



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE HELD IN ALL SAINTS' CHURCH  
ON 11 MAY 2021 COMMENCING AT 7.30 PM**

Present: Cllrs P Verdon (Chair), K Ball, R Coleman and Cllr Fraser

In attendance: Andrea Mann (Parish Clerk)

Also present: Hart DC Cllrs Crookes and Kennett.

**P1/21 To receive and accept apologies for absence**

Received and accepted from Cllrs MacPhee and Stewart.

**P2/21 To receive declarations of interests and requests for dispensation relating to any item on the agenda**

None.

**P3/21 Chair's announcements**

- i) The Chair was due to have a discussion with the Hart DC Case Officer responsible for the Crownfields application about possible S106 projects. The Chair reported that OPC would be discussing this at a Strategy Working Group the following evening.
- ii) Hart DC had appointed a new policy officer to support the Conservation Area Character Appraisals work across Hart.

**P4/20 To approve the following minutes**

The draft minutes of the previous meeting held on 21 April 2021 (P201/20-P214/20) were agreed as a true record of the meeting and were signed by the Chair.

(Proposed by Cllr Verdon, seconded by Cllr Coleman, all in favour).

**P5/21 Public Session**

None.

**P6/21 Current planning applications**

- 1/21 Reference: 21/00795/FUL  
Address: Regent House, 123 High Street, Odiham RG29 1LA  
Description: Change of use of No. 121 from restaurant and office uses and No. 123 from office use to two 4 bedroom dwellings with associated car parking, extension, external alterations and associated works

OPC comments: Objection, due to the proposals not meeting Hart's parking guidelines.



2/21 Reference: 21/00996/HOU  
Address: 15 Angel Meadows, Odiham RG29 1AR  
Description: Conversion of loft into habitable accommodation including installation of 2 No pitched roof dormers on the rear roof slope and 3 velux windows on the front roof slope

OPC comments: No objection.

3/21 Reference: 21/00951/HOU  
Address: 7 West Street, Odiham RG29 1NR  
Description: Demolition of conservatory and erection of a single storey rear extension, erection of an open covered porch and alterations to windows and doors.

OPC comments: No objection.

4/21 Reference: 21/00972/HOU  
Address: 1 Albert Cottages, Colt Hill, Odiham RG29 1AN  
Description: Conversion of existing garage to habitable accommodation and replacement garden shed

OPC comments: No objection.

5/21 Reference: 21/00973/LBC  
Address: 1 Albert Cottages, Colt Hill, Odiham RG29 1AN  
Description: Erection of a porch, conversion of garage to habitable accommodation to include the replacement of the doors and windows in the front, side and rear elevations and replacement garden shed

OPC comments: No objection.

6/21 Reference: 20/03185/FUL  
Address: Chosley Farm, Bidden Road ,North Warnborough RG29 1BW  
Description: Erection of a Solar Photovoltaic Farm with an output capacity not to exceed 49.9 MW of energy, with associated battery storage and supporting infrastructure including inverters and a transformer, fencing, CCTV installation and landscaping works. AMENDED PLANS

OPC comments OPC objects to this proposal. Our previous objection gives full details of why we consider this to be a development that would cause considerable harm to the countryside.

To summarise, it goes against several national and local policies:

1. Odiham & North Warnborough Neighbourhood Plan policies 5 and 12 - hedging, views, biodiversity



2. Hart District Landscape Assessment - the undulating character of the site and its immediate environs which is typical of the wider landscape would be seriously adversely affected with solar panels, as engineered products with an industrial appearance, perimeter fencing, CCTV towers, inverter housing and substation buildings (8 x 40ft containers). This would give an industrial character to this rural location.
3. NPPF 170b - this land is classified as 3a (best and most versatile agricultural land) and should not be prioritised for development.
4. Hart Local Plan 32 NBE2 - this requires **no** adverse impact, not negligible impact and this proposal will cause serious impact to the visual amenity and scenic quality of the landscape.
5. Effect on sites of SSSI - Greywell Fen and Basingstoke Canal - caused by drainage and biodiversity issues

We fully support the objections submitted by other Parish Councils, The Odiham Society and The Whitewater Valley Preservation Society.

7/21

Reference: 21/01103/HOU

Address: Springfield, The Street, North Warnborough RG29 1BE

Description: Replacement of existing external front door and frame

OPC comments: No objection.

8/21

Reference: 21/01104/HOU

Address: Timberlea, The Street, North Warnborough RG29 1BJ

Description: Demolition of existing porch and erection of a single storey front porch

OPC comments: No objection.

9/21

Reference: 21/01105/LBC

Address: Timberlea, The Street, North Warnborough RG29 1BJ

Description: Demolition of existing porch and erection of a single storey front porch

OPC comments: No objection.

10/21

Reference: 21/01112/HOU

Address: Marycourt , 43 High Street, Odiham RG29 1LF

Description: Erection of an extension to existing timber garden shed

OPC comments: No objection.



11/21 Reference: 21/01118/HOU  
Address: Farmhouse, Palace Gate Farm, Odiham RG29 1JX  
Description: Erection of a freestanding orangery

OPC comments: Objection. OPC considers the proposals to be:

- Too close to the boundary wall.
- Overbearing in height.
- The design of the steel chimney to be out of keeping in a Conservation Area.

12/21 Reference: 21/01119/LBC  
Address: Farmhouse, Palace Gate Farm, Odiham RG29 1JX  
Description: Erection of a freestanding orangery

OPC comments: Objection. OPC considers the proposals to be:

- Too close to the boundary wall.
- Overbearing in height.
- The design of the steel chimney out of keeping in a Conservation Area.

**P7/21 Previous planning application decisions**

Decisions as listed on the Planning List were noted.

**P8/21 Pre-Applications**

Pre-application advice and decisions as listed on the Planning List were noted.

**P9/21 Planning Appeals**

There were no planning appeals or decisions on appeals.

**P10/21 Tree applications and decisions**

There were no tree applications. Tree decisions as listed on the Planning List were noted.

**P11/21 Planning correspondence**

- i) The Hart DC Case Officer responsible for the NP site application at Hook Road would soon be preparing his report recommending refusal.
- ii) The Hart DC Tree Officer had thanked OPC for submitting their comments on tree applications and commented there was no legal requirement to replant trees removed due to Ash Dieback in a Conservation Area.
- iii) Hart DC had confirmed they would be investigating a potential planning breach relating to an external structure at 46 Runnymede Drive.
- iv) Residents had suggested several S106 project ideas which would be discussed by the Strategy Working Group the following evening.
- v) Notification of the Yateley, Darby Green and Frogmore pre-submission Neighbourhood plan – OPC was a statutory consultee on the Regulation 14 Consultation. This would be referred to the next meeting to meet the 2<sup>nd</sup> July closing date.



**P12/21 To note the date of the next meeting:**

The date of the next meeting was noted as Tuesday 1 June 2021 at 7.30 pm.

There being no further business the meeting closed at 7.56pm.

Signed.....

Date.....

DRAFT