

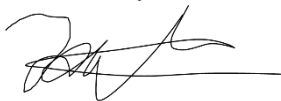
TWYFORD PARISH COUNCIL

23rd February 2023

Dear Councillor,

I hereby summon you to attend a meeting of the Planning Committee, on **Thursday 2nd March 2023 at 7.00pm** to be held at the Gilbert Room, Twyford Parish Hall, Hazeley Road, Twyford, SO21 1QY

Yours sincerely,



Jamie Matthews
Clerk to the Council

Meeting of the Planning Committee

2nd March 2023

AGENDA

Members of the public and press are invited to attend except for the specific items marked confidential on the agenda. The press and public may not speak when the Council is in session, but they can make points or ask questions in the allocated time during the questions from members of the public item on the agenda. Please contact the Clerk to the Council before 12 noon on the day of the meeting if you wish to register to speak.

PO Box 741, SO23 3QA, clerk@twyfordhants.org.uk, 07443 598464

- 1** **Chairman's comments**
- 2** **To receive** apologies for absence.
- 3** **To consider** the granting of a dispensation under Section 33 of the Localism Act 2011 to enable members to participate in and vote on an item of business on the agenda where they would otherwise have a disclosable pecuniary interest and to confirm how long this dispensation may have effect.
- 4** **To receive and record** Declarations of Interest.
Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in an item of business on the agenda no later than when the item is reached. Unless dispensation has been granted, members may not participate in any discussion, of or vote on, or discharge any function related to any matter in which they have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. Councillors must withdraw from the room when the meeting discusses and votes on the matter.
- 5** **To approve** as a correct record and authorise the signing of the minutes of the Planning Committee meeting held on 2nd February 2023.
- 6** **Public Representation** – Councillors to receive representation, including on agenda items, from members of the public provided they have given notice of their intention to the Clerk no later than 12 noon of the day of the meeting. The maximum time limit allowed per person is 3 minutes and the maximum time designated for this agenda item is 15 minutes. Questions shall not require a response at the meeting nor start a debate on the question. The Chair of the meeting may direct that a written or oral response be given.
- 7** **To receive** a presentation on Twyford Neighbourhood Plan chapters

- 8** **To consider** and make comments on the under mentioned planning applications received from the Director of Planning, SDNPA.

Bag End High Street Twyford Hampshire SO21 1NW
SDNP/22/04651/HOUS

Extension and upgrading of the existing shed roof, replacing the current clay tiles with zinc roofing, matching the roof materials of the main house. Replacement of 2 x roof-lights on the existing shed's roof. Link between main house and shed structure to create a new usable enclosed area. Incorporation of 2 x small windows on boundary wall (west side).

Cornstiles Park Lane Twyford Hampshire SO21 1QS
SDNP/23/00537/HOUS

Replacement of existing shed with Home office and store.

Boldre Steps Finches Lane Twyford Hampshire SO21 1QB
SDNP/23/00727/HOUS

New pitched roof and high level first floor window to rear

Request for Environmental Impact Assessment (EIA) screening opinion:

Humphrey Farms Ltd Hazeley Road Twyford Winchester Hampshire SO21 1QA
SDNP/23/00617/SCREEN

proposed redevelopment of the existing site with office and light industrial uses, and associated works. This follows pre-application advice dated November 2022 (SDNP/22/04047/PRE)

- 9** [To receive an update on planning decisions made and applications received in February 2023](#)

- 10** **To receive and consider** correspondence from the SDNPA in relation to the review of the South Downs Local Plan

Item 9

Planning Update – Planning Committee March 2023

Applications Determined in February 2023

Completion of all works listed on attached survey with the exception of the below alterations: T3: Beech: Prune to allow 2m clearance from roof, so as to allow roofing to be replaced. Crown lift of entire tree to a height of 5m from ground level. T6: Sycamore: Reduce all overhanging limbs extending in the direction of the school by up to 2m to allow clearance from the building, and to reduce the weight in the over-extended limbs overhanging the structure and area below. (Amended)

Twyford Social Club Queen Street Twyford Winchester Hampshire SO21 IQG

Ref. No: SDNP/23/00552/TCA | Received: Thu 09 Feb 2023 | Validated: Thu 09 Feb 2023 | Status: No Objection

G1, Sycamore - Crown lift to approximately 4m to maintain clearance from building.

The Spinney Bourne Lane Twyford Hampshire SO21 INX

Ref. No: SDNP/23/00193/TPO | Received: Tue 17 Jan 2023 | Validated: Tue 17 Jan 2023 | Status: Application Withdrawn

Construction of swimming pool and summer house.

April Cottage Park Lane Twyford Winchester Hampshire SO21 IQS

Ref. No: SDNP/22/04943/HOUS | Received: Fri 21 Oct 2022 | Validated: Fri 21 Oct 2022 | Status: Approved

(Amended Plans Received) proposed oak barn as home office

Manor Barns, The Hay Barn Hazeley Road Twyford SO21 IQA

Ref. No: SDNP/21/04363/HOUS | Received: Mon 23 Aug 2021 | Validated: Tue 24 Aug 2021 | Status: Approved

Applications Validated in February 2023

proposed redevelopment of the existing site with office and light industrial uses, and associated works. This follows pre-application advice dated November 2022 (SDNP/22/04047/PRE)

Humphrey Farms Ltd Hazeley Road Twyford Winchester Hampshire SO21 IQA

Ref. No: SDNP/23/00617/SCREEN | Received: Fri 10 Feb 2023 | Validated: Fri 10 Feb 2023 | Status: Pending Consideration

Completion of all works listed on attached survey with the exception of the below alterations: T3: Beech: Prune to allow 2m clearance from roof, so as to allow roofing to be replaced. Crown lift of entire tree to a height of 5m from ground level. T6: Sycamore: Reduce all overhanging limbs extending in the direction of the school by up to 2m to allow clearance from the building, and to reduce the weight in the over-extended limbs overhanging the structure and area below. (Amended)

Twyford Social Club Queen Street Twyford Winchester Hampshire SO21 IQG

Ref. No: SDNP/23/00552/TCA | Received: Thu 09 Feb 2023 | Validated: Thu 09 Feb 2023 | Status: No Objection

Replacement of existing shed with Home office and store.

Cornstiles Park Lane Twyford Hampshire SO21 IQS

Ref. No: SDNP/23/00537/HOUS | Received: Wed 08 Feb 2023 | Validated: Mon 20 Feb 2023 | Status: Pending Consideration

replacement stables

Land at High Street Twyford Winchester

Ref. No: SDNP/23/00602/PRE | Received: Tue 17 Jan 2023 | Validated: Fri 10 Feb 2023 | Status: Pending Consideration

Extension and upgrading of the existing shed roof, replacing the current clay tiles with zinc roofing, matching the roof materials of the main house. Replacement of 2 x roof-lights on the existing shed's roof. Link between main house and shed structure to create a new usable enclosed area. Incorporation of 2 x small windows on boundary wall (west side).

Bag End High Street Twyford Hampshire SO21 INW

Ref. No: SDNP/22/04651/HOUS | Received: Fri 07 Oct 2022 | Validated: Tue 31 Jan 2023 | Status: Pending Consideration

Item 10

From: PlanningPolicy

Sent: 10 February 2023 07:19

Subject: South Downs Local Plan Review

Dear Clerk,

Following on from the parish workshops, we are writing to update you on progress on the South Downs Local Plan Review and to invite you to help with some of our evidence gathering.

In December 2022 the National Park Authority considered a proposal to review the timetable for the Local Plan Review. The Authority agreed a revised timetable, more information on this can be found in the minutes and papers of the [December NPA meeting](#). The new timetable will allow the Authority to consider the major changes evolving regarding National Planning Policy reform and will ensure that the Local Plan Review is considered and adopted under the new plan making arrangements.

We ran our Call for Sites over the summer and received more than 300 site submissions. We also ran a Call for Local Green Spaces and received 95 submissions. Thank you if your parish council sent in a site. We are now processing all the submissions and will be going out on site to assess them.

As highlighted in our letter to you in December 2022 we are asking all Town and Parish Councils for help in developing the evidence base for the Local Plan Review. There are two key pieces of evidence where we would welcome your support. For both of these evidence based studies we need you to identify the facilities and open spaces for any settlements within your Parish. Please provide only factual information on the provision of open space and facilities in your settlements, we are not asking you to identify potential sites for open space or a lack of a particular facility.

Firstly, we are updating our **Settlement Facilities Assessment**, which assesses the number and type of facilities and services provided in individual settlements across the National Park. This study helps in our understanding of the relative sustainability of individual settlements. A copy of the Settlement Facilities Assessment form is enclosed for you to fill out for each settlement in your parish located in the National Park. We would be grateful if you could do this by **6 April 2023**.

Secondly, we have started work on an **Open Space Assessment**. The purpose of the study is to understand how much public open space is available across the National Park and identify any shortfall, which can be considered through the Local Plan Review. We want to understand the different types of public open space, which exist across the National Park and any issues associated with the open space. A copy of the Open Space form and guidance note is included with this email for you fill out for that part of your parish, which is located in the National Park. We would be grateful if you could do this by **6 April 2023**. We may contact you after this date for follow up discussions on open space provision in your Parish if necessary.

We mentioned **Parish Priority Statements** in our previous letter to you and at the parish workshops held in October and November 2022. These are for parishes that are wholly in the National Park or whose main settlement is in the National Park. A list of these Parishes can be found in Appendix I to the PPS. They are your opportunity to set out the principal needs and prevailing views of your local community and are much simpler than Neighbourhood Development Plans. PPS will be used in the preparation of the Local Plan Review and will inform our decision on policy development, land allocations and designations. They are a key part of the collaborative approach to plan making the Authority is committed to. PPS will be easier and less resource intensive to prepare

than a Neighbourhood Plan and provide a helpful method for the parish to engage in the Local Plan Review Process. A copy of the template for PPS including guidance can be found attached to this email. Completed PPS will need to be returned by **20 October 2023** to inform the development of the LPR. We have given you more time to complete the PPS template as this will require community engagement and may require consideration and approval at Parish or Town Council meetings.

There are a number of town and parish councils that are considering starting work on new Neighbourhood Development Plans (NDP) or a NDP Review. As stated in our June letter to Town and Parish Councils and at the autumn 2022 Parish Workshops we will only be able to offer feedback at the statutory stages of preparing an NDP namely pre-submission and submission. Instead of preparing an NDP, you may wish to prepare Parish Priorities Statement to summarise the principal needs and prevailing views of your community, as described above, which we think offer a proportionate response to community plan making.

If you are intending to prepare a NDP or NDP review including land allocations to meet any housing provision identified by the Local Plan Review, I would be grateful if you could confirm your intention to do so, to planningpolicy@southdowns.gov.uk by **20 October 2023**. We appreciate this will be a key decision for Town and Parish Councils. We will engage with you before October to provide more information on likely housing provision (numbers) for individual settlements and to provide more information on our assessment of potential sites. This information will be made available to Town and Parish Councils before the deadline to confirm your intention to prepare a Neighbourhood Plan.

Enclosed with this email are the following documents:

Settlement Facilities Assessment Proforma (SFA 2023 Proforma)

Open Space Proforma

Open Space Guidance Note

Parish Priority Statement Proforma (PPS Proforma) including appendix I, list of parishes with their main settlement in the National Park

A copy of this email in letter format, should you wish to circulate the attachments as a package to Councillors

Please contact us on planningpolicy@southdowns.gov.uk if you have any queries.

Yours faithfully

Chris Paterson

Planning Policy Lead

South Downs National Park Authority

Tel: 01730 819286

South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH