



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE HELD AT THE BRIDEWELL, THE BURY,  
ODIHAM, HANTS, RG29 1NB on 7<sup>th</sup> MARCH 2022 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), R Coleman, L Cornall and D Stewart.

In attendance: Andrea Mann (Parish Clerk),

Also present: Steve Brown – Woolf Bond Planning  
Steve Davies – Development Director – T A Fisher  
Richard Barter – Land & Planning Manager – T A Fisher  
12 members of the public.

**P171/21 Apologies for absence**

Received and accepted from Cllrs Ball and Fraser.

**P172/21 Declarations of interests and requests for dispensation**

None.

**P173/21 Chair's announcements**

The Chair reported that the Neighbourhood Plan Monitoring group had recently convened and the annual Monitoring Report would be published soon.

**P174/21 Approval of previous minutes**

The minutes of the meeting held on 4 January 2022 (P146/21 – P158/21) were approved and signed by the Chair.

(Proposed by Cllr Coleman, seconded by Cllr Verdon, 3 in favour).

It was not possible to approve the minutes from the meeting held 16 February 2022 (P159/21 – P170/21) due to insufficient members at the meeting. This item was deferred until the next meeting.

**P175/21 Public Session**

One member of the public asked to speak relating to application numbers 110/21 and 112/21 and Councillors agree to allow public speaking at the relevant point in the agenda.

**P176/21 Development of Land to the rear of Hook Road, North Warnborough**

S Davies presented indicative plans on a proposed development on land to the rear of Hook Road. The land being a neighbourhood plan housing site specifying approximately 15 dwellings, 2 points of access and 1 public open space.

The outline plans included 22 dwellings, 2 points of access, 40% affordable homes, 2 public open spaces, a reduction in larger dwellings (as previously suggested) and a rise in the number of 2 bed homes.

S Davies clarified there was an agreement in place with the landowner of the adjacent site which would be sealed following planning consent. A pre-



application will be submitted to Hart DC in the near future and a meeting with them was expected soon.

The Chair thanked the presenters and S Davies confirmed he would email the Clerk with details on what information could be published.

### **P177/21 Current Planning Applications**

The meeting was suspended to allow the applicant of applications 110/21 and 112/21 to speak then Councillors considered the two applications next:

110/21 Reference: 22/00242/LBC  
Address: Cruck Cottage The Street North Warnborough Hook Hampshire RG29 1BL  
Description: Repair and conservation of timber frame, following investigative work to inform repair and conservation of timber frame, detailed in preceding LBC application comprising: -Repairs to cruck frames (No.s 1, 2, 3 and 4) and associated ground level timber frame elements, removal of plastic parts to all timbers and brickwork -Rebuilding/repainting of all affected brickwork infill panels abutting the timber frame using lime mortars so allowing all timbers to breathe - Temporary repairs to cruck frames (No.s 1, 2 and 3) at first floor and attic level - Reduction of external ground levels, perimeter surface water drainage, french drains and soakaways and associated window repairs to casements

OPC decision: OPC fully supports this application to preserve this heritage asset and thanked the owners for their care of this important historical building.

112/21 Reference: 22/00215/LBC  
Address: Cruck Cottage The Street North Warnborough Hook Hampshire RG29 1BL  
Description: Investigative work to inform repair and conservation of timber frame

OPC decision: OPC fully supports this application to preserve this heritage asset and thanked the owners for their care of this important historical building.

107/21 Reference: 22/00229/LBC  
Address: The Bell Ph The Bury Odiham Hook Hampshire RG29 1LY  
Description: Change of use of outbuilding into a two bedroom dwelling

OPC decision: Objection, due to :

- Lack of parking.
- Lack of amenity space.
- The Bell is registered as an Asset of Community Value and its future is still undecided. The future of this outbuilding should not be decided until the future of The Bell is decided.

OPC further commented that parking provision could be achieved by installing an integral garage.



- 108/21 Reference: 22/00234/FUL  
Address: The Bell Ph The Bury Odiham Hook Hampshire RG29 1LY  
Description: Change of use of outbuilding into a two bedroom dwelling
- OPC decision: Objection, due to :
- Lack of parking.
  - Lack of amenity space.
  - The Bell is registered as an Asset of Community Value and its future is still undecided. The future of this outbuilding should not be decided until the future of The Bell is decided.
- OPC further commented that parking provision could be achieved by installing an integral garage.
- 109/21 Reference: 22/00192/HOU  
Address: 33 King Johns Road North Warnborough Hook RG29 1EJ  
Description: Erection of a single storey rear extension following demolition of existing conservatory
- OPC decision: No objection.
- 111/21 Reference: 22/00023/FUL  
Address: 58-60 High Street Odiham Hook RG29 1LN  
Description: Change of use of existing salon to a mixed use of salon and one two bedroom residential flat at first and second floors with ancillary internal alterations and provision of new front door to ground floor
- OPC decision: Objection due to the proposals not meeting Hart DC's Interim Parking Guidance as no parking provision for residents is provided.
- 113/21 Reference: 21/03178/HOU  
Address: 1 Adams Close North Warnborough Hook RG29 1BP  
Description: Demolition of conservatory and erection of a single storey rear extension.
- OPC decision: No objection.
- 114/21 Reference: 22/00309/LBC  
Address: Barn House Hook Road North Warnborough Hook Hampshire RG29 1ET  
Description: Rebuilding of an area of south wall of adjoining small (garage) barn where decaying and moving timbers have caused brick in-fill to bow out significantly.
- OPC decision: No objection.



115/21 Reference: 22/00182/HOU  
 Address: Blackthorn House , Dunleys Hill, North Warnborough, Hook,  
 RG29 1DX  
 Description: Erection of a single storey rear extension.

OPC decision: No objection.

**P178/21 Previous planning application decisions**  
 Decisions as listed on the Planning List were noted.

**P179/21 Pre-Applications**  
 Noted.

**P180/21 Planning Appeals and decisions**  
 None.

**P181/21 Tree applications and decisions**

			OPC decision
22/00330/CA	Barley House Hook Road North Warnborough Hook Hampshire RG29 1EU	1. (T1, T2) 2 x Yew - reduce these trees by 50% to prevent over-extended stems becoming top heavy & falling out. 2. (G1) Yew - reduce top & sides & maintain as a hedge to keep clearance from the garage	No objection
22/00398/CA	1 The Barn Palace Gate Farm Odiham Hook Hampshire RG29 1FU	1. (T1) Whitebeam - Reduce just beyond previous reduction points.	No objection

**P182/21 Planning correspondence**

- i) A copy of an email from a resident to Hart DC regarding a hot dog stall licence for Colt Hill.
- ii) Email from Action Hampshire announcing the Hampshire Homes Hub launch of its new Housing Needs Survey Service. Councillors discussed whether this was of interest and agreed not to go ahead with this at this time.
- iii) A copy of email from Hart DC Planning to Cllr Kennett regarding Greywell Parish Council’s concern about the works which they are seeing on the Chosley Farm solar farm site. The works were being undertaken to provide the pre-commencement archaeological information as required under Condition 9. The work does not relate to the solar farm development itself.

**P183/21 To note the date of the next meeting:**  
 Tuesday 22<sup>nd</sup> March 2022 at 7.30pm

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

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



## Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/JS/7113

Email: [s.brown@woolfbond.co.uk](mailto:s.brown@woolfbond.co.uk)

10<sup>th</sup> February 2022

Hart District Council  
Planning Services  
Civic Offices  
Harlington Way  
Fleet  
Hampshire  
GU51 4AE

Dear Sir/Madam,

### Pre-Application Enquiry

**Construction of 22 dwellings (2 x one bed, 6 x two bed, 10 x three bed, 2 x four bed and 2 x four/five bed), access, landscaping, boundary treatments and associated infrastructure.**

**Land east of Hook Road, North Warnborough**

**Submitted on a confidential basis due to commercial sensitivity**

### Introduction

We refer to the above site and write on behalf of our client, T.A. Fisher & Sons Ltd, enclosing information, plans and particulars proposing the development of 22 dwellings, associated landscaping, public open space provision and 2 x points of access from Hook Road.

Details of the proposal are set out in the accompanying plans:

- Site Location Plan (1:1250 @ A3)
- Feasibility Concept Layout, drawing no: P21/20/S/002

The pre-application fee has been calculated as 25% of the planning application fee for 22 dwellings (£10,164), plus VAT = £3,049.20. Payment can be made online or by cheque. Please advise.

The site is currently the subject of a planning appeal for 17 no. dwellings (LPA Ref: 20/02219/FUL, PINS Ref: APP/N1730/W/21/3287970).

This letter sets out the key differences between the appeal scheme and the pre-application scheme for development of 22 dwellings on the site.

## **Policy Context and Background**

The site is allocated for residential development in the Odiham and North Warnborough Neighbourhood Plan 2014 – 2032 (“NP”) which was ‘made’ in 2017. As such, the NP forms part of the Development Plan and establishes the principle of residential development on the site.

The site is within the settlement boundary of North Warnborough as defined in the adopted Hart Local Plan (Strategy and Sites) 2032 (adopted April 2020).

Policy SS1: Spatial Strategy and Distribution of Growth establishes that development will be focused within defined settlements and on allocations shown on the Policies Map. The District is required to provide a minimum of 423 per annum, a total of 7,614 homes in the Plan period 2014 to 2032.

Neighbourhood Plans are identified as for contributing to the supply of new homes. The site is both within the defined settlement boundary of North Warnborough, and is allocated for housing in the Odiham and North Warnborough Neighbourhood Plan. As such the principle of residential development on the site is established.

The concept scheme is in accordance with the development principles set out in the relevant Local Plan and Neighbourhood Plan Policies, and as such can be considered as acceptable sustainable development which will contribute additional homes to the local housing market as anticipated through its allocation.

The site is also within two Conservation Areas; namely the North Warnborough Conservation Area and the Basingstoke Canal Conservation Area. It is also in close proximity to a number of listed buildings.

Proposals for development of the site have been subject to extensive and ongoing discussions with Hart Planning and Conservation Officers, following previous application refusals and a dismissed appeal (PINS Ref: APP/N1730/W/15/3136107).

The most recent application for 17 dwellings on the site, with a single vehicular access from Hook Road, was refused on 1<sup>st</sup> June 2021 under delegated powers, and appealed on 29<sup>th</sup> November 2021.

The reasons for refusal under consideration are set out in full;

*1. The proposed development would represent a detrimental urbanisation of the rural/ historic environment of the Basingstoke Canal and North Warnborough Conservation Areas which would also negatively affect the setting of adjoining Grade II Listed Buildings, by reason of the overall layout design of the scheme, internal urban spinal residential road, car parking courtyards, rigid siting /arrangement of dwellings with substantial scale and suburban appearance. The design an appearance of development would therefore cause a less than substantial impact to the character/ appearance, setting and significance of designated heritage assets; contrary to objectives of policy NBE8, NBE9 of the of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1, CON10*

*and RUR32 of the Hart District Local Plan - Replacement (1996-2006), policy 2, 5, 7, 8 and 12 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 (2017), Building for a Healthy Life (2020) and paragraphs, 127, 129, 130, 194 and 196 of the National Planning Policy Framework.*

*2. The proposed internal road by reason of its relationship with outdoor amenity space of the adjoining Barley House, the noise/ disturbance created by passing vehicles associated with the level of housing proposed in the northern section of the site and the dominance/ overbearing effect of plot 10 on this existing dwelling, would cumulatively result in material impacts on the residential amenity of Barley House, contrary to objectives of saved policies GEN1 of the Hart District Local Plan - Replacement (1996-2006) and paragraph 127 of the National Planning Policy Framework.*

*3. The market housing mix of the proposed development would mainly provide substantial 4/5-bedroom dwellings over 1- and 2-bedroom dwellings for which there is greater need and demand in the District. As such the proposal would be contrary to policy H1 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and the NPPF.*

*4. In the absence of a Section 106 legal agreement to secure onsite affordable housing, obligations from the developer /successors to maintain the toe drain of the Canal embankment and step in rights for Hampshire County Council/ Basingstoke Canal Authority and financial contributions towards off-site provision of affordable housing and improvements to the Canal and its towpath; the proposal is contrary to policies policy H2, NBE4 and INF1 H1 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, policy 12 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 (2017) and the NPPF.*

This pre-application layout seeks an alternative design response.

Key changes from that in the refused scheme comprise as follows:

- Two vehicular access points, rather than a single point of access. The northern access to the rear of Jolly Miller Close, and the southern access opposite The Cat
- Removal of the 'link road' through the site adjacent to the canal
- Increase in the number of proposed dwellings to 22 (from the site allocation figure of 15)
- Change in housing mix to include a wider range of 1– 5 bedroom dwellings
- Reduction in the amount of hardstanding through the removal of the link road and removal of parking courtyards
- Increase in quantum of public open space
- Increased opportunity for additional tree and landscape planting
- Retention of key open space between The Cat and Basingstoke Canal to ensure inter-visibility.

## **The Proposal**

### Introduction

This pre-application enquiry is made by T.A. Fisher & Sons Ltd, who recently developed the site of the former Chilli Pad Public House to the north-west of this site, including new dwellings on the rear of that site (now known as Jolly Miller Close).

As the site is adjacent to T A Fisher's existing landholding on the former Chilli Pad site, they are able to utilise the existing point of access from Hook Road and extend it into the site to the east. This would become the 'northern access' under these proposals.

### Access

The proposed concept layout shows how the site could be developed with 2 points of access from Hook Road; one to the north through the Jolly Miller Close development, and one to the south as proposed in the appeal scheme.

This removes the need for a link road between Barley House and Basingstoke Canal.

### Design & Character

By removing the need for a connecting link road, the proposed site layout has significantly reduced the amount of hardstanding, and subsequently provides an increased amount of public open space ("POS"). This will provide an enhanced setting for the identified heritage assets, Conservation Areas and will maintain the inter-visibility between the Basingstoke Canal and The Cat on the western side of Hook Road. Furthermore, the additional public open space and opportunity for new planting will create a softer boundary with the Basingstoke Canal. These alterations to the layout work together to address the issues set out in reason for refusal 1 of the appeal scheme.

The layout can also accommodate an increased number of dwellings albeit individually smaller in terms of floorspace from those previously proposed; with 13 proposed on the northern part of the site, and 9 proposed on the southern part of the site for a total of 22 dwellings. This includes policy-compliant provision of 40% affordable housing.

The quantum of development also results in a comparatively low density of 14dpa (site area 1.57ha), which is considered to respond appropriately to the site's sensitive semi-rural setting.

The siting and orientation of the proposed dwellings has been designed to respond to the context of the site and respect the prevailing form of development in the locality.

The proposed dwellings in the northern part of the site have been designed around the central public open space where they predominantly front onto the space. This creates a 'village green' type character, with the POS as the focal point, and which also ensures good surveillance of the open space. Furthermore, this layout ensures that the rear gardens of the proposed new dwellings back onto rear gardens of existing dwellings and not onto the Canal frontage, creating separation distances between existing and proposed houses, as well as ensuring secure rear boundaries.



Instead of a link road connecting the north and southern sections of the site, the feasibility layout proposes a footpath link, lined with trees. This will provide a softer landscaped link between the sections of the site, and an improved relationship with Barley House. This also removes the need for any engineering works to the canal bank, and effectively addresses reason for refusal 2 of the appeal scheme.

The northern portion of the southern part of the site has been designed as connected areas of POS. This provides pedestrian connectivity between the northern and southern areas of the site, and links onto the public footpath which runs alongside the canal. A new footbridge over the Central Watercourse has been designed as part of the landscaping proposals. The Central Watercourse is an existing channel which drains surface water northwards to an outfall adjacent to the former Chilli Pad, and ultimately to the River Whitewater north of the site (it can be considered as a small tributary to the nearby River Whitewater; designated as a main river by the EA<sup>1</sup>).

The southern development area proposes a modest development of 5 semi-detached / link-detached houses fronting Hook Road, and 4 larger semi and detached houses to the east fronting the POS. This layout ensures that the site contributes an active frontage to the Hook Road boundary, which will read as a continuity of the streetscene past Swan Mews.

### Housing Mix and Affordable Housing

The housing mix proposed in this pre-application scheme includes a range of dwelling sizes and types to reflect local housing need and the varied character of the surrounding area.

40% of the 22 dwellings are proposed to be affordable which is policy-compliant on-site provision.

The potential split of market and affordable housing is set out in Table 1 below.

*Table 1: Dwelling Mix*

Dwelling size	Market Dwellings	Affordable Dwellings	Total	Percentage of total
1 bed flat		2	2	9%
2 bed house	2	4	6	27%
3 bed house	7	3	10	45%
4 bed house	2		2	9%
4/5 bed house	2		2	9%
<b>Total</b>	<b>13</b>	<b>9</b>	<b>22</b>	

Table 1 (above) illustrates the range of proposed dwelling sizes which can be accommodated on the site, with a focus on 2 and 3 bedroom family homes.

Table 2 (below) sets out the market mix in comparison to the SHMA requirement. For the purposes of this table, the proposed 4/5 bedroom homes have been included in the figures as 4 bedroom homes, as the SHMA does not make reference to 5 bedroom homes.

<sup>1</sup> Paragraph 2.11 onwards of the FRA prepared by Stuart Michael Associates Ltd., Sept 2020 supporting application 20/02219/FUL

## Comparison of market dwelling mix with SHMA (2016) guidance<sup>2</sup>

Table 2: SHMA Comparison

Size	SHMA	Pre-application scheme	
		Number	Percentage
1 bed	7%	0	0%
2 beds	28%	2	15%
3 beds	44%	7	54%
4 beds	21%	4	31%

The proposed market mix broadly follows the SHMA guidance in respect of the market housing, with more 3-bed dwellings being provided, followed by 4-bed and 2-bed homes. This mix is considered appropriate in the local context and will contribute a range of dwelling sizes to the local housing market.

As set out at paragraph 123 of the Local Plan, proposals for new homes will be supported where: a) they provide an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing need, and the size, location and characteristics of the site and its surroundings. It adds that proposals that do not meet one or more of the criteria may be supported provided they are justified in relation to evidence of housing need, viability, or to site-specific physical or environmental constraints. These considerations apply in the assessment of the proposed scheme, given the known on-site constraints and the need to respect the character of the Conservation Areas.

### Parking Provision

In terms of parking provision, each dwelling will have sufficient off-street car parking spaces to meet the standards; 1 space for the 1 bedroom units, 2 spaces for the 2 and 3 bedroom affordable dwellings, 2 spaces for the 2 bedroom market dwellings, and 3 spaces for the 3 and 4-5 bedroom market homes. These are to be provided through a mix of garages and carports, in addition to driveway parking.

This layout does not include any areas of communal parking, or courtyard style parking. Sufficient spaces are proposed on-plot to accommodate visitors as well as residents parking.

### Amenity Space

Private rear gardens are proposed for all of the houses. These are generously sized and proportionate to the size of the dwellings. The 2 'FOG' (Flat over Garages) proposed (plots 16 & 17 on the submitted concept layout plan) will have access to a shared garden area to the west of plot 17.

The future residents of the development, as well as existing local residents, will have access to the large amount of POS created as part of the proposals. These will be accessible by footpaths, and connected to the existing public footpath network alongside Hook Road to the west, and the canal path to the east. Additional tree planting and landscaping will enhance the setting of the development and nearby heritage assets, as well as the Conservation Areas.

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<sup>2</sup> As indicated in paragraph 125 of the Local Plan 2032

## **Technical Matters**

Technical considerations such as flood risk, transport, drainage, and ecology. have all been considered in previous applications, and no issues have arisen. The required supporting reports will be updated to reflect the current proposals and be submitted as part of any future planning application.

## **Issues to be Considered**

Against the above background, we consider the main issues to be addressed by officers in responding to this pre-application consultation request, which matters can be discussed in a pre-app meeting, are as follows:

- The acceptability of the proposed two access points
- The acceptability of the proposed layout and scheme design
- The principle of exceeding the neighbourhood plan allocation for this site given the advantages of the scheme outlined above
- Impact on Conservation Areas and heritage assets
- Likely S106 contributions.

In relation to the quantum of development proposed, you will be aware of the Examiner's Report where the Inspector makes it clear that the indicative yield for each site should be treated with a degree of caution and it is for the development management process to determine the design, layout & yield from any site. In addition, the findings of the previous appeal decision relating to the development of the site for 30 dwellings so had no issue with the quantum of development proposed in numerical terms.

## **Summary**

The submitted pre-application scheme seeks to respond positively to the reasons for refusal of the previous scheme for 17 dwellings, which is currently at appeal. It presents an opportunity to split the access to the site areas across two access points thereby reducing trips generation by using the southern access only. This in turn also removes the need for the link road adjacent to the canal, and associated engineering works and hardstanding.

T.A. Fisher has also sought to revise the proposed site layout, to reduce the overall amount of hardstanding, and increase the areas of public open space. The resulting development will have a similar character to that in their redevelopment of the former Chilli Pad site 'Castlebrook', and will deliver the same high quality materials and finishes which have proven popular with the housing market.

This proposal increases the number of dwellings to 22, but now includes a range of house types and sizes, as well as the required quantum of affordable housing. Overall, it is considered that the proposed concept layout responds to the reasons for refusal, and will create a development in keeping with, and respectful of, the site and surrounding area.

We trust that the above is clear and look forward to hearing from you at the earliest opportunity with a view to agreeing a mutually convenient date to meet to discuss the proposal.

Yours faithfully,

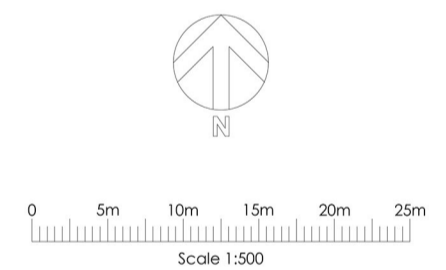
*Woolf Bond Planning LLP*

Steven Brown BSc Hons DipTP MRTPI  
(for Woolf Bond Planning LLP obo T.A. Fisher)

Encls



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Rev	Date	Details

# PLANNING

<b>ark tec</b> Architectural Consultancy <small>Lodge Farm Barn          Elvetham Park Estate          Fleet Road, Hartley Wintney          Hampshire, RG27 8AS</small>	Client: T A FISHER Project: LAND EAST OF HOOK ROAD NORTH WARNBOROUGH
	Drawing: FEASIBILITY CONCEPT LAYOUT Scale: 1:500 @ A1 Date: 01/11/21

Drawing Number: **P21/20/S/002** - Revision: -