



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE HELD VIA ZOOM
ON 22 JUNE 2021 COMMENCING AT 7.30 PM**

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

In attendance: Sara Jones (Deputy Clerk)

Also present: Mark Leedale, planning consultant, left after the public session.
Cllr Ken Crookes (Hart District Council) arrived for planning item 24/21

P27/21 To receive and accept apologies for absence

There were no apologies.

P28/21 To receive declarations of interests and requests for dispensation relating to any item on the agenda

Cllr Verdon declared an interest to agenda item P32/31 ref 21/01409.

P29/21 Chair's announcements

Cllr Verdon commented on the Rural Exception Site at Derbyfields, stating that an article in Hart News had been delivered to all homes and the ground was being cleared.

P30/21 To approve the following minutes:

The draft minutes of the previous meeting held on 1 June 2021 (P13/21 – P26/21) were agreed as a true record of the meeting to be signed by the Chair at a later date. (Proposed by Cllr Verdon, seconded by Cllr Ball, all in favour).

P31/21 Public Session

Mark Leedale, planning consultant, representing the owners of the Wychwood site discussed in more detail the owner's suggested plans for development of the site as detailed in the pre application at agenda item P34/21. It was mentioned that the owners were liaising with Hart DC to have controlled open storage that would be acceptable to the Council.

Cllr Verdon commented that OPC did not make comments at the pre application stage but thanked Mr Leedale for presenting more detail of the owner's intentions.

P32/21 Current planning applications

18/21 Reference: 21/01328/HOU
Address: 1 The Oast House, Hillside, Odiham RG29 1JB
Description: Erection of a wooden gazebo

OPC comments: No objection.



19/21 Reference: 21/01381/FUL
Address: Darwins Farm, The Stables, Hillside, Odiham RG29 1HX
Description: Removal of storage containers and existing field shelter and erection of a barn

OPC comments: Objection. Reason for objection: The acreage of land would not appear to justify the size of the proposed building which appears unnecessary for this small area of agricultural land.

20/21 Reference: 21/01409/HOU
Address: 2 Derbyfields, North Warnborough RG29 1HH
Description: Erection of a single storey side and rear extension and extension to detached garage
(Chaired by Cllr Stewart)

OPC comments: No objection.

21/21 Reference: 21/01297/HOU
Address: 45 London Road, Odiham RG29 1A
Description: Erection of a car port and garden store

OPC comments: Objection. OPC objects for the following reasons:

- The proposed building is well in front of the building line of the houses in this area.
- The size and height of the building will make it visible from the road.
- Does not conform to Policy 5 of the Neighbourhood Plan General Design Principles.

22/21 Reference: 21/01437/HOU
Address: 21 Manley James Close, Odiham RG29 1AP
Description: Demolition of conservatory, erection of a single storey rear extension and single storey front porch, conversion of one garage into habitable accommodation to include the replacement of one of the garage doors with a window and insertion of one window to ground floor side

OPC comments: No objections.

23/21 Reference: 21/01483/FUL
Address: The Bell PH, The Bury, Odiham RG29 1LY
Description: Change of use of public house to form two dwellings with associated single storey side extensions, demolition and internal and external alterations

OPC comments: OPC objection. OPC fully supports the comments submitted by The Odiham Society and objects to the application for "Change of Use" and conversion into two dwellings of this important building in the centre of the village.



The Parish Council has recently submitted an application to register this property as an asset of community value which it hopes will be successful for the following reasons:

- The Bell Public House is an important part of the history of Odiham. It is a Grade II listed building and is the last remaining traditional public house in Odiham. It is one of the oldest public houses in Hampshire and was first recorded as an Alehouse in 1509-11 and has possibly been continually serving the village for over 500 years. The other venues in the village are restaurants with rooms or restaurants.
- The Bell offers a meeting place for residents both locally and is an important destination for serving members of RAF Odiham situated 1.5 miles away. It fulfils a crucial role in the community for those who wish to drop in and engage in company and conversation with others. It provides an informal meeting area in which friendships and a sense of community is sustained.
- It is used as a meeting place for local organisations such as The Lions Club, The Rotary Club, group visits of walkers, cyclists and the church bell ringers.
- Its situation in the centre of the village next to the church and in the only open area of the village enables it to play an important part in village events such as Bands in the Bury, Carols in the Bury, Armed Forces Day and other events.
- The viability of the pub cannot accurately be assessed following 15 months of shut down with the landlords on the verge of retiring. The Parish Council and general community were unaware that the property was being marketed as there were no notices or advertisements posted locally.

If change of use were granted OPC would object to the plans for the following reasons:

- Lack of amenity space
- Total lack of parking for what would be a total of 5 double bedrooms.
- Harm to the fabric of this heritage building

We would expect the Conservation Officer to examine this proposal in great detail to ensure that important heritage details are not lost.

24/21

Reference: 21/01484/LBC

Address: The Bell PH, The Bury, Odiham RG29 1LY

Description: Change of use of public house to form two dwellings with associated single storey side extensions, demolition and internal and external alterations

OPC comments: Objection as listed in 23/21

25/21

Reference: 21/01527/HOU

Address: 4 Stonelea Grove, Derbyfields, North Warnborough RG291HL

Description: Erection of a detached home office building in rear garden

OPC comments: Objection. OPC objection for the following reasons:

- The proposed building is too close to the proximity of the property.
- Loss of amenity to the neighbour.



P33/21 Previous planning application decisions

Decisions as listed on the Planning List were noted.

P34/21 Pre-Applications

Reference: 21/01459/PREAPP

Address: Wychwood Carp Farm, Farnham Road, Odiham RG29 1HS

Description: Open storage and related engineering (resurfacing) and structural landscaping works

OPC comments: No comments.

Reference: 21/01490/PREAPP

Address: Land On The North Side Of Dunleys Hill, Odiham

Description: Change of use of agricultural land (part of 'The Deer Park') to public and private open spaces with associated new footpath/cycleway; revised vehicular access off Dunleys Hill with adjoining new footpath/cycleway; fencing, tree planting and landscaping to the public and private open spaces. Construction 13 residential dwellings focused around a courtyard area and including 4 affordable units. Access driveways, fencing and landscaping; all land on north of Dunleys Hill and Odiham

OPC comments: Comments to be emailed to Hart DC Planning:

This development is similar to the previously refused proposal (17/03029) but with an increase in houses from 7 to 13 including 4 affordable houses. Although some changes to the housing layout, design and size/ mix of houses is now proposed, the size and positioning of the developed area remains the same and the very large scale mansion with large scale garaging remains as before. There would therefore be little change to the harmful impact that the development would have upon this countryside site and to the designated heritage assets.

The public benefits proposed are also similar to the refused application, for which Hart concluded:

“The proposal would deliver a mix of environmental, economic, and social benefits, which have been judged medium, low or of no weight. Of the medium weighted benefits (improved public access and the repairs to the Little Park wall) both the benefits have only local significance and with regards to the public open space, there is limited identified local need. A combination of all of the proposed benefits would not be considered to be so compelling and would not be sufficient to address or outweigh the overall harm that would be caused by the proposal “.

It is considered that the amendments now proposed are not sufficient to overcome previous reasons for refusal.

Other Pre-application advice as listed on the Planning List was noted.

P35/21 Planning Appeals

Planning appeal decisions as listed on the Planning List were noted.



P36/21 Tree applications and decisions

Reference: 21/01609/CA

Address: 15 Angel Meadows, Odiham RG29 1AR

Description: Bay - fell

OPC comments: Neutral. OPC requests the Tree Officer finds out the reasons for felling.

Reference: 21/01585/CA

Address: 2 Alexandra Terrace, Hook Road, North Warnborough RG29 1EP

Description: Beech (T1) - Reduce and reshape by 3-4m from the height and 2m from the radius and lightly thin crown density by 15% leaving a finished height of 12m and a finish radius of 3m, Western Red Cedar (T2) - Lift low branches to 6m from ground level over client's property only, Birch (T3) - Reduce and reshape by 3-4m from the height and 1-2m from the radius

OPC comments: No objection.

Reference: 21/01661/TPO

Address: Myrtle Cottage, King Street, Odiham RG29 1NJ

Description: T1 - Sycamore - Fell to ground level

OPC comments: Objection. OPC requests that the arboriculturalist recommendations to reduce the canopy is carried out as the sycamore tree makes a valued contribution to the conservation area and should not be felled.

There were no tree decisions.

P37/21 To note the receipt of an environmental permit variation application from Veolia ES Hampshire Limited for the site on the A31 near Alton and to consider a response

The receipt of an environmental permit variation application from Veolia ES Hampshire Limited for the site on the A31 near Alton was noted.

P38/21 Planning correspondence

- i) The Odiham Society had emailed Hart DC concerning possible poisoning of large oak tree in grounds of Danetree House.
- ii) 21/01279 47 Palace Gate: Two residents had emailed Hart DC Planning and Hampshire CC Archaeologist concerning the lack of detail and that the Conservation Officer had not been consulted about development in a Conservation Area.
- iii) 21/01490/Pre-app Deer Park: Four residents had emailed concerning the possible development.
- iv) Montford Place Public Open Space: Email from Persimmon had emailed outlining the maintenance sum of £21,360 pa for 2 years.

Councillors agreed that OPC should contact Persimmons to discuss this offer.



- v) Canal Society: Philip Riley had written to residents of Montford Place informing them of upcoming work to canal bank.

P39/21 To note the date of the next meeting:

Tuesday 13 July 2021 at 7.30 pm. It was noted that Cllr D Stewart had agreed to chair the meeting.

There being no further business the meeting closed at 8.18pm.

Signed..... Date.....

DRAFT