

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD ON ONLINE VIA ZOOM ON
TUESDAY 14 JULY 2020 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), K Ball, W MacPhee and A McFarlane.

In attendance: Andrea Mann, Parish Clerk.

Also present: One member of the public.

P30/20 To receive and accept apologies for absence

Apologies were received and accepted from Cllrs R Coleman and D Stewart.

P31/20 To receive declarations of interests and requests for dispensation relating to any item on the agenda

Cllr P Verdon declared an interest in planning application 97/20 and it was agreed that Cllr A McFarlane would chair this item.

P32/20 Chair's announcements

- i. As agreed at the previous meeting, the Chair had written to Hart DC Chairman Cllr Kennett asking when Hart DC intended to start holding virtual meetings. The response stated that a Hart Planning Committee was scheduled to take place in August.
- ii. Change in planning law included a reform of building classifications which would make it easier for existing commercial classes to become residential properties.
- iii. Work was ongoing to establish the Montford Place POS commuted sum and estimates were being sourced for the maintenance of the POS.
- iv. The Rural Exception Site application was due to be considered by Hart DC in August.
- v. The Chair had contacted members of the Deer Park Action Group in relation to the Deer Park application for an Asset of Community Value. The response confirmed that no survey of users had previously been undertaken. A meeting would be organised with Councillors to agree further actions.

P33/20 To approve the following minutes:

The minutes of the Planning & Development meeting held on 23 June 2020 (P16/20 – P29/20) were approved as a true record of the meeting to be signed by the Chair in person at a later date.

P34/20 Public Session

Mr Stewart spoke on his application for the renovation of Swan Cottage.

P35/20 Current planning applications

OPC Ref	Reference	Address	Description	OPC Comments
95/20	20/01235/HOU	Swan Cottage, Hook Road, North Warnborough RG29 1EX	Demolition of single storey rear kitchen extension, conservatory and brick boundary wall to property frontage. Erection of two storey rear extension, temporary single storey timber outbuilding and 1m high timber palisade fence to front boundary.	The agenda order was changed to consider application 95/20 first. No objection, subject to the removal of the wall at the front of the property being approved by the Conservation Officer.

			New entrance canopy. Alterations to fenestration.	
94/20	20/01377/HOU	Maplecroft, King Street, Odiham RG29 1NF	Demolition of garage and erection of a single storey side and rear extensions. Replacement garage and infill extension. Internal alterations and remodelling	Neutral. OPC raises concern that the height of the infill to a single storey extension will impact and overlook the neighbouring property.
96/20	20/01401/FUL	Wychwood Carp Farm, Farnham Road, Odiham, Hook, RG29 1HS	Use of land for open storage within Class B8	No objection
98/20	20/01068/FUL	Wychwood Carp Farm, Farnham Road, Odiham, Hook, RG29 1HS	Retention of change of use of land for commercial storage facilities (Land Use Class B8) and stationing of 71 storage containers with associated landscaping (single storey with no stacked containers)	The agenda order was changed due to application 98/20 relating to 96/20. No objection, provided that the visual impact from the road is improved through removal of large objects and open storage items and there is improved screening.
97/20	20/01304/HOU	Orchard Cottage, Broad Oak, Odiham, Hook, RG29 1AH	Erection of a 3 bay timber framed barn with storage space at the first floor	Cllr P Verdon left the meeting and did not take part in the discussion or vote. This agenda item was chaired by Cllr A McFarlane. No objection.
99/20	20/01383/HOU	5 Burgess Close, Odiham RG29 1PG	Erection of a single storey rear extension and conversion of garage into habitable accommodation	No objection.

P36/20 Pre-Applications and decisions

The pre applications and decisions were noted as presented with the agenda. Members noted:

- The Crumplins Business Court application had been refused, supporting OPC's objection.
- The application for 29 London Road had been granted and not supported OPC's objection due to lack of parking.

P37/20 Planning Appeals

The appeals were noted as presented with the agenda.

P38/20 Tree applications and decisions

Applications:

Reference	Address	Description	OPC Comment
20/01429/CA	Mayfield House, The Street, North Warnborough RG29 1BL	Sorbus (Whitebeam) - Crown-reduce height by maximum of 2.5m back to suitable growth points	Already decided by Hart DC.
20/01515/CA	Wycliffe House, Hook Road, North Warnborough RG29 1EU	Yew - Crown lift to 5m from the ground. Crown is currently 3-4m above the ground	No objection.
20/01561/CA	New House, King Street, Odiham RG29 1NF	T1 - Purple Leaved Plum - Reduce by 2-3m T2 - Purple Leaved Plum - Fell to ground level - close to house and wall	No objection.

Councillors referred to an email from the Odiham Society raising concern that certain tree removal in the parish was altering the character of the parish and asked for support to protect the trees.

The Clerk was asked to write to residents in Burgess Close whose back gardens overlook West Street where some residents have removed trees and shrubs on the verge between the pavement of West Street and their fences. These trees perform an important screening and softening effect and their removal disrupts the street scene. The letter should alert residents that the Parish Council has noticed the changes and would be monitoring the situation. Other areas where similar actions would disrupt the street scene are the portion of Farnham Road at Hatchwood Hill and Hook Road in North Warnborough close to the petrol station. The Clerk agreed to take advice from the Hart DC Tree Officer.

Decisions:

Reference	Address	Description	Hart Decision
20/01390/CA	Lanes Corner, Mill Corner, North Warnborough RG29 1EZ	Conifer - Remove	Decided - no objection
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	Decided - no objection

P39/20 Enforcements opened and closed
None

P40/20 Enforcement appeals
None

P41/20 To review sections 14 & 15 of the draft S106 agreement for the Rural Housing Exception Scheme for 12 affordable dwellings on land adjacent to Roughs Cottage, North Warnborough

Councillors reviewed the draft agreement as requested by Hart DC.

Councillors made no comment on the proposed criteria for home allocation but asked for clarification on the process for selling on shared ownership properties and what happens if the property does not sell?

The Clerk was asked to share the process for registering on the Housing Register on OPC's and community Facebook pages.

P42/20 Planning correspondence

- i. The Chair and Clerk had been invited to a meeting with Vivid Homes which outlined proposals for a new 3 bedroom home in Crownfields by splitting the garden at 8 Crownfields.

- ii. The Chair had received a letter from the owner of Gilt House regarding proposed development. The draft response previously emailed to Councillors was agreed.
- iii. The Chair had been invited to a Boat Basin Working Group meeting as one of OPC's representatives.

P43/20 To note the date of the next meeting:

The date of the next meeting was noted as 4 August 2020 at 7.30pm.

There being no further business the meeting closed at 8.55pm.

Signed.....

Date.....

DRAFT