted to the Planning Inspectorate on 22nd August 2025. APP/Y9507/W/25/3367752 and Cllr. Corcoran will attend the hearing in Midhurst.

b) SDNP/22/04058/FUL - The Sanctuary , Manor Farm Green, Twyford, Hampshire, SO21 1RA Appeal to be dealt with by written representations/ TPC's representation was submitted to the Planning Inspectorate on 23rd October 2025

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

P22/25 Correspondence

1) Received and Noted: A letter response from the SDNPA regarding interpretation of Twyford Neighbourhood Plan polices in relation to planning applications in Twyford.

2a) Received: An update on a planning application on Mortimers Lane, Eastleigh for 245 homes, noting it would be going to committee for a decision on 10th December.

2b) Resolved: To submit an objection to the scheme citing concerns about increased traffic on B3335 and requesting a contribution towards pedestrian crossings on the B3335 in Twyford if the application is approved.

Meeting closed at 9.25pm