

PLANNING COMMITTEE

TWYFORD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Thursday 2nd October 2025 at 7:30 PM
In the Gilbert Room, Twyford Parish Hall, SO21 1QY.

Those present :

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

* Attended remotely

P01/25 Election of Chairman for the meeting

It was Resolved to appoint Cllr. Corcoran as the Chairman for the meeting.

P02/25 Chairman's Comments

The Chairman welcomed everyone to the meeting.

He noted that this was first full meeting of the committee since March 2025 which was the last to have been chaired by Cllr. Waine Lawton whose death was announced earlier in week.

He paid tribute to Mr Lawton and his extraordinary service given to the council over the last 14 years.

The committee then held one minute's silence as mark of respect.

P03/25 Apologies for Absence

Apologies have been received from Cllr. C. Mitchell

P04/25 Dispensation under Section 33 of the Localism Act 2011

There were no requests.

P05/25 Declarations of Interest on agenda items

There were no further declarations.

P06/25 Approval of Minutes of previous meeting

Resolved: To approve and sign the minutes of the Planning Committee meeting held on 6th March 2025.

P07/25 Public Representation

A member of the public addressed the committee in relation to SDNP/25/02173/FUL.

The member of the public highlighted a number of issues to which they objected in relation to the application. These included a lack of parking provision both on and off site, the lack of turning space for vehicles, the blocking of an easement, the lack of explanation as to how the building would be constructed and accessed on such a constrained site and errors within the documentation submitted with the application.

P08/25 Planning Applications - For Consultation

Resolved: to submit comments for the following applications:

SDNP/25/02173/FUL

Land adjacent to Ian James Hair and Beauty Queen Street Twyford Hampshire SO21 1QG

Object.

Following the Council's initial objection in July 2025, some further information has been provided by the applicant.

An earlier application was approved for this site in 2017, to which the Parish Council objected.

In the time which has elapsed, during which that approved application timed out, the planning policy framework for the area has substitutionally changed. The South Downs Local Plan was adopted in 2019 and the Twyford Neighbourhood Development Plan in 2022.

The design of the proposals are consider are consider and not in keeping with the historic vicinity

and the information limited to a character assessment is somewhat limited. It is considered the proposals are harmful to the setting of the listed building and harmful to Conservation Area.

Furthermore there is no assessment of the practicalities of how the parking arrangements would work, swept path etc and also ensure how the parking does not impinge on private access arrangements to the rear of the adjacent properties. In this situation the Council understands that part of the red lined site is not available for development due to third party access rights.

SDNP/25/03658/TPO

Hockley Golf Club Winchester Road Twyford Hampshire SO21 1PL

No objection to T1 and T2. However it is unclear how many trees to which G1 applies. The affect of such proposals on the entire group would be significant. In the absence of such information Council places a holding objection due to insufficient information.

P09/25 Planning Applications - Recent Decisions and Applications Received

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

P10/25 Planning Applications - Updates

Received and Noted:

Updates on the following planning applications:

- Hockley Golf Club - Appeal to heard in November 2025. TPC's representation was submitted to the Planning Inspectorate on 22nd August 2024. APP/Y9507/W/25/3367752
- Land at High Street (south of Colleton House) - SDNP/23/04351/FUL. Refused. No Appeal submitted.
- Land adjacent to Hare Lane (3 x eco pods) - SDNP/22/02180/FUL. Appeal Dismissed

Received: A notification of an Appeal SDNP/22/04058/FUL, The Sanctuary , Manor Farm Green, Twyford, Hampshire, SO21 1RA

Resolved:

To submit a written representation for SDNP/22/04058/FUL prior to 23rd October 2025

P11/25 Planning Policy Matters

Received and Noted: Information relating to the Winchester District Local Plan.

The information related to the independent Planning Inspectorate publishing her finding following an examination. The plan can now proceed to its next stage.

The Chairman noted that the Bushfields site, which the Parish Council had objected to, remained an allocation in the Plan.

P12/25 Correspondence

Received and Approved: A letter response to the SDNPA regarding interpretation of Twyford Neighbourhood Plan policies in relation to planning applications in Twyford.

Members also supported the inclusion of references to the Appeals of applications considered earlier in the meeting.

Meeting closed at 9.03pm