

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD ON ONLINE VIA ZOOM ON
TUESDAY 21 APRIL 2020 COMMENCING AT 7.30 PM**

Present: Cllrs P Verdon (Chair), R Coleman, W MacPhee and A McFarlane

In attendance: Andrea Mann, Parish Clerk

234/19 Apologies for absence

Apologies were received and accepted from Cllrs K Ball and D Stewart.

235/19 Declarations of interests and requests for dispensation relating to any item on the agenda
None.

236/19 Approval of minutes:

The draft minutes of the Planning & Development Committee held on 31 March 2020 (222/19 - 233/19) were approved as a true record of the meeting to be signed by the Chair in person at a later date.

237/19 Chair's announcements

Matters were minuted under the relevant minute item.

238/19 Current planning applications

OPC Ref	Reference	Address	Description	OPC Comments
66	19/02151/LBC	Flat 2, Kingston House, 126-132 High Street, Odiham RG29 1LT	Erection of 2 satellite dishes on the roof (retrospective).	No objection.
67	20/00708/FUL	Land Adjacent The Vicarage, The Bury, Odiham	Erection of timber framed store, garden room, gazebo, restoration of existing glasshouse and repairs to boundary wall	<p>Its designation as a local green space gives it a similar protection to green belt and policy 11 states that development on the land will not be supported other than in very special circumstances. No such special circumstances have been put forward by the applicant and the proposal is therefore contrary to policy 11 of the NP.</p> <p>Whilst the land could be used for an agricultural/ horticultural type of use (such as a kitchen garden) there is no right to use it as a private garden as proposed without an application to change its use. Such a use would detrimentally change the character of the land and also damage its historical context ie its connection to The Bury which is a listed building. The fact that the garden would be used by a property divorced from the site ie Rose cottage further compounds the damage to its historic association with The Bury. It may</p>

				<p>even require a listed buildings application.</p> <p>Apart from restoration of the glasshouse and boundary wall the other buildings are inappropriate to the established and historic use of this land and would further damage its character. The store building is far too large just to accommodate some maintenance tools and the so called gazebo looks more like a garage or further store building than a gazebo. The play building would also be inappropriate in this setting. All these additional buildings would begin to visually urbanise the land and so be contrary to the local green space designation of the NP.</p> <p>The proposed timber outbuildings would be unsympathetic and impact detrimentally on the conservation area ie would not reflect the traditional form and grain of development and as such would not comply with policy 6 of the NP.</p> <p>OPC objects on grounds that the proposed use as a private garden together with erection of outbuildings would impact detrimentally on the character of the Conservation Area, the adjoining listed building "The Bury" and the designated Local Green Space and therefore conflicts with policies 6 and 11 of the NP. No special circumstances have been put forward to justify these policies being overturned.</p>
68	22/00800/HOU	19 Buffins Road, Odiham RG29 1PA	Erection of a single storey rear extension, demolition of existing detached garage and erection of replacement double garage with habitable accommodation at first floor	No objection.
69	20/00808/FUL	Buryfields Infant School, Buryfields, Odiham RG29 1NE	Installation of synthetic grass running track	No objection.

239/19 Pre-Applications and decisions

Members noted that Hart DC had refused one application for Danetree House and two applications for Gospel Green which OPC had raised no objection to.

Members also noted the outcome of the pre-application decisions for 61 High Street (the old Lloyds Bank building) which decided the property could be either a restaurant or residential property as long as the heritage status of the building was not impacted.

240/19 Planning Appeals
None

241/19 Tree applications and decisions
None.

242/19 Enforcements opened and closed
None

243/19 Enforcement appeals
None

244/19 Planning correspondence
An email had been received from a member of the Baker Hall Committee requesting OPC's support to a funding application to refurbish the kitchen. As Baker Hall was an Asset of Community Value and listed in the Neighbourhood Plan Policy 13, 3.75, members were happy to support the funding application.

245/19 The date of the next meeting was noted as 12 May 2020 at 7.30 pm.

There being no further business the meeting closed at 8pm.

Signed.....

Date.....