



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE HELD AT THE BRIDEWELL, THE BURY,
ODIHAM, HANTS, RG29 1NB on 26th OCTOBER 2021 COMMENCING AT 7.30PM**

Present: Cllrs D Stewart (Chair), R Coleman and MacPhee.

In attendance: Andrea Mann (Parish Clerk) and one members of the public.

P104/21 Apologies for absence

Received and accepted from Cllrs Ball, Fraser and Verdon.

P105/21 Declarations of interests and requests for dispensation relating to any item on the agenda

None.

P106/21 Chair's announcements

None.

P107/21 Approval of previous minutes:

It was not possible to approve the minutes from the previous meeting held on 5 October 2021 (P89/21-P103/21) due to there being insufficient members present. This item was deferred to the next meeting.

P108/21 Public Session

B Hallam referred to pre application 21/02302/PREAPP, Cruck's Cottage, asking OPC to considering raising concerns to Hart DC that the pre-application decision process had taken 6 weeks, impacting on development timescales. Councillors were sympathetic, saying they were unable to make any decision in the public session but suggested raising the matter with Hart DC Crookes.

109/21 Current planning applications

61/21

Reference: 21/02498/HOU

Address: 7 Oak Tree Close Odiham Hook RG29 1FT

Description: Conversion of an existing roof space above garage to habitable accommodation with front and rear dormer windows, insertion of 2 no velux roof lights on side elevation.

OPC decision: Objection due to the application not providing sufficient parking in line with Hart's Interim Parking Guidance for a zone 3 area.

62/21

Reference: Hampshire Strategic Planning 33619/007

Address: Alton Materials Recovery Facility, A31, Alton, GU34 4JD

Description: Development of an Energy Recovery Facility and Associated Infrastructure.

OPC decision: No objection.



63/21 Reference: 21/02477/HOU
Address: 47 Palace Gate, Odiham, Hook, RG29 1JZ
Description: Erection of a part two storey part first floor side extension, porch, single storey rear extension, replacement of double doors to the ground floor rear with a window, insertion of window to ground floor side and insertion of rooflight to rear roof slope to facilitate the conversion of the roof space to habitable accommodation

OPC decision: No objection.

64/21 Reference: 21/02628/HOU
Address: 15 Waverley Close, Odiham, Hook, RG29 1AT
Description: Conversion of a garage into habitable accommodation to include the replacement of the garage door with a window, replacement front door and insertion of wc window.

OPC decision: No objection.

65/21 Reference: 21/02616/FUL
Address: Poland House , Poland Lane, Odiham, Hook, RG29 1JJ
Description: Retention of open bay garage (Building A), garden maintenance and family outdoor equipment store (Building B), secure storage for vehicles, boats and machinery (Building C) and concrete hardstanding area.

OPC decision: No objection.

P110/21 Previous planning application decisions

Decisions as listed on the Planning List were noted. A further decision was noted which had been determined by Hants CC Strategic Planning:

Reference: 20/02979/HCC
Address: Calf Lane, Rye Common, Odiham, Hook, RG29 1HU
Description: Proposed picking station and fines machinery.
Decision: Granted, subject to conditions.
Refer to item 114/21iii for an invitation to join a liaison panel.

P111/21 Pre-Applications

Noted.



P112/21 Planning Appeals and decisions

The following appeal was noted, as notified to OPC after the agenda for the meeting had been published:

Reference: APP/N1730/C/21/3283185

Address: Land Adjacent Five Acres Broad Oak Odiham Hook Hampshire

Description: Appeal against without Planning Permission the change of use of the land to use for the stationing of a wooden mobile home structure, as shown in the approximate location coloured yellow on the attached plan, used for the permanent residential accommodation and associated operational development to facilitate the change of use including:-

- a. Raised decking and supporting plinth upon which the modern mobile home structure is located;
- b. The installation of a vortex sewage treatment plant;
- c. Two sheds on land adjacent to the wooden mobile home structure
- d. Raised flower beds and a small shed to the rear of the wooden mobile home structure

P113/21 Tree applications and decisions

One decision was noted. There were no applications for consideration.

1114/21 Planning correspondence

- i) Email from a Hart DC Planning Officer – the Bell Public House applications have been withdrawn but likely to be re-submitted in the not too distant future.
- ii) Email from a Hart DC Planning Officer advising that the Chosley Farm Solar Farm response was underway which included conditional approval which would be proposed to Hart's Planning Committee 10 November. Cllr McFarlane's offer to attend and make representation was noted, asking for the decision to consider the totality of the solar farm plans rather than looking at them individually.
- iii) Email from the Hants CC Planning Officer regarding application 20/02979/HCC, picking station at Calf Lane, which had been granted with direction to the operation to establish a liaison panel where issues regarding the operation of the site can be discussed with local representatives. OPC was invited to send a representative.

RESOLVED

Cllr Verdon was agreed as OPC's representative, subject to her agreement.

- iv) Councillors considered an email from the Odiham Society asking OPC to consider writing to Hart DC's Head of Place. The proposed text included background information from the Whitewater Valley Preservation Society.



RESOLVED

To forward the following letter and copy to the other Parishes in the Whitewater Valley area:

“To Mark Jaggard, Head of Place at HDC

Enclosing Background mail from WVPS exec committee (Belinda Hallam) re five 50mw solar farm schemes in Hart District, four of which are located in the River Whitewater Valley. (attached),

Odiham Parish Council wishes to express its concern that the current district plan fails to satisfy the requirements stipulated in the NPPF to set out an overall strategy for the pattern, scale and quality of development including for energy developments.

The district plan merely refers to “an energy opportunities plan within the North Hants renewable energy study” which is 10 years old and does not focus upon solar, nor does it give any indication for preferred sites or criteria for site selection within the area.

As a result vulnerable areas of landscape importance in the district are exposed to opportunistic developers who, in the absence of a coherent strategy within the HDC district plan, are submitting multiple schemes which, if approved, will cause lasting and significant damage to the many residents’ and visitors’ enjoyment of our district.

The Parish Council is particularly concerned that four of the proposals coming forward will be centered upon the Whitewater Valley, hence the impact will be greatly increased by four such sites in close proximity. The accompanying large transformer and battery storage units with their associated noise generation require protection from damage and therefore sites have to be protected by security fencing and CCTV cameras which add to the disfiguring effect of any solar installation.

We urge the council to tackle the omission in the district plan, meanwhile refusing to grant permission for any installations until a properly evaluated study is in a position to propose areas suitable for solar which avoid the damage posed by the 5 sites currently under threat.”

- v) Correspondence from Hart DC Officers regarding a street trading licence at Colt Hill, OPC’s submission and consultation deadlines. The application had been approved for a 3 month trial period.
- vi) The draft S106 agreement for the Crownfields NP development site had been received and would require a decision from OPC. The Clerk and Cllrs McFarlane and Verdon were reviewing the draft and seeking clarification on several points before referring the agreement to a meeting for decision. The Clerk reported that, due to the short timescales it may be necessary to call an extraordinary meeting to determine this.



- vii) Notification of planning application received after the meeting agenda had been published with a consultation deadline before the next meeting:

Reference: 21/02671/LBC

Address: 1 Albert Cottages , Colt Hill, Odiham, Hook, RG29 1AN

Description: Internal removal of incorrect modern material, replacing with the correct breathable heritage lime plasters to allow trapped moisture to release itself from deep within the walls and start breathing again.

No comment was made on the application.

P115/21 Hart DC Planning consultee timescales

The Clerk reported that Hart's 21 day consultation period complied with legal requirements. Councillors suggested changing OPC's meeting procedures so that applications with shorter timescales are added to full Council agendas then the Planning & Development Committees schedule the same week be deferred to the following week.

P116/21 To note the date of the next meeting:

Tuesday 17 November 2021 at 7.30 pm

There being no further business the meeting closed at 8.12pm.

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