

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD ON ONLINE VIA ZOOM ON
TUESDAY 2 JUNE 2020 COMMENCING AT 7.30PM**

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

In attendance: Andrea Mann, Parish Clerk

Also present: Justin Kilduff, Digby Willoughby – Clearstone Energy, Neil Osborn – DLP Planning and Hart DC K Crookes

P01/20 Apologies for absence

Apologies were received and accepted from Cllr K Ball.

P02/20 Declarations of interests and requests for dispensation relating to any item on the agenda

Cllr P Verdon declared an interest in application 90/20 and Cllr D Stewart was asked to Chair that agenda item as the Committee Vice-Chair.

Cllr A McFarlane declared an interest in one piece of correspondence which would be raised under Item P14/20.

P03/20 Chair's announcements

The Chair made comment on two applications:

- The application for Burford, West Street, Neighbourhood Plan Site had been withdrawn.
- An appeal for change of use at Down Farm had been refused and the tenants had until 8th August to vacate before enforcement commenced.

The Chair reported that Canal Basin Working Party had asked OPC to confirm whether they were happy for a Montford Place resident representative to join the Working Party. No objections were raised.

The Chair had written to Hart DC Enforcement regarding the Five Acres, Broad Oak development. Enforcement have replied that they hope to resume site visits within the next 10 days and will visit the site as soon as possible.

P04/20 Presentation on behalf of Clearstone Energy

Representatives from Clearstone Energy and DLP Planning presented the proposal for a solar farm development at Chosley Farm. The presentation had been circulated to Committee members prior to the meeting.

Cllr A McFarlane asked whether there were any similar sites which they could visit? The applicants would respond with details of the closest site.

Cllr P Verdon asked whether it was possible to push back the site on the southern side similar to the northern side? The applicants said that this could be considered.

Cllr W MacPhee asked how long a site of that size would take to build? The applicants said it would take approx 6 months.

Cllr W MacPhee asked how is the site was connected to the Fleet sub-station? The applicants said that it would be through underground cabling.

Cllr P Verdon commented that screening was likely to be the most important factor for residents. The applicant said that this would be considered as part of the environmental impact assessment which was the next stage of the project.

The Chair thanked the applicants for attending the meeting who then asked to stay in touch.

P05/20 Minutes of the previous meeting

The minutes of the Planning & Development meeting held on 12 May 2020 (246/19 - 258/19) were approved as a true record of the meeting to be signed by the Chair in person at a later date.

P06/20 Public Session

None.

P07/19 Current planning applications

OPC Ref	Reference	Address	Description	OPC Comment
81/20	20/01017/HOU	Choseley House, The Street, North Warnborough RG29 1BD	External works and new vehicle access on to highway	No objection. OPC supports this application as a set of genuine improvements to a listed building which will ensure the maintenance of the building over time, particularly with regard to the stability of the building structure.
82/20	20/01018/LBC	Choseley House, The Street, North Warnborough RG29 1BD	External works and new vehicle access on to highway	No objection. OPC supports this application as a set of genuine improvements to a listed building which will ensure the maintenance of the building over time, particularly with regard to the stability of the building structure.
83/20	20/01034/HOU	38 Queens Road, North Warnborough RG29 1DN	Erection of a single storey rear extension and conversion of garage into habitable accommodation. Alterations to fenestration	No objection. OPC further comments that no objection is on the provision that the application meets Hart DC parking criteria.
84/20	20/01008/HOU	Stoney Cottage, The Bury, Odiham RG29 1LY	Demolition of existing timber conservatory and erection of a single storey rear extension, insertion of first floor bedroom window in west elevation and replacement window in first floor bedroom in north elevation and associated internal alterations	No objection. Subject to the Conservation Officer's approval. OPC requests a condition for the dormer window on the western side to be frosted to prevent overlooking to the neighbouring property.
85/20	20/01009/LBC	Stoney Cottage, The Bury, Odiham RG29 1LY	Demolition of existing timber conservatory and erection of a single storey rear extension, insertion of first floor bedroom window in west elevation and replacement window in first floor bedroom in north elevation and associated internal alterations	No objection. Subject to the Conservation Officer's approval. OPC requests a condition for the dormer window on the western side to be frosted to prevent overlooking to the neighbouring property.
86/20	20/00993/HOU	7 Derbyfields, North Warnborough RG29 1HH	Erection of a first floor side extension and alterations to fenestration	No objection.
87/20	20/01093/HOU	Heron House, Tunnel Lane, North Warnborough RG29 1J	Replacement of existing external staircase to a detached outbuilding and erection of an open pitched roof porch over the stair landing	No objection.
OPC Ref	Reference	Address	Description	OPC Comment

88/20	20/01099/FUL	Danetree House, 57 High Street, Odiham RG29 1LF	Change of use of property from office (B1(a)) to residential (C3) with associated internal and external alterations	Members noted that the previous application considered at the previous meeting had been withdrawn due to Hart DC not validating the application as the Certificate of Ownership had been incorrectly completed by the applicant. OPC raised no objection and repeated the decision made at the previous meeting: OPC welcomes the restoration of this property to a residential property not least due its close proximity to commercial buildings on the High St. Its current appearance detracts from the commercial street scene.
89/20	20/01100/LBC	Danetree House, 57 High Street, Odiham RG29 1LF	Change of use of property from office (B1(a)) to residential (C3) with associated internal and external alterations	" "As above
90/20	20/01171/LBC	The Old Angel Inn, 4 High Street, Odiham RG29 1LG	Remove sand and cement render from the front of the property. Apply new lime render to the front of the property. Apply Keim Mineral Paint to the new lime render on the front of the property. Repair the render on the two side elevations. Redecorate the doors and windows on the front and two side elevations. Change the colour of the main front door from bright red to an olive green colour.	Cllr P Verdon declared an interest, left the meeting and did not take part in the discussion or vote. This item was chaired by Cllr D Stewart. No objection. OPC supports this application and is pleased to see the efforts to improve and protect this building.

P08/20 Pre-Applications and decisions

The following were noted:

Pre-applications:

Reference	Address	Description	OPC Comment
20/00725/PREAPP	Darwins Lodge, Hillside, Odiham RG29 1HX	Extension to garage to create an ancillary garden studio. This will be used as a family hobbies room, and occasional home office. Ridge height, eaves height and materials will match the existing garage.	Noted. The comments shown on the meeting paperwork were made by Hart DC and not OPC.

Decisions:

Reference	Address	Description	OPC Comment
20/00180/PREAPP	Solar Photovoltaic Farm	Bidden Road, North Warnborough, Hook	Noted

P09/20 Planning Appeals

The following were noted:

Reference	Address	Description	OPC Comment
MIMA/19/00543/FUL	Albion Yard, Hook Road, North Warnborough RG29 1EU	Erection of ten dwellings (two 1 bed, four 2 bed, three 5 bed, one 6 bed) four detached cart shed garages and associated site works with plots 1-4 being self build by applicants	Appeal dismissed. Policies 2, 5, 7 & 8 of the Neighbourhood Plan were commented on by Inspector.

P10/20 Tree applications and decisions

Reference	Address	Description	OPC Comment
20/01186/CA	Wycliffe House Hook Road North Warnborough Hook Hampshire RG29 1EU	B - Ash - Remove large horizontal bough, C - Willow - pollard two boughs, D - Remove heavy horizontal bough	Noted, no comments.
20/01244/CA	Brent House The Street North Warnborough Hook Hampshire RG29 1BE	T1 - Beech - Lift to 5m on Brent House side, T2 - Holly - Fell to ground level	Noted, no comments.

P11/20 Enforcements opened and closed

None.

P12/20 Enforcement appeals

None

P13/20 Hants CC Planning Application for the provision of two grass pitches at Robert Mays School

Councillors considered a response to Hampshire County Council regarding the planning application 'Provision of two new grass pitches (with no floodlighting), retention of large areas of the existing natural habitat, provision of fencing to control access and new gated link paths from the main school campus at Robert Mays School, West Street, Odiham Hook RG29 1NA'
<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21164>.

Decision: OPC raised no objection to the application, with the following comments:
 OPC expresses an interest in being involved in the Community Use agreement and an interest in commuted funds should any of the land be transferred to OPC.
 OPC raised concerns about the temporary closure of a well used footpath alongside the site from Bufton Fields to West Street.

Action: Clerk to ask HCC whether public consultation will be carried out.

P14/20 Planning correspondence

- i) A letter had been received from the developer relating to an application at Hook Road. Cllr A McFarlane declared an interest and left the meeting. The letter related to a previous application which had been withdrawn and set out new revised proposals for a new application. The Chair proposed that she respond to the correspondence highlighting OPC's role as a consultee not the planning authority. The Chair read her proposed letter which all remaining Councillors agreed.
- ii) 1 High St – OPC had received complaints from residents regarding the building of a new property 11 years after the commencement of works, the closure of a footpath running alongside the site and the possible removal of a cherry tree. The Chair reported that she and Hart DC K Crookes had forwarded these concerns to Hart DC Planning and Trees who would be following up these concerns.
- iii) A letter had been received from the owner of Swan Cottage who was planning to submit an application to develop the property. The applicant would be attending the next Committee meeting to present the proposals.
- iv) Cllr Crookes and Cllr Verdon had received a letter from the owner of 5 Buffins Road who had submitted an application for an extension and who was finding it difficult to reach agreement with the case officer. District Cllr J Kennett had agreed to follow this up with the Planning Officer to establish whether anything could be done.

P15/20 Date of the next meeting:

The date of the next meeting was noted as 23 June 2020 at 7.30pm

There being no further business the meeting closed at 8.28pm.

Signed.....

Date.....