

PLANNING COMMITTEE

TWYFORD PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Thursday 3rd September 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. S. Pullen, Cllr. R. Sellars

5 members of the public

Officers : - Clerk/RFO

* Attended remotely

P12/16 Chairman's Comments

The Chairman welcomed everyone to the meeting which was the first after the summer break.

P13/26 Apologies for Absence

There were no Apologies.

P14/26 Dispensation under Section 33 of the Localism Act 2011

There were no requests.

P15/26 Declarations of Interest on agenda items

Noted: Cllr. Cook declared a personal interest in application 03031/CND as she knows the applicants. Cllr. Pullen declared a personal and prejudicial interest in application 03178/FUL as he is a neighbour of the application site and had submitted a representation to the Local Planning Authority.

P16/26 Approval of Minutes of previous meeting

Resolved: Approval as a correct record and authorise the signing of the minutes of the Planning Committee meeting held on 4th June 2026.

P17/26 Public Representation

A member of the public addressed the committee in relation to 02974/HOUS and raised concerns of the closeness to their property of the raised terrace part of the application.
A second member of the public spoke in relation to 02546/FUL. He was concerned that whilst the application has been modified he was surprised that some of the consultees now appeared fully supportive of the proposals, having previously objected. He felt that aspects relating to the design and mass of buildings continue to be inappropriate in the sensitive setting of listed buildings and the Conservation Area.

P18/26 Planning Applications - For Consultation

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

Cllr. Cook left the meeting and did not participate in this item.

Down End Bourne Lane Twyford Hampshire SO21 1NX

Ref. No: SDNP/26/03031/CND

Council notes the changes to the design with no comments to make.

Cllr. Cook rejoined the meeting.

4 Churchfields Twyford Hampshire SO21 1NN

Ref. No: SDNP/26/02974/HOUS

Council objects to the extension of the terraced area element of this application. The increase in size is likely to create significant issues of directly overlooking of the adjacent Public Right of Way as well as the immediate neighbours properties all of which are around 10 metres distant from the proposed enlargement of the terrace. A sensitive redesign could reduce this impact.

Cllr. Pullen left the meeting and did not participate in this item.

Twyford Methodist Church The Drove Twyford Hampshire SO21 1QL

Ref. No: SDNP/26/03178/FUL

Council makes the following objections to this application. The building is identified in the Twyford Neighbourhood Plan, policy CP2, as a community building and this is subject to the tests in SDLP policy SD43. It is not considered that the robust evidence required by SD43 to support a change of use has been provided with the application in order to justify the change.

In respect of the design, the parking space for a single vehicle does not show a swept path analysis set out how the vehicle will enter and exit the site within the red line boundary of the application site. There is a potential risk of overlooking of adjacent properties through the installation of the rooflights in both the front and rear of the building, especially when the level of the internal first floor is taken into account.

The Council requests that should the authority be minded to approve the application that a Condition is included which restricts the use of the site to permanent residential accommodation and not used for holiday lets.

Cllr. Pullen rejoined the meeting.

P19/26 Planning Applications - Recent Decisions and Applications Received

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

P20/26 Applications - Updates

SDNP/24/02546/FUL - Church Farm House, Church Lane

Noted: The Chairman explained that a representation had been made outside of the committee, and as permitted in the Terms of Reference, in order to meet the response date set by the Local Planning Authority. He explained the format of the representation and the areas it covered.

Approved: The representation submitted for SDNP/24/02546/FUL was ratified.

P21/26 Land Use Matters

Received: The Consultation response by Forestry England to the establish new woodland on Park Farm.

Members were disappointed by the response to the consultation and felt it did not address any of the key issues raised by the Council and community, which included the types of trees, lack of commitment to access for bridleways and the name for the woodland.

Cllr. Cook advised that she, along with city and county councillors, were going to meet representatives from the British Horse Society on site to discuss their concerns.

Meeting closed at 9.10pm

Applications Decided in June, July and August 2026

Non Material amendment to original planning consent SDNP/26/00532/HOUS - The amendments comprise alterations to openings and changes to the design of approved roof features, including the replacement of certain approved rooflights with modest hipped dormers. The proposals do not alter the approved footprint, scale, ridge height or overall form of the dwelling and do not introduce a new planning issue that was not considered when assessing approved application SDNP/26/00532/HOUS.

Bourne Cottage Bourne Lane Twyford Hampshire SO21 1NX

Ref. No: SDNP/26/02284/NMA · Received: Wed 10 Jun 2026 · Validated: Wed 10 Jun 2026 · Status: Approved

Discharge of condition 7 of planning consent SDNP/26/00923/HOUS

Down End Bourne Lane Twyford Hampshire SO21 1NX

Ref. No: SDNP/26/02219/DCOND · Received: Thu 04 Jun 2026 · Validated: Thu 04 Jun 2026 · Status: Approved

Non Material Amendment to original planning consent SDNP/22/04058/FUL (appeal ref: 6000723) - To insert a phasing condition to enable the CIL payment to be spread over the build of the three units, identifying each unit as a separate phase for CIL payment purposes: - Lodge 2: 1 no: three bedroom holiday unit - Phase 1 - Chandra's Lodge: 1 no: two bedroom holiday unit - Phase 2 - Conversion of existing facilities building to holiday let - Phase 3

The Sanctuary Manor Farm Green Twyford Hampshire SO21 1RA

Ref. No: SDNP/26/02118/NMA · Received: Fri 29 May 2026 · Validated: Fri 29 May 2026 · Status: Approved

submitted as SDNP/26/01920/TPO T1 Ash - A decayed stump, fell to fence level T2 Ash - Infected with ash die back, dismantling to the old pollard point at 5 metres above ground level T3 Dead Ivy clad elm . Fell to fence level. Proposed works are to ensure a good/safe clearance is maintained.

St Mary The Virgin Church Church Lane Twyford Hampshire

Ref. No: SDNP/26/02191/TCA · Received: Fri 15 May 2026 · Validated: Tue 02 Jun 2026 · Status: No Objection

Works: T2 - Broad Leaf Privet (*Ligustrum lucidum*) - Prune to give 1m clearance from structure T3 - Red Cluster Berry (*Cotoneaster coriaceous*) - Remove from wall T4 - Loquat Tree (*Eriobotrya japonica*) - Fell. Reasoning: T2 - Starting to interfere with guttering on adjacent structure. T3 - Has established within the wall. Bricks are showing signs of becoming loose. T4 - Exposed roots within wall border. Roots penetrated between bricks on support pillar. Large cracks in walls adjacent to tree. (Amended)

The Old Brewery High Street Twyford Hampshire SO21 1RG

Ref. No: SDNP/26/01719/TCA · Received: Fri 01 May 2026 · Validated: Tue 05 May 2026 · Status: No Objection

T1 - BEECH - fell to ground level. The tree has multiple ganoderma brackets around the base and a large cavity. It is very close to the corner of the house and at risk of causing severe damage when it fails. T2 - BEECH - Reduce select laterals by 2-3m. When T1 is removed it will make part of the canopy of this beech unbalanced and untidy. Reduce the canopy nearest the house to create better shape.

Woodhatch Cottage Coxs Hill Twyford Hampshire SO21 1PQ

Ref. No: SDNP/26/01590/TCA · Received: Wed 22 Apr 2026 · Validated: Tue 28 Apr 2026 · Status: No Objection

Removal of porch, rear and side infill extension, alterations to fenestration and remodelling of roof to detached house.

Dunblane Hazeley Road Twyford Hampshire SO21 1PY

Ref. No: SDNP/26/01511/HOUS · Received: Fri 17 Apr 2026 · Validated: Fri 17 Apr 2026 · Status: Approved

Discharge of condition 20 of planning consent SDNP/23/01689/FUL

Hazeley Enterprise Park Hazeley Road Twyford Hampshire SO21 1QA

Ref. No: SDNP/26/00971/DCOND · Received: Tue 10 Mar 2026 · Validated: Tue 10 Mar 2026 · Status: Approved

Discharge of conditions 5 (phases 2 & 3) and 6 (phase 2 & 3) of planning consent SDNP/23/01689/FUL

Hazeley Enterprise Park Hazeley Road Twyford Hampshire SO21 1QA

Ref. No: SDNP/26/00946/DCOND · Received: Mon 09 Mar 2026 · Validated: Mon 09 Mar 2026 · Status: Approved

(AMENDED PLANS AND PROPOSAL 08.06.26) - Extension to main elevation to form new boot room, with timber cladding to external wall. Reconfiguration of internal spaces generally and conversion of store into habitable space. Replace an existing roof light to the east elevation with a dormer window.

Eaton House Bourne Fields Twyford Hampshire SO21 1NY

Ref. No: SDNP/26/00630/HOUS · Received: Tue 17 Feb 2026 · Validated: Thu 09 Apr 2026 · Status: Approved

T1 Ornamental Fruit Tree - Formative prune

Brunswick House High Street Twyford Hampshire SO21 1RF

Ref. No: SDNP/26/02729/TCA · Received: Fri 10 Jul 2026 · Validated: Tue 14 Jul 2026 · Status: No Objection

T1- Lime- Reduce canopy by approximately 2m, back to previous pruning points. Works form part of ongoing management of the tree.

3 Dunfords Acre Twyford Hampshire SO21 1FF

Ref. No: SDNP/26/02016/TPO · Received: Thu 21 May 2026 · Validated: Tue 02 Jun 2026 · Status: Approved

(AMENDED PLANS 11.06.2026) Single storey rear replacement extension, loft conversion with dormers

10 Churchfields Twyford Hampshire SO21 1NN

Ref. No: SDNP/26/01999/HOUS · Received: Thu 21 May 2026 · Validated: Thu 21 May 2026 · Status: Approved

Lawful Development Certificate to excavate silt from around Sarsen Stones and rotate 90 degrees (from horizontal to vertical position).

Street Record Berry Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/26/01864/LDP · Received: Wed 13 May 2026 · Validated: Wed 13 May 2026 · Status: Approved

T1 - Beech - reduce canopy with an overall reduction of 3-4m comprising of a radial reduction of 1.5 -2m to previous reduction points. Lateral branches encroaching buildings to be reduced by up to 3m. Final pruning cuts to be no greater than 50 mm. (Amended) This tree is becoming too large for the area in which it was planted. It is hitting the house and outbuilding either side of the tree. The owners are keen to retain the tree but feel heavily reducing it now would result in more sympathetic management in the future.

Graylings 8 The Drove Twyford Hampshire SO21 1QL

Ref. No: SDNP/26/01872/TCA · Received: Wed 13 May 2026 · Validated: Tue 02 Jun 2026 · Status: No Objection

Discharge of Condition 14 (external lighting scheme) related to Planning Approval SDNP/23/02340/FUL

Land adjacent Village Hall Hazeley Road Twyford Hampshire

Ref. No: SDNP/26/01787/DCOND · Received: Thu 07 May 2026 · Validated: Thu 07 May 2026 · Status: Approved

T1 - Lime Tree T2 - Copper Beech Reduce the crown of the Lime (T1) by up to 2 metres and the Copper Beech (T2) by up to 1 metre, pruning secondary and tertiary branches only. All works will be undertaken in accordance with good arboricultural practice, retaining the trees natural form and ensuring a balanced crown structure. The proposed works are required as both trees have extended over the adjacent property, resulting in excessive shading of the rear garden. The pruning will help to manage the trees' size and mitigate their impact while preserving their amenity value. The proposed works form part of an ongoing cyclical maintenance programme to ensure the continued health, safety, and appropriate management of the trees.

16 Northfields Cottages Northfields Twyford Hampshire SO21 1NZ

Ref. No: SDNP/26/02732/TPO · Received: Fri 10 Jul 2026 · Validated: Tue 14 Jul 2026 · Status: Approved

ALTERATIONS AND IMPROVEMENTS TO ROOF OF STORE, PLUS ASSOCIATED WORKS

Granary Cottage Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/26/01755/HOUS · Received: Wed 06 May 2026 · Validated: Wed 06 May 2026 · Status: Approved

IMPROVEMENTS TO STRUCTURE AND FABRIC OF STORE TO EAST SIDE OF DWELLING

Granary Cottage Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/26/01678/LIS · Received: Wed 29 Apr 2026 · Validated: Wed 06 May 2026 · Status: Approved

IMPROVEMENTS TO STRUCTURE AND FABRIC IN CONJUNCTION WITH WORKS AT GRANARY COTTAGE TO THE WEST. WORK TO PARTY STRUCTURE AND ROOF OVER AS

DETAILED. A CORRESPONDING APPLICATION FOR LISTED BUILDING CONSENT HAS BEEN SUBMITTED IN RESPECT OF THE WORKS AT GRANARY COTTAGE.

Alice Cottage Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/26/01679/LIS · Received: Wed 29 Apr 2026 · Validated: Wed 06 May 2026 · Status: Approved

Variation of condition 2 of planning consent SDNP/23/01689/FUL (Date of Decision: 06/06/2024) and SDNP/25/01151/CND (Date of Decision: 05/11/25) Amendments to the approved plans for unit 8.

Hazeley Enterprise Park Hazeley Road Twyford Hampshire SO21 1QA

Ref. No: SDNP/26/00681/CND · Received: Fri 20 Feb 2026 · Validated: Fri 20 Feb 2026 · Status: Approved



Twyford Parish Council
The Pavilion
Park Lane
Twyford
SO21 1QS

clerk@twyfordhants.org.uk

Mr. Tim Slaney
Director of Planning
South Downs National Park Authority
Midhurst
West Sussex
GU29 9DH

19th August 2026

Dear Mr Slaney,

SDNP/24/02546/FUL: Church Farm House. Application for multiple developments as modified July 2026

Further comments of Twyford Parish Council

Objection

Introduction and Summary

TPC welcome the simplification of the scheme and its reduction in scale.

Missing information

Note that there is still key information that has not been provided which TPC and others should have the opportunity to comment on before the application is determined...see below.

The field west of the river: Object to the inclusion of the field to the west on the grounds that no development is proposed for which planning consent is required; propose it is taken out of the application.

If the application is not amended, **object** unless consent is subject to a condition requiring compliance with the proposals of Jonathan Cox for management of the land (Nature Conservation Management Plan: Jonathan Cox and Associates March 2026 and in particular Chs 4 and 5: Work Plan and Monitoring)

The garden proposals: Object to the three new buildings as contrary to SDLP: SD26 and TNP: SB2 in that it is development outside the Settlement Boundary not covered in any of the permitted categories and for which no exceptional circumstance have been shown and which harms the conservation area by virtue of the treatment of the southern boundary with Berry lane and the retention of the derelict bridge the impact on Barn Cottage and Church farm and by the use of Berry lane and does not preserve and enhance the existing landscape character of the National Park as required by SDLP SD4.

Steps required to improve the application:

1. Repositions 30 m of the southern boundary fence within the property
2. Prepares and implements a detailed landscape scheme along the entire southern boundary in conjunction with the TPC/SDLP proposals for Berry Lane
3. Demonstrates that there is sufficient land along the Southern boundary within her control to achieve the above
4. Agrees to remove the derelict bridge before development commences, by a legal agreement if necessary
5. Limits access to the single one via the main house drive, with no use of Berry Lane.

TPC continues to support the imposition of an Archaeological condition to comply with TNP LHE 3 (Areas of Archaeological potential); this policy is supported by the following report:

https://10beee29-400b-4cd1-b5d6-a6c4243c7d06.filesusr.com/ugd/5dd87c_0d4f6190faa2495fa69916e852c4aba9.pdf

Detailed comments

A. The field to the west of the River Itchen

This field forms the largest part of the application, but has, as far as TPC can see from careful study of the documents, no **proposals which constitute development**. Consequently, there is nothing to give consent for; this land should be removed from the application.

In support of this request,

- The application form makes no mention of any proposal other than planting of trees and a hedge and felling of trees. i.e.:
 - no change of use
 - no engineering works
 - no building works
- Similarly, there is no mention of development requiring planning consent in the list of documents which comprise the planning application...see para 4.4 of the Planning Statement as updated and in particular the Landscape Masterplan (whole site) and the Proposed Tree Plan West drawing as updated.
- The site is separated from the applicants' land to the east by the river Itchen
- There is no access to a classified road within the control of the applicant.
- The management regime proposed by the Nature Conservation Management Plan for the land is agricultural, - continuing the existing agricultural use.

The removal of this land from the application is no impediment to the applicant's continued use of her land as at present and further simplifies this overcomplex application.

If, however, the application retains this land, then the planning consent will need to specify what is being consented. As the existing use is agriculture and no other use is applied for, it is only agriculture which can be specified. TPC have explained in its submission of Sept 2025, the value of this land, the efforts of the public authorities and conservation bodies and the public interest in establishing a conservation regime for this land as part of the wider watermeadow and riverine system. Much fuller and more expert advice has been given to the applicant by Jonathan Cox in his report in support of the application., retaining its use as agricultural.

Consequently, a condition is justified to require the applicant to manage her land for conservation and to establish a wildflower meadow as proposed by the Management Plan prepared by Jonathan Cox.

As there are discrepancies between the Landscape Master Plan (East and West), the Tree Plan and Jonathan Cox's proposals in his Nature Conservation management plan, TPC proposes that this condition should specify that the recommendations in Jonathan Cox's management plan be implemented in full.

The issue of access would still need to be resolved. The tree felling and conservation measures proposed require vehicular access. The new bridge would have provided a private access, but that is no longer a proposal and there is no explanation of the applicants' intentions on how the access issue is to be addressed e.g. by agreement with adjoining landowners with the access shown as part of the application. Without access under the applicants control to a classified road the application for the field may be invalid.

Note: As TPC 's previous comments stated the applicant has no right of access across Berry Meadow to the Shawford Road. TPC are the owners of Berry meadow and have agreed each request, all for agricultural purposes (fencing, cutting and grazing by cows). TPC is likely to continue this practice. However, the applicant has not asked TPC about future use of its access and TPC have not formally considered it.

B. The garden proposals

TPC note that the proposals include new buildings (ghost barn, greenhouse, pavilion); levelling (terracing, playing field, repositioning of tennis court); demolition of wall, tree felling and extensive landscaping. It includes the formalisation of the use of the former paddocks as domestic gardens. It is not clear if this has ever had planning permission. TPC note that the buildings are reduced in size and welcome this but the other elements appear as before. TPC has noted that the extent of levelling is shown only by Sections A, B & C on the master landscape plan and that no quantities are given for import or export of spoil or other materials, or details of new levels. There is no land survey to give reference.

TPC has responded to the application in a series of submissions, as the proposals have changed and been further explained. These submissions describe in more detail the surroundings in terms both of the exceptionally high quality of the Twyford Conservation area around the Church . the River and the four Grade 2 * buildings and the high level of public enjoyment and usage. Consequently, TPC's previous submissions remain relevant.

Policies for Building outside Settlement Boundaries

The first basis for assessment has to be the Development Plan, both for the new buildings and the other works requiring consent. The key policies are

- a) SDLP 26 Development Strategy, development outside settlement boundaries
- b) TNP SP2 Development outside the settlement boundary.

The proposals do not fit in with either one and therefore are **contrary** to both policies and to the development plan, especially the buildings. Of these two policies, TNP is the more detailed and the more up to date. Both need to be more formally and directly dealt with to justify planning consent and to demonstrate:

- a) Why the departure from policy should be permitted, AND

b) Why it is exceptional

The assessment should start with an acknowledgement that it is a departure from both adopted Development Plan documents (SDLP and TNP.)

The bar is further raised by the South Downs Local Plan SD4 which requires development proposals to show how they “conserve AND enhance landscape character”.

Four elements of harm to the public realm

Whether either conservation or enhancement is achieved within the confines of the garden is for the Authority to decide, as neither TPC nor the public have access. What the public can see is the poor relationship with the public realm. Privacy and perhaps security appear to be the dominant drivers for the treatment of boundaries with the emphasis on privacy. The public can see that this important part of the Conservation Area has turned its back on the land around it. This does nothing to aid the case for enhancement. TPC note that the requirement to enhance, whether in compliance with the South Downs policy or with a Conservation Area duty has a public element to it, which these proposals currently fail. The private realm is the focus for in these proposals in which award winning designers propose to transform the garden, with the interface with the public realm ignored. However, while the lack of a public view is put forward in defence of the scheme against harm, there are four elements where the scheme impacts on the public and where harm is caused:

1. The southern Boundary

This is particularly evident on the south frontage with Berry Lane where a close boarded fence has been installed, with minimal or no new planting to screen it. At the bottom of Berry lane closest to the river, the fence is tight up to the public footpath. The effect of the close boarded fence along Berry Lane is a severe degradation in that part of the Conservation Area which, of course, straddles both Berry lane and the garden of Church Farm House. TPC note the new proposal to plant along the upper part of the lane but have seen no details and are not clear whether there is adequate room within the applicant's ownership to do so. The ground here shows signs of tipping of builders' rubble and would need this to be removed and the ground prepared for the planting of a hedge or trees. At the bottom of the lane there is no space for any planting as the fence defines the very edge of the applicant's property. . For this to be made acceptable, the fence should be sited further back within the applicant's property and proposals put forward which design this properly into the landscape and the Conservation Area. There is ample land within the applicant's control for this to be accommodated.

Note: Twyford Parish Council has received a grant of £15,000 from South Downs National Park for the restoration of Berry Lane and has appointed a landscape architect to advise. The applicant is invited to work together with TPC to ensure that the two schemes are harmonised.

2. The derelict accommodation Bridge

With the removal of the accommodation bridge from the application, any public benefit which might be relied on by the applicant to support the departure from policy, is removed. What the public are left with is a bridge closed off to public use which is:

- Derelict
- Unsightly

- Dangerous
- Polluting
- Blocking what should be publicly accessible riverbank.

No proposals for its removal have been put forward. The Parish has held back from pressing for its removal for several years in the expectation that the new bridge would be erected and would be available for public use. Whether or not any new bridge is still planned, a timetable for the removal of the old bridge now needs to be set as part of this application for the majority of the applicant's property. It should be removed before any work commences on the garden proposals.

3. The impact on Barn Cottage and Church Farm

There may also be grounds of objection on the harmful impacts of these proposals and in particular of the new buildings on Barn Cottage and to a lesser extent Church Farm; both are in separate ownership and contiguous; both are clearly affected by the proposals. Both are within the Conservation Area. Barn Cottage is a Listed Building; the impact has not been properly assessed from either the Listed Building aspect or the Conservation Area duty to preserve or enhance. The listing of Barn cottage increases its importance in planning terms and adds additional policy considerations. From the point of view of the owners of barn Cottage, the impact is clearly set out in their separate. As far as TPC can see these have not been properly addressed in the application. TPC notes that the historic building report for the applicants downplays the significance of barn Cottage, questions the listing and criticises the planning authority for not attempting to delist it. TPC requests the planning authority to accept that the statutory listing is not at issue and to ensure that full and proper assessment of the impact on this building and its setting is made before any decision is taken. This should be based on

- a. impact on Listed Building
- b. Conservation Area duty to preserve or enhance existing character
- c. South Down's Local Plan SD 4 preserve and enhance landscape character

4. The Access

Access is shown by two points, one by Church Lane and one from Berry Lane. The use of berry lane will cause harm to multiple users of the lane, whether for visiting, the Church, the Churchyard, the river or the fields beyond. It is a very busy area much used by the public for many purposes

No information is given on the traffic movements to be generated by the construction phase of this major project. Heavy machinery will be required; the import of a large amounts of different building materials, the export of demolition waste (tennis court; old walls); tree waste; many different trades etc etc. The work will be long drawn out over an unspecified length of time

The Berry Lane access is also the access to a neighbouring property and its use will have substantial impact on the residential amenities of that property. The access also passes the entrance to the Church and a second residential property. The area outside the Church is intensively used as a parking area for the Church itself and its various ceremonies and events and services. It is also heavily and continually used by people accessing the watermeadows and the locks. The road itself is in poor condition. Consequently, Berry Lane should not be used; the access via Church Farmhouse itself should be the sole access.

The scheme is a very private one for the benefit of the applicant and her family and it should, therefore, minimise any impact on the neighbours and the public. The limitation of access to Church Lane via the applicant's existing drive would achieve this.

Conclusion.

The application is still not ready for determination and requires further information and amendment and agreements with neighbours for access. It can be improved by the steps set out above and by the imposition of the conditions below.

If Planning consent is granted the following conditions should be applied

Conditions

1. On the southern Boundary the 30 metres of fence running east from the river shall be taken down and a scheme of landscaping shall be prepared and agreed with the LPA. Any close boarded fence should be set back by 5 metres from current position. The upper part of the boundary should be planted in conjunction with the scheme being prepared for berry lane by TPC with the support of SDNPA.
2. The land west of the river shall be used for agriculture only in accordance with the proposals of Jonathan Cox for the management of the land (Nature Conservation Management Plan: Jonathan Cox and Associates March 2026 and in particular Chs 4 and 5: Work Plan and Monitoring).
3. Before development commences, the derelict Bridge shall be taken down and the land restored to a safe condition
4. Access is to be by the main house drive only with no use of Berry lane
5. Hours of working and noise limits

Yours sincerely

A handwritten signature in black ink, appearing to be 'S Nias', with a stylized, flowing script.

S Nias, Assistant Clerk
Signed on Behalf of J.P. Matthews
Clerk to Parish Council