

# PLANNING

**TWYFORD PARISH COUNCIL**  
**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
Held on Thursday 2<sup>nd</sup> May 2024 at 7.30pm  
in the Gilbert Room, Twyford Parish Hall

**Present:**

Cllr. Lawton (in the Chair), Cllr. Sellars, Cllr. Cook,  
Cllr. Corcoran, Cllr. Forder-Stent, Cllr. Mitchell.

**In attendance:**

The Clerk

<b>Item</b>	<b>Business Transacted</b>
<b>P51/23</b>	<b>Chairman's Comments</b> None.
<b>P52/23</b>	<b>Apologies for Absence</b> Apologies were received from Cllr. Pullen, Cllr. Hill
<b>P53/23</b>	<b>Request for Dispensation and Declarations of Interest</b> No requests for dispensation had been received.
<b>P54/23</b>	<b>Approval of Minutes</b> It was <b>Resolved</b> that the minutes of the meeting of the Planning Committee held on the 11 <sup>th</sup> April 2024 be approved and signed.
<b>P55/23</b>	<b>Public Representation</b> There was no representation.
<b>P56/23</b>	It was <b>Resolved</b> to submit the following comments to the SDNPA on planning Applications received:  <b>Hockley Golf Club Winchester Road Twyford Hampshire SO21 1PL SDNP/24/00973/TPO</b> No objection subject to approval from the Arboricultural Officer. Any replanting much carried out in a manner which does not impact on the width, or an extension, of the pavement which has use for a potential cycleway.  <b>Dorchards Highfield Avenue Twyford Hampshire SO21 1QP SDNP/24/01269/HOUS</b> No objection. The application documents are well presented.  <b>Rosemary Cottage 4 The Drove Twyford Hampshire SO21 1QL SDNP/24/01566/HOUS</b> Object to the overall height of the building. The proposed building is attractive but dominates the end of the plot and has potential to adversely impact on the conservation area.  <b>8 Hill Rise Twyford Hampshire SO21 1QH SDNP/24/01628/HOUS</b> The location is in the Conservation Area. The proposals on the front elevations are acceptable, however the rear elevation roof extension is problematic. The location is on high ground and visible from a wide area. However, it is not easy to identify these viewpoints and the adjoining property has a similar dormer extension.  <b>Land adjacent to Hare Lane Twyford Hampshire SDNP/22/02180/FUL</b> Objection. The existing use of the land is for equestrian. Currently 17 horses of local people use the land, therefore the change of use is not justified, the

land is in demand for its current use. The proposed change would be contrary to SDLP SD23.

In addition, Twyford Neighbourhood Plan, policy LHE1 sets out to protect the landscape between Twyford and Shawford and Twyford and Colden Common. The policy requires that consideration is also given to effect of cumulative impacts and as such other proposed developments in the immediate area should be considered together with this application.

**16 Newton Road Twyford Hampshire SO21 1PE**

**SDNP/24/01285/HOUS**

No Objection

**P57/23 Correspondence relating to South Downs Local Plan**

**The letter was noted** and is attached in the appendices. The subject of public consultation on potential housing sites will be added onto the agenda of the next meeting.

**P58/23 Planning decisions made and applications received in April 2024**

**The report was received** and is attached in the appendices.

The meeting closed at 9.25pm

## Item 57/23

**From:** PlanningPolicy <[PlanningPolicy@southdowns.gov.uk](mailto:PlanningPolicy@southdowns.gov.uk)>

**Sent:** Monday, April 15, 2024 9:42 AM

**Subject:** Update post March 2024 Planning Committee

Dear Clerks,

I wanted to update all our town and parish councils on the South Downs Local Plan Review and a report that we took to our Planning Committee on 14<sup>th</sup> March.

As explained at our workshops at the end of last year, we are working on the evidence base for the Local Plan Review with the intention of producing a draft Local Plan for our members' consideration in the Autumn prior to public consultation in early 2025. The report to our Planning Committee in March seeks to adapt our processes so that we can proceed either under the new planning system being introduced under the Levelling Up and Regeneration Act 2023, or under the existing planning system if the current deadlines are moved back, for instance due to a General Election.

We are also planning some public engagement in June/July so people can have early input into:

- the scope and timetable for the Local Plan Review and the key issues for it to address;
- how the Local Plan Review can contribute to delivering the vision for the National Park and its corporate priorities of climate action, nature recovery and a National Park for all; and
- how they want to be engaged in subsequent stages of the process including consulting on a revised Statement of Community Involvement.

As you know, in February 2023 we invited all our town and parish councils to prepare 'parish priorities statements' to inform the Local Plan Review. Forty parish priorities statements have been submitted to the Authority. These have been uploaded to our website at [Parish Priorities Statements - South Downs National Park Authority](#) and we will add any future submissions / revisions to the website as they come in and have regard to them so far as is possible bearing in mind the stage which the Local Plan Review has reached. The statements are material considerations which will help to inform the preparation of the Local Plan Review, including the allocation of development sites and what facilities and amenities need to accompany such allocations.

Some town and parish councils decided not to progress parish priorities statements because they have up to date neighbourhood plans or village design statements which they feel set out their

aspirations adequately. These will also be taken into account as part of the evidence base for the Local Plan Review.

The National Park Authority's Planning Committee on 14<sup>th</sup> March resolved to note that the parish priorities statements are part of the evidence base for the Local Plan Review, and agree that they will have regard to them in deciding the content of that Local Plan.

Officers are also developing a 'Settlements Hub' which will be a web based 'one stop shop' for all information about parishes, including the Census 2021 demographics, the data on settlement facilities and open space gathered from parish councils, and links to locally prepared planning documents such as neighbourhood plans, parish priorities statements and village design statements. As well as being part of the evidence base for the Local Plan Review, the Settlements Hub will also be a resource for residents to learn about their places and applicants to research the background information about places where they wish to submit planning applications.

Work is progressing well on the Land Availability Assessment and we will be in contact with all town and parish councils to provide an early sight of this work before it is published in June 2024. We will be publishing the Local Green Space Assessment around the same time. The intention is to provide town and parish councils with a confidential link to the Land Availability Assessment a couple of weeks prior to publication so that you can identify any factual errors and be prepared for any questions you might get from members of the public. This is not a consultation on whether the sites should be allocated - that will be for the formal public consultation in early 2025. Rather it is to ensure that you are not taken by surprise by the sites that have been put forward or our technical assessment of their merits.

Further details about the Local Plan Review can be found at [South Downs Local Plan Review - South Downs National Park Authority](#)

If you have any questions about the contents of this email, or the Local Plan Review in general, please contact [PlanningPolicy@southdowns.gov.uk](mailto:PlanningPolicy@southdowns.gov.uk)

Kind Regards

The SDNPA Planning Policy Team

South Downs National Park Authority

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## Item 58/23

### Planning Update – Planning Committee May 2024

#### Applications Received in April 2024

Loft conversion with new dormer to rear and rooflights to front

8 Hill Rise Twyford Hampshire SO21 1QH

Ref. No: SDNP/24/01628/HOUS | Received: Fri 19 Apr 2024 | Validated: Fri 19 Apr 2024 | Status: Pending Consideration

New timber clad car port

Rosemary Cottage 4 The Drove Twyford Hampshire SO21 1QL

Ref. No: SDNP/24/01566/HOUS | Received: Wed 17 Apr 2024 | Validated: Wed 17 Apr 2024 | Status: Pending Consideration

The yew is a mature specimen at the very end of our garden. We have owned the property for over 30 years and we have previously had consent to remove some lower branches, and in 2021 we had consent to cut it back on its north side where it had grown across the lane. The tree nevertheless grows vigorously and was 5m tall when we moved in but has now reached the height of our neighbour's mature horse chestnut. The result is a considerable loss of afternoon and evening sun in our west-facing garden. It has also engulfed a telegraph pole which carries mains power and telephone lines to three properties. Sooner or later, when the weather is stormy, we can expect damage to occur. In the picture I provided I have shown a line which brings it to the level of the top of the telegraph pole next to it. In metres looking up from the ground I would estimate around 2 metres. The tree would benefit from re-shaping and will no doubt continue to grow at speed.

Highfield Cottage Old Rectory Lane Twyford SO21 1NR

Ref. No: SDNP/24/01541/TCA | Received: Mon 15 Apr 2024 | Validated: Mon 15 Apr 2024 | Status: Pending Consideration

T1 - Yew tree lift canopy over lawn to a height of 3m by removal of secondary growth. G1 - Mixed Yew and lime trees prune back lower canopy?s to near boundary to a height of 5m.

Church Farm House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/24/01405/TCA | Received: Fri 05 Apr 2024 | Validated: Tue 09 Apr 2024 | Status: Pending Consideration

Extension to ground floor at rear and amendment to roofline of existing side extension, amendment of existing window and door openings, internal renovations and modernisation.

Dorchards Highfield Avenue Twyford Hampshire SO21 1QP

Ref. No: SDNP/24/01269/HOUS | Received: Wed 27 Mar 2024 | Validated: Wed 27 Mar 2024 | Status: Pending Consideration

Single storey pitched roof extension to the rear to create additional living space.

32 Newton Road Twyford Hampshire SO21 1PE

Ref. No: SDNP/24/00113/HOUS | Received: Thu 11 Jan 2024 | Validated: Thu 11 Jan 2024 | Status: Pending Consideration

#### Applications Determined in April 2024

discharge of condition 6 and 7 of planning application SDNP/22/03463/HOUS

Hockley House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/24/00232/DCOND | Received: Fri 19 Jan 2024 | Validated: Fri 19 Jan 2024 | Status: Split Decision

To update and enlarge the bathroom, moving modern partitions

The Manor House High Street Twyford Hampshire SO21 1RH

Ref. No: SDNP/23/05446/LIS | Received: Wed 27 Dec 2023 | Validated: Wed 27 Dec 2023 | Status: Approved

