



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE HELD REMOTELY VIA ZOOM ON
14th September 2021 COMMENCING AT 7.30PM**

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

In attendance: Sara Jones (Deputy Clerk).

P78/21 Apologies for absence

Received and accepted from Cllr Fraser.

P79/21 Declarations of interests and requests for dispensation relating to any item on the agenda

Cllr Coleman declared an interest to item 21/00237/NMMA.

P80/21 Chair's announcements

The Chair and Clerk had met with the owner of the Chilli Pad who wished to discuss the potential of the housing development at Land at Hook Road as access to the northern side of the plot was now a factor to consider. He said that in order to make it viable the number of houses would have to increase. The Chair made the developer aware that that Parish Council would not support any development that was too far away from what was stated in the Neighbourhood Plan.

P81/21 Approval of previous minutes:

The minutes (P65/21-P77/21) of the Planning & Development Committee held on 24 August 2021 were approved and will be signed by the Committee Chair when possible.

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

P82/21 Public Session

There were no members of the public present.

P83/21 Current planning applications

43/21

Reference: 21/01947/LBC

Address: Land Adjacent The Vicarage, The Bury, Odiham, Hook, RG29 1ND

Description: Restoration of dilapidated glasshouse and repairs and alteration to boundary wall

OPC decision: No objection

44/21

Reference: 21/02140/HOU

Address: 6 De Montfort Square, Odiham, Hook, RG29 1FR

Description: Insertion of one rooflight and a velux cabrio into the front roofslope, one rooflight into the side roofslope and one rooflight into the rear roofslope to facilitate the conversion of the loft to habitable accommodation

OPC decision: No objection



45/21 Reference: 21/02146/HOU
Address: 47 Palace Gate, Odiham, Hook, RG29 1JZ
Description: Erection of a part two storey part first floor side extension, single storey rear extension, replacement of double doors to the ground floor rear with a window and insertion of rooflight to rear roofslope to facilitate the conversion of the roofspace to habitable accommodation

OPC decision: No objection, subject to the approval of the conservation officer.

46/21 Reference: 21/02196/HOU
Address: 7 West Street, Odiham, Hook, RG29 1NR
Description: Demolition of conservatory, replacement rear extension, erection of an open covered porch and alterations to windows and doors

OPC decision: No objection.

47/21 Reference: 20/03185/FUL
Address: Chosley Farm, Bidden Road, North Warnborough, Hook, Hampshire RG29 1BW
Description: Erection of a Solar Photovoltaic Farm with an output capacity not to exceed 49.9MW of energy, with associated battery storage and supporting infrastructure including inverters and a transformer, fencing, CCTV installation and landscaping works

Note changes to original application - 1 Provision of additional information in respect of landscaping, ecology and flood risk and drainage and scheme revisions including removal of some solar panels on west part of site, additional soft landscaping and proposed ecological enhancement.

OPC decision: Objection

Comments:

Odiham Parish Council Planning Committee has looked at the modified application for this development and does not believe that the small mitigating factors introduced will prevent this development having a substantial adverse impact on the landscape.

The LVIA submitted by the developer states in Page 45 “*the introduction of the solar arrays on arable farmland would have an adverse landscape effect, although this would be restricted to the site and a small number of visual receptors, in the localised landscape. Some receptors will experience a loss of rural character due to the arrays and loss of openness in the long-term due to the screening effect of planting.*” Further on it states “*the screening will change the character of the footpath, reducing the perceived openness, and having a limiting effect on views to the south*”.



As previously submitted we object to this development as 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 which a small area ecological mitigation introduced to the north western corner will not solve.

48/21

Reference: 21/00237/NMMA

Address: Little Thatch Broad Oak Odiham Hook RG29 1AH

Description: Amendment to omit full height brickwork panels and replace with timber windows and orangery pillasters pursuant to 21/00237/HOU Removal of existing windows, doors and flat roof to sun room, fronting the living room. Extension of sun-room, new brickwork (matching existing), windows, glazed gable frontage, rooflight on lead covered flat roof.

OPC decision: No objection.

49/21

Reference: 21/02288/HOU

Address: The Cottage , Mill Corner, North Warnborough, Hook, RG29 1EZ

Description: Erection of a single storey rear extension following removal of existing structure including new pitched roof to replace flat roof between house and garage. Change window to a door and window ground floor side.

OPC decision: Neutral. OPC suggests that Hart DC take into consideration the flooding that happens frequently at Mill Corner and considers it is subject to the approval of the conservation officer as it is in a conservation area.

50/21

Reference: 20/02623/NMMA

Address: Danetree House 57 High Street Odiham Hook RG29 1LF

Description: Change of railing details pursuant to 20/02623/FUL Change of use from office to dwelling house with associated internal and external alterations, erection of a one and a half storey rear extension following demolition of existing single storey rear extension, erection of a garden wall and gate following



demolition of existing, insertion of ground floor window to side, two sets of double doors to other side and rooflights to side and rear roof slopes

OPC decision: No objection

P84/21 Previous planning application decisions

Decisions as listed on the Planning List were noted.

P85/21 Pre-Applications

The owner of Cruck Cottage had written to the council about the work that needs to be carried out to the cottage. She invited councillors to visit the cottage to ask any questions about the application when it has been submitted.

P86/21 Planning Appeals and decisions

None.

P87/21 Tree applications and decisions

No objection

P88/21 Planning correspondence

As listed in item P85/21.

P89/21 Date of the next meeting

Tuesday 5th October at 7.30pm

There being no further business the meeting closed at 8.00pm.

Signed..... **Date**.....