

# PLANNING

## TWYFORD PARISH COUNCIL MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Held on Thursday 15<sup>th</sup> June 2023 at 7.30pm

At The Pavilion, Hunter Park

**Present:**

Cllr. Lawton (in the Chair), Cllr. Sellars, Cllr. Mitchell, Cllr. Hill, Cllr. Corcoran

**In attendance:**

Assistant Clerk  
2 members of the public

Item	Business Transacted
P1/23	<p><b>Chairman's Comments</b></p> <p>Cllr Lawton apologised for not attending the last meeting and welcomed the two members of public.</p>
P2/23	<p><b>Apologies for Absence</b></p> <p>Apologies were received from Cllr. Cook and Cllr. Pullen.</p>
P3/23	<p><b>Request for Dispensation and Declarations of Interest</b></p> <p>No requests for dispensation had been received.</p>
P4/23	<p><b>Approval of Minutes</b></p> <p>It was <b>Resolved</b> that the minutes of the meeting of the Planning Committee held on the 4<sup>th</sup> May be approved and signed. Proposed by Cllr. Mitchell and seconded by Cllr. Hill.</p>
P5/23	<p><b>Public Representation</b></p> <p>A member of the public outlined aspects of application for 2 The Crescent.</p> <p>A representative of Humphrey Farms Ltd. explained aspects of the application.</p>
P6/23	<p><b>Presentation on Twyford Neighbourhood Plan chapters.</b></p> <p>Item was deferred to a future meeting.</p>
P7/23	<p>It was <b>Resolved</b> to submit the following comments to the SDNPA on planning Applications received:</p> <p>2 The Crescent Twyford Hampshire SO21 1NL Ref. No: SDNP/23/02191/HOUS</p> <p>No objection in principle but would request some amendments to soften edges of roof elevation.</p> <p>Humphrey Farms Ltd, Hazeley Road, Twyford, Hampshire SO21 1QA Ref. No: SDNP/23/01689/FUL</p> <p>A lengthy debate was held. Members supported the proposals in principle with amendments for some issues which require improving. These included:</p> <ul style="list-style-type: none"><li>• Increase the tree buffer boundary to bolster around the perimeter, providing more evergreen and climate tolerant trees.</li><li>• Provide more areas of new planting.</li><li>• Include some footpaths/cycleways.</li><li>• Undergo a substantial analysis of traffic to give a true picture.</li><li>• Ask applicant to investigate a section 106 agreement, as the application is Exempt of CIL, to provide funds towards a traffic management solution.</li></ul> <p>Fuller details of the areas which the committee considered are attached as an appendix.</p>

	Cllr. Corcoran would prepare a detailed draft representation which the Full Council would consider at its June meeting.
<b>P8/23</b>	<b>Planning decisions made and applications received in May 2023.</b> <b>The report was received</b> and is attached in the appendices.
<b>P9/23</b>	<b>South Downs National Park Authority's local list for validation.</b> The communication from the SDNPA on the local list for validation was <b>received and noted.</b>
<b>P10/23</b>	<b>Public drop in consultation event for application SDNP/23/01689/FUL (Humphrey Farms Ltd)</b> <b>It was resolved to approve</b> holding a drop in event at the Parish Hall on the 24 <sup>th</sup> June 2023 to promote engagement with the community on application 01689/FUL and also the production and distribution of leaflets to all household in the village promoting the event
The meeting closed at 9.20pm.	

# Item P7/23

SDNP/23/01689/FUL - Humphrey Farms Ltd

**1 Favour:** this development in place of a Care Home being a more logical development on the Enterprise Park site.

Community loss; removal of the Care Home is a community loss but it had multiple drawbacks.

Community gain; opening the Park to public access (pedestrian, cycle, hub and 12 Acre field) where hitherto restricted is a gain.

**2 Object: TNP BE2 Transgression of the boundary blue line in three locations.**

- a) Parking site in front of the mill. Transgress the blue line and built without planning approval. Bund cleared of all vegetation and not replanted.
- b) Hub located outside the blue line
- c) Parking allocated on the green field during construction period. Could not an alternative location(s) be used?

**3 Object Landscape and layout of Offices and Units**

- a) Application is not landscape led. Layout of units and offices is given precedence over landscape resulting in a significant felling of trees. Recognition that some felling of trees is required but what is planned is over extensive.
- b) A number trees could be retained with flexibility applied to placement of the units, particularly on the west flank.
- c) Support given to the additional planting within the site to enhance its attractiveness and suggest more is done where possible.
- d) Boundary landscape is thin and has lacked management. Felling poor specimen trees will leave it even thinner. Appropriate planting and thickening of the boundary fence line, particularly to the west (Northfields) and south (Bournefields), is required to provide a solid protective screen to the Enterprise Park. Once established felling of the poor specimen trees can be undertaken.
- e) Height of the new buildings must not exceed the highest building currently on site (excluding the mill)

**5 Object Hours of Work**

- a) Hours of work on the existing east section of the Enterprise Park are 6am to 10pm. This should be reduced to 7am to 7pm throughout or on the west side to this time span being in close proximity to the residential areas.  
Weekend work confined to 9am to 12 noon on Saturday and closed on Sunday.

**6 Object Traffic**

- a) No reference is made to Twyford Neighbourhood Plan MA2, North access road to Hazeley Park.
- b) Figures used in the application for Care Home form the base for comparing vehicle movement in the application. The Care Home has not progressed so a lack of substantive data is available to draw a comparison and provide validity to the statements made.
- c) No data is provided regarding current daily traffic movement on B3335 and Hazeley Road, nor projected movement with the increase of housing developments occurring to the south of the parish.
- d) Impact on the cross roads at Twyford, a recognized congestion point, arising from the increase of vans and lorries using Hazeley Road to access the site has not been considered.
- d) Majority of employees and service providers will use west approach along Hazeley Road by means of the cross roads or short-cutting through Bourne Lane.
- e) A review of traffic movement in Twyford is required to establish. Data from recent HCC surveys on B3335 and Hazeley Road should be obtained.

**7 12 Acre Field Support**

- a) Support the use of the field for bio diversity purposes assuming it satisfies all environmental agencies. Hazeley Park Estate to manage it
- b) Clarification that asbestos will not be buried in the field has been made and that spoil deposited in the field will be sealed securely with a membrane and covered.
- c) Access to the field to walk across is acceptable but it should not be made into picnic site or become a parish asset.

- 8 **Connectivity Support**  
a) Improved access to the Park on foot or by cycle is welcome  
b) Use of the Hub if appropriate is welcome  
c) Investigation of laying a cycle path to B3335 from the north of the site should be investigated.
- 8 **Odour, noise, light**  
a) The removal of the mill is welcome as it has been a source of complaints for many years. Attention to ensuring that full compliance is made with current regulations to avoid to avoid leakage on any of the above.
- 10 **Absence of any improvements to offsite infrastructure or payment of CIL for this development.**  
**Object**  
a) Establish what CIL/106 has been applied to this application and previous approvals,  
b) clarify to WCC what infrastructure is capable of improvement and TPC's plans for them ( car park extension; flood mitigation; traffic management; and cycle links to North and south)
- 11 **Discussion and negotiation**  
Continue to discuss all matters with the applicant and SDNP to seek to resolve as many issues as possible and secure agreement.

## Item 8/23

### 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/O2191/HOUS | Received: Thu 25 May 2023 | Validated: Thu 25 May 2023 | Status: Pending Consideration

discharge of condition 8 of planning application SDNP/22/O5952/HOUS

The Roman Villa Roman Road Twyford Winchester Hampshire SO21 1QW

Ref. No: SDNP/23/O2064/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/O2014/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/O5980/HOUS

Cedarwood Park Lane Twyford Hampshire SO21 1QS

Ref. No: SDNP/23/O1975/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/O1981/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/O3463/HOUS

Hockley House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/23/O1879/DCOND | Received: Thu 04 May 2023 | Validated: Thu 04 May 2023 | Status: Pending Consideration

Non material amendment to planning application SDNP/22/O3463/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/O1809/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 5<sup>th</sup> June 2023 until 5pm on 14<sup>th</sup> July 2023.

You may comment upon the draft list by email [localistreview@southdowns.gov.uk](mailto:localistreview@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](#)