

Notes of the Neighbourhood Plan Monitoring Group (MG) Meeting

Parish Room, Odiham

Tuesday 4th February, 2020 at 7.30 pm

Present: Cllrs Verdon (Chair), Coleman, MacPhee and McFarlane, Gill Warsop, Helen Fleming and the Parish Clerk

1. Note taker

The Parish Clerk was appointed to take the notes.

2. Apologies for Absence

Apologies were received from Cllr Ball.

3. Declarations of interest

Declarations of interest were made by Helen Fleming as chairman of the Odiham Society Planning sub-group.

4. Notes of the previous meeting

The notes of the meeting on 3rd September were revised to replace "Macfarlane" with "McFarlane" then agreed as a true record of the meeting.

Members discussed how the group's membership demonstrated impartiality and how it differed from OPC's Planning and Development Committee. Following discussion it was agreed that the co-option of individual members offered independent oversight.

5. Terms of Reference

The group's terms of reference was reviewed and agreed.

Members suggested deleting the word "and Development" in para 5 from "The Parish Council's Planning and Development Committee" but decided this was in fact correct. There were no changes to propose to full Council.

6. Review of overall application of the NH Plan policies in planning applications determined by Hart DC since 3rd September

Cllr Verdon and H Fleming had reviewed the applications and reported they were pleased to see reference to the NH Plan in Hart DC's decisions. There were many references to the NH Plan Policies and Principles in refusal decisions and Hart DC were also citing the policies in consideration of applications where consent had been granted.

Action: to look in detail at those applications which Hart DC approved but where OPC had objected.

Members noted their interest in seeing Hart DC's approach to the Burford development site as it has not yet been decided that this should go to HDC Planning Committee.

Action: It was agreed that, going forward, only refusals would be reported in the Monitoring Sheet.

7. Windfall Sites

None were reported, however, Members made reference to the following sites:

The Priors Corner, and 82 High Street (The Barn) sites would be classified as a windfall site if the applications are approved.

Land at the Jolly Miller – this application was agreed in 2016 so would not be counted as a NH Plan windfall site.

Action: OPC to make enquiries and be proactive in developing the criteria for allocating the completed properties at the Rough's Cottage site.

8. Housing Mix Policy in light of the Hart draft Local Plan

G Warsop reported slight variations to the housing mixes in the Hart draft Local Plan and the NH Plan noting little differences at the higher levels. Members acknowledged that Hart DC would apply the Local Plan housing mix once the Local Plan was adopted.

Considering that 96% of NH Plan respondents had supported the NP Plan housing mix policy, this is the most supported policy in the NH Plan, the Monitoring Group recorded their decision to continue to support the NP housing mix.

9. Policy 13 – Assets of Community Value

Members reviewed Hart DC's register of Assets of Community Value, noting the following Odiham and North Warnborough assets on the register:

The Cross Barn
North Warnborough Village Hall
The Baker Hall
The Bridewell

Members discussed the Deer Park as an application which had been declined and questioned the reasons for the refusal. G Warsop declared an interest and did not take part in discussions.

Action: the Parish Clerk to establish the contents of the previous Deer Park application which had been turned down by Hart DC.

10. Annual NH Plan Monitoring Report

The following items were agreed to be included in the report and reported to the Annual Parish Assembly on 28th April:

Monitoring Sheet
Explanation of the Monitoring Group review process
Update on the Monitoring Group review process
Number of Hart DC references to the NH Plan in considering planning applications
Outline level of protection
Acknowledge Hart DC's high reference to NH Plan Policy 5 – General Design Principles
Update on all NH Plan Sites
Report on the Crumplins' Meadow site and the timings of the decision
A separate update on each Policy

Members referred to the Alton monitoring plan as a good example.

11. Next meeting 21st July 2020 at 7.30pm.

AOB:

A discussion took place on a pending planning application to convert the old Co-op building on the High Street. Members suggested that OPC should make comment to Hart DC, supporting Odiham's Conservation Area and heritage but also supporting a prospective new business in the High Street. Members were not aware of any heritage features inside the building but these could be concealed behind false walls and partitions.