

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
TUESDAY 18 FEBRUARY 2020 COMMENCING AT 7.30PM**

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

Minutes: Cllr McFarlane

191/19 To receive and accept apologies for absence

Apologies were received and accepted from Cllr K Ball.

192/19 To receive declarations of interests and requests for dispensation relating to any item on the agenda

There were no declarations of interest.

193/19 Public session

There were no members of the public in attendance.

194/19 To approve the following minutes

The minutes of the meeting held on 28th January 2020 (178/19 - 190/19) were approved as an accurate record of the meeting and were signed by the Chair of the meeting.

195/19 Chair's announcements

There were no Chair's announcements.

196/19 Current planning applications

| OPC Ref | Reference | Address | Description | OPC Decision |
|---------|----------------|---|--|--|
| 36 | 20/00116/HOU | 6 Hillside Cottages, Hillside, Odiham RG29 1HX | Erection of a two storey side extension and alterations to fenestration to rear elevation | No objection |
| 37 | 20/00114/LBC | Danetree House, 57 High Street, Odiham RG29 1LF | Demolition of wall to rear of the building to facilitate the creation of a car parking area | Odiham Parish Council supports this application to make a key building on Odiham High Street a more viable commercial proposition in line with policy 9 of the Odiham and North Warnborough Neighbourhood Plan |
| 38 | 20/00117/LBC | Danetree House, 57 High Street, Odiham RG29 1LF | Internal works to basement to make it damp proof and to reveal existing staircase that is currently blocked in | No objection |
| 39 | 20/00118/AMCON | Selsey, Dunleys Hill, Odiham RG29 1DU | Variation of Condition 2 attached to planning permission 19/00880/HOU dated 02.07.2019 to allow changes to materials and windows and addition of a porch | No objection |

| | | | | |
|----|--------------|---|---|--|
| 40 | 20/00160/HOU | Armored, The Street, North Warnborough RG29 1BL | Erection of a rear conservatory | |
| 41 | 19/02257/OUT | Land on the west sides of Alton Road, Odiham | Erection of 60 bed care home and 30 dwellings (10 x 2 bed houses, 9 x 3 bed houses, 7 x 4 bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access | See Appendix 1 |
| 42 | 20/00222/HOU | 20 Manley James Close, Odiham RG29 1AP | Conversion of loft to habitable accommodation to include the erection of two pitched roof dormers to rear and the insertion of three roof lights to the front | OPC is concerned that this application, which adds at least one additional bedroom, creates a building which no longer meets the Hart parking guidelines |
| 43 | 20/00319/HOU | The White House, 36 High Street, Odiham RG29 1LG | Conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing WC/store area and insertion of timber studwork | No objection |
| 44 | 20/00320/LBC | The White House, 36 High Street, Odiham RG29 1LG | Conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing WC/store area and insertion of timber studwork | No objection |
| 45 | 20/00328/HOU | 2 Gospel Green House, 11 High Street, Odiham RG29 1LE | Erection of a rear garden conservatory | No objection |
| 46 | 20/00329/LBC | 2 Gospel Green House, 11 High Street, Odiham RG29 1LE | Erection of a rear garden conservatory | OPC is concerned that as not all materials are listed, there may be an intention to use inappropriate materials such as UPVC in the building which is in a conservation area |

197/19 Pre-Applications

20/00180/PREAPP Solar Photovoltaic Farm, Land at Bidden Road, North Warnborough RG29 1BW

The committee decided to write to Hart Planning expressing concerns in relation to this preapplication.

198/19 Pre-application 20/0048/PREAPP – 117A High Street (on planning list for 28.01.20)

The committee decided to write to Hart Planning expressing support in relation to this preapplication as follows: OPC fully supports this pre-application to convert this commercial property back into two shops. It requests that Hart Planning give every assistance to the applicant to enable properties on the High Street to become viable businesses so enabling the High Street to thrive.

199/19 Planning Appeals

There were none.

200/19 Tree applications and decisions

| Reference | Address | Description | OPC Comments |
|-------------|--|---|--------------|
| 20/00272/CA | Whitewater Cottage, Hook Road, North Warnborough RG29 1ET | Sycamore - crown lift to 5 metres, reduce overhang over building back by 2 metres. Horse Chestnut - overhanging dangerously over the river Whitewater - dismantle down to 3 metres. Ash - overhanging the tennis court. Remove 1 no stem over the tennis court. | No comment |

Tree decisions were **NOTED**, as provided with the agenda.

201/19 Enforcements opened and closed

There were none.

202/19 Enforcement appeals

There were none.

203/19 Planning correspondence

Cllr Verdon shared an email correspondence she had had with Cllr Kennett concerning the planned Burford development. Cllr Kennett had requested this application be sent to the Hart Planning Committee but this has not yet been decided.

204/19 Hampshire County Council's Pre-Planning Consultation on Robert May's School, Bufton Field (action delegated from Full Council).

<https://www.hants.gov.uk/aboutthecouncil/haveyoursay/consultations/robertmays-buftonfield>

The committee resolved to comment on the Consultation Website that in accordance with Policy 10 of the NP any development of this land requires such facilities to be made available for shared use with the community.

205/19 Update from the Neighbourhood Plan Monitoring Group

Cllr Verdon reported that the group are working on a report for the Annual Parish Meeting. A draft has been circulated for comment.

206/19 Update on the Conservation Area Appraisal

Cllr Verdon and Mrs Fleming (co-opted member of the Conservation Appraisal Working Group Group) had a very productive meeting with Mark Jaggard, recently appointed Director of Place at Hart. He has offered advice and support re the appointment of a consultant to carry out the appraisal.

207/19 Date of Next Meeting
11th March 2020, 7.30pm

There being no further business the meeting closed at 8.40 pm.

Signed.....

Date.....

Appendix 1 to Minutes of Planning Committee Meeting held on 18th February 2020.

Application No: 19/02257/OUT

OPC object to this application

We are concerned about the following points within this application:

1. Despite producing new plans the heights of both the care home and houses are still bulky and too high. We note the steepness of the roof slopes and their heights which for the care home is shown as over 10 metres and the houses at 8.5 metres. Although the design and access statement specifies only 2 storeys, in the plans there are windows shown in the roof of the care home which indicates the possibility for a third storey. Therefore, these plans do not meet the Neighbourhood Plan criteria in Policy 2 vii c and Policy 5 i and iii. The size and scale of the roofs are particularly noticeable on plots 23 to 26 and 27 to 30.

We would request that permitted development rights for developing roof spaces into extra rooms are removed for all buildings within the site.

2. As the site is on rising ground, we would request that extensive excavation of the site is carried out to lower the roof heights to minimise the appearance of the development to the existing settlements to the north of the site.

3. The altered land buffer proposed is still not sufficient and appears to be a single row. NP policy 2 vii f states a significant landscape buffer comprising trees and hedges of native species shall be provided along the southern and western boundaries of the site to safeguard the setting in integrity of Odiham and to provide a clear distinction between the settlement boundary and the countryside beyond. Therefore, a wider buffer strip with more tree planting should be shown on the plans.

4. The market housing mix is not in line with Policy 4 of the Neighbourhood Plan which states that 50% of the market housing should be 1 or 2 bedroom properties or the Hart Local Plan which states there should be 7% x 1 bed, 28% x 2 bed, 44% x 3 bed and 21% x 4 bed. The Plans show 0 x 1 bed houses (1.26 in Local Plan), 6 x 2 bed (5.04 in Local Plan), 5 x 3 bed (7.9 in Local Plan), 3 x 4 bed (3.78 in Local Plan), 4 x 5 bed (0 in Local Plan). There is an identified need in the Parish for smaller market houses, not larger houses

In line with the Hart Local Plan the affordable dwellings should be interspersed throughout the site and mixed with the market houses.

5. We are concerned about parking provision both for the care home and the houses. Parking provision for all the properties should be provided and also spaces for visitor parking.

6. The future ownership of the 0.25 ha of land needs to be considered. The site should be conveyed to OPC ownership, not a private management company, with a maintenance sum and a set number of years specified to allow it to be used for preschool use with the fallback to some other community use such as open space and public car park. The space needs to be developed as a parking for pre-school staff and drop off area for parents. There also needs to be space for parking for users of the recreation ground which has the new teenage and junior facilities.

7. Northern border of the site: As stated in NP Policy 2 ii i a footpath for pedestrians and cyclists shall be provided along the northern boundary of the site between Alton Road and Firs Lane.

8. Further footpath: NP Policy 2 ii j required a footpath alongside Firs Lane from its junction with Alton Road to the public open space at Hereford Close to provide a safe pedestrian route between RAF Odiham and Robert Mays School. It is acknowledged that there is now a pedestrian path alongside most of Firs Lane, however it stops short of the junction with Alton Road leaving a dangerous section for children to negotiate. We would like the developer to provide the extension of the path around the property known as Highfield shown on page 33 of the NP.