

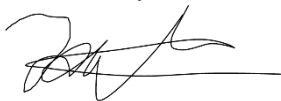
TWYFORD PARISH COUNCIL

8th June 2023

Dear Councillor,

I hereby summon you to attend a meeting of the Planning Committee, on **Thursday 15th June 2023 at 7.30pm** to be held at The Pavilion, Hunter Park, Park Lane, Twyford, SO21 1QS.

Yours sincerely,



Jamie Matthews
Clerk to the Council

Meeting of the Planning Committee

15th June 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 4th May 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.

To raise the roof to increase the floor space in the existing loft conversion, external insulation and cladding to provide a highly insulated energy efficient home, ground floor rear infil extension, two storey side extension to balance the room sizes, change the ground floor pitched roofs for insulated flat roofs. New doors and windows.

2 The Crescent Twyford Hampshire SO21 1NL

Ref. No: SDNP/23/02191/HOUS

Demolition of existing buildings (including the large feed mill, associated support buildings, and commercial buildings); and the sites redevelopment with new commercial buildings; cafe & social hub; parking, access and circulation; biodiversity net gain area; landscaping; and associated works

Humphrey Farms Ltd Hazeley Road Twyford Hampshire SO21 1QA

Ref. No: SDNP/23/01689/FUL

- 9 [To receive an update on planning decisions made and applications received in May 2023](#)
- 10 [To receive and consider a consultation on the South Downs National Park Authority's Local List for Validation.](#)
- 11 **To consider facilitating** a public drop in consultation event for application SDNP/23/01689/FUL (Humphrey Farms Ltd) on 24th June 2024.

Item 9

Planning Update – Planning Committee June 2023

Applications Determined in May 2023

discharge of conditions 3, 5 & 6 of planning application SDNP/22/05980/HOUS

Cedarwood Park Lane Twyford Hampshire SO21 1QS

Ref. No: SDNP/23/01975/DCOND | Received: Thu 11 May 2023 | Validated: Thu 11 May 2023 | Status: Split Decision

Regulation 5 notice – Installation of 3 no. replacement antennas, and associated ancillary development. The effect of development on the external appearance of the structure has been minimised so far as practicable

Telecom Mast Site Cockscombe Reservoir Watley Lane Twyford Hampshire

Ref. No: SDNP/23/01981/PNTEL | Received: Fri 05 May 2023 | Validated: Fri 05 May 2023 | Status: No Objection

T1 Acacia – Reduce lowest limb by up to 2–3m to suitable growth points T2 Sycamore – Reduce lowest two limbs by up to 2–3m to suitable growth points Both trees are impeding the raising of gateway barrier pole (Amended)

Twyford School High Street Twyford Hampshire SO21 1NW

Ref. No: SDNP/23/01691/TCA | Received: Thu 20 Apr 2023 | Validated: Mon 24 Apr 2023 | Status: No Objection

Holly tree in back garden which requires trimming back by 2.5 meters to a more manageable state

2 Queen Street Twyford Winchester Hampshire SO21 1QG

Ref. No: SDNP/23/01650/TCA | Received: Tue 18 Apr 2023 | Validated: Tue 18 Apr 2023 | Status: No Objection

Internal and external alterations and roof extension to existing Garage and Utility east wing.

Knighton Park Lane Twyford Winchester Hampshire SO21 1QU

Ref. No: SDNP/23/00995/PRE | Received: Mon 06 Mar 2023 | Validated: Mon 06 Mar 2023 | Status: Pre Application Advice Given

New pitched roof and high level first floor window to rear

Boldre Steps Finches Lane Twyford Hampshire SO21 1QB

Ref. No: SDNP/23/00727/HOUS | Received: Tue 21 Feb 2023 | Validated: Tue 21 Feb 2023 | Status: Approved
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 1NW

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

Discharge of Condition 4 of permission SDNP/22/01352/LIS– Single storey rear/ side extension

Embassy Cottage Queen Street Twyford Hampshire SO21 1QG

Ref. No: SDNP/22/03965/DCOND | Received: Wed 24 Aug 2022 | Validated: Wed 24 Aug 2022 | Status: Approved

Extension to existing cellar underground for the creation of a kitchen diner.

Segars Cottage Segars Lane Twyford Winchester Hampshire SO21 1QJ

Ref. No: SDNP/20/01239/PRE | Received: Wed 18 Mar 2020 | Validated: Tue 24 Mar 2020 | Status: Application Withdrawn

Applications Validated in May 2023

To raise the roof to increase the floor space in the existing loft conversion, external insulation and cladding to provide a highly insulated energy efficient home, ground floor rear infil extension, two storey side extension to balance the room sizes, change the ground floor pitched roofs for insulated flat roofs. New doors and windows.

2 The Crescent Twyford Hampshire SO21 1NL

Ref. No: SDNP/23/02191/HOUS | Received: Thu 25 May 2023 | Validated: Thu 25 May 2023 | Status: Pending Consideration

discharge of condition 8 of planning application SDNP/22/05952/HOUS
The Roman Villa Roman Road Twyford Winchester Hampshire SO21 1QW
Ref. No: SDNP/23/02064/DCOND | Received: Mon 15 May 2023 | Validated: Mon 15 May 2023 | Status: Pending Consideration

We would like to apply to have a Lawson Cypress tree removed in our back garden. The tree is now over 10 metres tall and is blocking out a significant amount of light to the house and in the back garden in which we would like to lay some lawn and plants which currently this tree is restricting. I have attached several images which indicate where the tree is located.

Greetwell Segars Lane Twyford Winchester Hampshire SO21 1QJ
Ref. No: SDNP/23/02014/TCA | Received: Thu 11 May 2023 | Validated: Thu 11 May 2023 | Status: No Objection

discharge of conditions 3, 5 & 6 of planning application SDNP/22/05980/HOUS
Cedarwood Park Lane Twyford Hampshire SO21 1QS
Ref. No: SDNP/23/01975/DCOND | Received: Thu 11 May 2023 | Validated: Thu 11 May 2023 | Status: Split Decision

Regulation 5 notice – Installation of 3 no. replacement antennas, and associated ancillary development. The effect of development on the external appearance of the structure has been minimised so far as practicable

Telecom Mast Site Cockscombe Reservoir Watley Lane Twyford Hampshire
Ref. No: SDNP/23/01981/PNTEL | Received: Fri 05 May 2023 | Validated: Fri 05 May 2023 | Status: No Objection

discharge of condition 4 and partial discharge of condition 5 of planning application SDNP/22/03463/HOUS
Hockley House Church Lane Twyford Hampshire SO21 1NT
Ref. No: SDNP/23/01879/DCOND | Received: Thu 04 May 2023 | Validated: Thu 04 May 2023 | Status: Pending Consideration

Non material amendment to planning application SDNP/22/03463/HOUS – GF extension to side of annex made smaller and roof adjusted accordingly. Kitchen rooflight made a little wider. GF overhang (to the rear) roof falls / detail added. Side window to bedroom 3 reinstated. Replacement balustrade to existing balcony added. New insulated render to the 2 walls around the existing balcony added. Replacement roof to bedrooms 4 and 5, flat roof removed and simple pitch roof created with the ridge raised. Rooflight at head of main stairs revised.
Hockley House Church Lane Twyford Hampshire SO21 1NT
Ref. No: SDNP/23/01809/NMA | Received: Thu 27 Apr 2023 | Validated: Thu 27 Apr 2023 | Status: Pending Consideration



Contact Officer: Robert Ainslie
Tel. No.: 01730 814810

5th June 2023

Dear Sir/ Madam,

Review of the South Downs National Park's Local List for Validation of South Downs National Park Development Management Applications

Since 2008 local planning authorities have been required to publish a list of information they require to "validate" the planning applications they receive. This validation list forms two components, the national requirements, including the application form, the fee, certificates etc and secondly, specific local validation requirements known as the "Local List". South Downs National Park adopted its current validation requirements in July 2019.

The Government requires local planning authorities to review the "local list" every two years. In addition, there continues to be a significant number of changes to planning legislation, policy and guidance. It is therefore considered timely to review the South Downs National Park's current validation requirements.

The main changes that are proposed are as follows:

- Amendments to all sections to make the requirements clearer and updating the references to current legislation, guidance and standing advice
- All website references have been updated where necessary
- Revision of new requirements to reflect nutrients neutrality, water neutrality and Biodiversity net gain

The Consultation Process

The proposed Local List is open to public consultation for a statutory six week period running from Monday 5th June 2023 until 5pm on 14th July 2023.

You may comment upon the draft list by email locallistreview@southdowns.gov.uk to or put your comments in writing to Local List Review, Development Management, South Downs National Park Authority, South Downs Centre, North Street, Midhurst, GU29 9DH.

After the consultation period, the South Downs National Park will consider all the comments received and amend the Local List as appropriate. Once approved this will replace the current Local List and will form the basis on which planning applications are deemed valid by the South Downs National Park.

Consultation Documents

[Proposed Local Validation List June 2023](#)

[Proposed Local Validation List - June 2023](#)