

PLANNING COMMITTEE

TWYFORD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Thursday 4th June 2026 at 7:30 PM
In the Gilbert Room, Twyford Parish Hall, SO21 1QY.

Those present :

Chairman : Cllr. C. Corcoran

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

2 members of the public

Officers : - Clerk/RFO

* Attended remotely

P1/26 Appointment of Chairman

Resolved: Cllr. Corcoran to Chair the meeting

P2/26 Apologies for Absence

There were no Apologies.

P3/26 Dispensation under Section 33 of the Localism Act 2011

There were no requests.

P4/26 Declarations of Interest on agenda items

There were no further declarations.

P5/26 Approval of Minutes of previous meeting

Resolved: To approve and sign the minutes of the Planning Committee meeting held on 7th May 2026.

P6/26 Public Representation

A member of the public, the agent for SDNP/26/01744/HOUS, addressed the committee and walked through the proposed plans for the application. Some clarifications on certain aspects of the application were made by members of the committee.

P7/26 Planning Applications - For Consultation

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

5 The Crescent Twyford Hampshire SO21 1NL

Ref. No: SDNP/26/01744/HOUS

No Objection

Alice Cottage Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/26/01679/LIS

Granary Cottage Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/26/01755/HOUS

No Objection

10 Churchfields Twyford Hampshire SO21 1NN

Ref. No: SDNP/26/01999/HOUS

The Council makes the following comments in relation to the roof components of this application.

a) The rear and side elevation drawings of the rear dormers appear in a freehand format and do not give the assurance that ridge of the proposed dormers is below the ridgeline of the existing building.

b) The front elevation indicates 3 large rooflights which appear out of character with existing frontages of the street scene which is generally of unmodified roofscapes. One or two properties have modestly sized one or two rooflights.

P8/26

Planning Applications - Recent Decisions and Applications Received

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

P9/26 Applications - Updates

Received: Notice of Hearing on 8th June 2026 to determine the following licensed premises application. Longdown Vineyard LLP, Longdown House, Watley Lane, Twyford, Winchester, Hampshire, SO21 1QX

Resolved: That Cllr. Cook attend the Hearing and present the Council's representation, as previously circulated to members of Full Council, and contained in Appendix 2 of the WCC Licensing Sub Committee agenda pack.

P10/26 Planning Policy Matters

Members considered documents relating to the South Downs Local Plan, Regulation 19 consultation

Resolved: That an objection is made to the inclusion of Housing Site SDA80 Land north of Hewlett Close because the design policy for the site does not address the road access from B3335, Shipley Road and Northfields junctions, does not take account of existing open spaces adjacent to the site and does not include a footpath link north from the site towards White Lane. A masterplan for the site allocation should be produced and also include land under the same ownership to include the open space south of the site and adjacent former car park at Northfields House.

Resolved: That Cllr. Corcoran produces further text related to the SDLP emerging policies and compatibility with Twyford Neighbourhood Plan for consideration at the next meeting of Full Council.

P11/26 Land Use Matters

Proposals made by Forestry England to the establish new woodland on Park Farm were considered.

Members received some written comments which had been submitted to the committee.

Resolved: That the following topics are used to create and submit a representation to the consultation being undertaken by Forestry England on the new woodland.

- 1) There is a requirement to formalise the surfacing of some access routes within the forest to ensure suitability for walkers cyclists and horse riders. This could be achieved by considering appropriate surfacing for the 'core' forest track routes.
- 2) The location is within the setting of the River Itchen. The Council support the reduction of nitrates and phosphates and, this opportunity should be exploited.
- 3) There is sufficient existing ancient woodland to support the introduction and restoration of native woodland as a preference to timber production. The central areas of the forest of conifer trees would lead to dense and dark areas and be unattractive. The planting of native trees is financially justified by the offset against the nitrate neutrality objectives.
- 4) There is no recognition of the ancient Bishops Park, later Twyford Park, which was established in around 1200. This area forms a fundamental part of the new woodland, the name for the woodland should reflect this historic connection rather than an undocumented incident with an aeroplane which has no connection with the landscape of the setting or the immediate communities of the new woodland.
- 5) The naming of the new woodland should have formed part of a meaningful consultation process instead of being imposed on the community.

Meeting closed at 9.59pm