



MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S PLANNING AND DEVELOPMENT COMMITTEE HELD AT ALL SAINTS CHURCH, THE BURY, ODIHAM ON TUESDAY 12th JULY 2022 COMMENCING AT 7.30PM

Present: Cllrs P Verdon (Chair), K Ball, R Coleman, L Cornall (Vice Chair), H Tyler.

In attendance: Andrea Mann (Parish Clerk), Sara Jones (Deputy Parish Clerk)
Cllrs McFarlane, Sanger and Seabrook.
Hampshire CC Cllr Glen and Hart DC Cllr Kennett.
93 members of the public.

P14/22 Apologies for absence

There were no apologies from Odiham Parish Councillors.
Others apologies received: Ranil Jayawardena MP, Hart DC Cllrs Dorn and Hale.

P15/22 Declarations of interests and requests for dispensation

Cllr Verdon declared an interested in application 21/22 and it was agreed that Cllr Cornall would chair this agenda item.

P16/22 Chair's announcements

Odiham Parish Council had facilitated an information point at the entrance which included the following information:

- i) Ranil Jayawardena MP had written a letter to residents on the Lodge Farm re-development proposals and copies were available to take away.
- ii) Anyone wanting to be kept updated on the Lodge Farm re-development proposals could leave their contact details which would be passed on to a resident.

Odiham Parish Council had not considered or endorsed either document.

P17/22 Approval of previous minutes

- i) 16 February 2022 P159/21-P170/21
(Proposed by Cllr Verdon, seconded by Cllr Cornall, 3 in favour)
- ii) 31 May 2022 P01/22-P13/22
(Proposed by Cllr Verdon, seconded by Cllr Cornall, 4 in favour)

P18/22 Public Session

Two members of the public spoke in relation to re-development proposals at Lodge Farm:

- i) Mr Simpson related the proposals to an identical scheme recently refused by Basingstoke & Deane District Council and questioned whether this established a precedent for refusal. Mr Simpson raised questions to Hart District Council on discussions which had already taken place with the developer and the level of business rates the scheme could generate.



- ii) Mrs Burnyeat spoke as chairman of the Whitewater Valley Preservation Society. Concerns on the EIA were raised due to the lack of drainage, particularly the proposal to run into the River Whitewater, lack of existing drainage capacity with existing record of sewer flooding and the impact of light and noise on all aspects of the environment. Mrs Buryneat provided further historical data to support these objections.

Both formal responses had been submitted directly to Hart District Council.

P19/22 Current Planning Applications

It was agreed to change the order of the agenda so that both Lodge Farm applications could be considered first.

13/22 – Ref: 22/01347/EIA

Address: Land At Lodge Farm Hook Road North Warnborough Hook Hampshire

Details: Request for Scoping Opinion in relation to redevelopment proposals of approximately 32 hectares (ha) land at Lodge Farm, North Warnborough.

OPC Decision:

The EIA for this site should include the topics listed below as this area is close to many SSSIs and residential homes.

Nationally designated sites

The development site is within or may impact on the following Sites of Special Scientific Interest:

Warnborough Green Site of Special Scientific Interest

Greywell Fen Site of Special Scientific Interest

Basingstoke Canal Site of Special Scientific Interest •

Odiham Common with Bagwell Green and Shaw SSI

Hook Common & Bartley Heath SSI

Greywell Tunnel (Basingstoke Canal) SSI

Biodiversity and Geodiversity

Noise

The Noise Assessment should be required to very specifically include reversing alerts and bleepings and should include receptors in the northern part of North Warnborough Conservation Area both on Hook Road and at Mill Corner, further away from the site than those proposed in paragraph 7.7. It should also include receptors in Potbridge and Whitehall.

Traffic

The traffic assessment should include receptor locations where large numbers of smaller vehicles may travel distributing goods outwards **from** these proposed warehouses through sensitive areas inside adjacent Conservation Areas.



The very large volumes of traffic (4,500 to 12,500 approx) per day will have a huge impact on whole surrounding areas as it is likely they will come from north and south as well as east – west on the M3. The assessment should also include the extra vehicles using the site by employees and also users of the electric charging points.

Soils and Agricultural Land Quality

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 174 and 175 of the NPPF.

Non-Significant Topics

Why are the following scoped out of the ES (page 17) Water Resources, Flood Risk and Drainage, Agriculture, Land Quality and Soils, Ground Conditions and Contamination, Human Health, Waste, Vulnerability to Major Accidents or Disasters, Energy and Sustainability, Utilities, Light Pollution, Daylight, Sunlight and Overshadowing (DSO) and Solar Glare, and Telecommunications? They all need to be scoped in and assessed thoroughly as regards to the significant impact the development would have in each of the areas. They are referred to as Non- Significant Topics on page 68 - clearly they are of utmost significance in order to adhere to National, Regional and local policies and strategies. They need to be scoped in.

- 1.38 Policy NRM6 of the South East Plan and Policy CON1 of the Adopted Hart District Local Plan require that development proposals within 7km of the boundary of the Thames Basin Heaths Special Protection Area (TBHSPA) should be assessed to identify any significant effects on that Area. Not the 5km as stated in the document. Therefore the EIA must be extended as the site falls wholly within the 7km TBHSPA.

Air Quality

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution



Surface Water and Sewage

The scope of the EIA should include these as all will have a detrimental effect on already known problems in the area. Whatever drainage system is installed it would increase the pressure on the Whitewater River and presents a serious flood risk which would damage homes, wildlife and common land downstream. The land around the end of the lane is currently designated as Flood Zone 3. It is likely that the cessation of abstraction by South East Water from the aquifers at Greywell starting in 2023 will see the river flow increase and rise both on Greywell Fen and further downstream at the site of this potential proposal which is on a historical wetland area.

Landscape and visual impacts

This development site is almost entirely within the original Park Pale of a Royal Park thought to predate Domesday (1086) and affirmed by Historic England as at least from 1216. Royalty hunted here for more than 500 years, with nothing built for 1,000 years; except at Odiham Lodge, now Lodge Farm, and its scheduled remnants of a Roman Villa and a 14th C. Park Keeper's Lodge. For this area of open landscape to be built over for the first time in its history would be a travesty. Its rights of way date back to 1215 when King John rode from Odiham Castle to Windsor to seal Magna Carta at Runnymede.

The settings of the North Warnborough, the Odiham and the Basingstoke Canal Conservation Areas are very important. Screening as shown in the visualisation is wholly inadequate to such a vast task, and most of the intervening vegetation is deciduous and will therefore be ineffective during the winter months. The height of the proposed buildings mean that they will be seen from all the Conservation Areas and will have an impact on the views out from them.

Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development.

Biodiversity

Paragraph 174 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

An assessment of alternatives and clear reasoning as to why the preferred option has been chosen

A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment

(Proposed by Cllr Verdon, seconded by Cllr Cornall, all in favour)



22/01355/PREAPP – Land at Lodge Farm, Hook Road, North Warnborough, Hook, Hampshire.

Outline application for Use Class B2/B8 warehousing, electric vehicle charging facility, new access from A287, associated works and landscaping.

OPC Comment:

Odiham Parish Council object to this proposal for the following reasons:

Landscape and Visual Impacts

Buildings the size of 13.5 football pitches with a height of 21 metres will be visible from a wide area. There is rising ground towards Odiham and the historic Deer Park and this site will be seen from many widely used footpaths.

This site is almost entirely within the original Park Pale of a Royal Park thought to predate Domesday (1086) and affirmed by Historic England as at least from 1216. Royalty hunted here for more than 500 years, with nothing built for 1,000 years; except at Odiham Lodge, now Lodge Farm, and its scheduled remnants of a Roman Villa and a 14th C. Park Keeper's Lodge. For this area of open landscape to be built over for the first time in its history would be a travesty. Its rights of way date back to 1215 when King John rode from Odiham Castle to Windsor to seal Magna Carta at Runnymede.

The settings of the North Warnborough, the Odiham and the Basingstoke Canal Conservation Areas are very important. Screening as shown in the visualisation is wholly inadequate to such a vast task, and most of the intervening vegetation is deciduous and will therefore be ineffective during the winter months. The height of the proposed buildings mean that they will be seen from all the Conservation Areas and will have an impact on the views out from them.

Traffic

5,642 and 14,273 vehicle movements daily on a typical weekday as detailed in their traffic management scheme will have a huge detrimental effect on all surrounding roads and homes. The movements are not likely to be restricted only to the M3 but will be using roads to the north and south of the site. These roads are small A roads and not suitable to large numbers of big HGVs.

Noise

The noise generated by the traffic movements will be heard over a wide area

Sites of SSI

This development close to many SSSIs will cause damage to these important areas



Pollution and Climate Change

Hart District Council has declared a climate emergency and to approve a proposal of this size which will have huge impact on the surrounding area means there will be light, noise and air pollution from this development which will have an adverse effect on surrounding residents. HGVs are a main source of roadside nitrogen oxides that are damaging to human health. This goes against NPPF para 174 (e) and 185.

Surface water and sewage

This site is in a flood risk area and there is already pressure on the existing drainage and sewage systems. If there is run off into the River Whitewater this will seriously affect the quality of this important chalk stream. It is likely that the cessation of abstraction by South East Water from the aquifers at Greywell starting in 2023 will see the river flow increase and rise both on Greywell Fen and further downstream at the site of this potential proposal which is on a historical wetland area.

Loss of Agricultural land

The further loss of good agricultural land to help UK food production should be avoided in these times of food security.

In summary, this proposal should not be allowed to continue as it is a huge over development in a rural area and will adversely affect nearby residents and have a big detrimental impact on the landscape and SSSIs.

(Proposed by Cllr Verdon, seconded by Cllr Cornall, all in favour)

14/22 – Ref: 22/00146/OUT

Address: Land On The South West Side Of Dunleys Hill Odiham Hook
Hampshire

Details: Outline planning permission for up to 33 residential dwellings with all matters reserved except access.

OPC Decision:

OPC object to this application and fully support the comments submitted by members of the former Steering Group of the Neighbourhood Plan – G Warsop, A Tizard, H Fleming, S Blandford, J Fellowes

The reasons for objection are:

The proposal does not accord with a key objective of the Odiham & North Warnborough Neighbourhood Plan and does not comply with policies 1, 2v (f), 3 or the objectives of Policy 14 of the Neighbourhood Plan.



The submitted application seeks to divorce the housing site identified in Policy 2v of the Neighbourhood Plan from the majority of the adjoining open space at Dunleys Hill identified by Policy 14 . This housing site was originally located outside the settlement boundary but was allocated for housing in order to deliver and secure the 3.48 ha of adjoining open space for the long term benefit of the community. The examiner for the NP supported the extension of the settlement area to embody a 1 ha housing site in the light of the public benefit that it would deliver and secure in the form of a large useable open space to be transferred to community ownership.

It is clear from the reasoned justification to Policy 14 that the space on Dunleys Hill would provide a good sized open space in a key location between the two settlements. It also states "In order to deliver and secure public ownership of the land for this purpose, the Neighbourhood Plan designates a 1 ha area of land to the southern side of the site for housing, leaving the remaining 3.48 ha of the site as an open space to be transferred to community ownership under 2v of this Neighbourhood Plan "

The applicant claims that the lack of a mechanism being set down in the NP is sufficient justification to avoid these requirements. This is not the case as delivery of the open space and transfer to public ownership together with financial contribution for future upkeep can all be achieved through appropriate legal agreement. It is doubtful that the open space could be delivered in any other way and as such its provision should be considered at the same time as the outline housing proposal.

Policy 2v requires a financial contribution towards upkeep of the open space which is not being delivered.

The submitted Heritage Statement (fig 14) shows that the proposed development area would exceed the extended settlement boundary and intrude deeper into the open space. The development area should not exceed 1 ha (including the SUD) and it should be confined to the settlement area which is shown on the Policy Map of the Neighbourhood Plan. This open space serves an important local gap function to prevent coalescence between the two settlements of Odiham and North Warnborough. The proposal is therefore contrary to policy 1 and 3 of the NP and conflicts with the coalescence objective of policy NBE2 the of Hart Local Plan.

(Proposed by Cllr Verdon, seconded by Cllr Cornall, all in favour)

15/22 – Ref: 22/01055/LBC

Address: Cross Barn Palace Gate Farm Odiham Hook Hampshire RG29 1JX

Details: Installation of a cast aluminium information sign on the outside front wall of the Cross Barn.

OPC Decision: No objection.



16/22 – Ref: 22/01325/HOU

Address: Hunting Lodge Bagwell Lane Odiham Hook Hampshire RG29 1JG

Details: Installation of a new sewage treatment plant and re-siting of an oil storage tank.

OPC Decision: No objection.

17/22 – Ref: 22/01326/LBC

Address: Hunting Lodge Bagwell Lane Odiham Hook Hampshire RG29 1JG

Details: Installation of a new sewage treatment plant and re-siting of an oil storage tank.

OPC Decision: No objection.

18/22 – Ref: 22/00887/CON

Address: Friars End 44 High Street Odiham Hook Hampshire RG29 1LN

Details: Approval of Condition 3 - External Material Schedule- and 5 - Arboricultural Report- pursuant to 22/00887/HOU Demolition of conservatory and erection of a two storey side extension, replacement garage following the demolition of the existing garage. Insertion of two dormer windows on front roof slope and two dormer windows on rear roof slopes alterations to windows and doors (re-submission of previously approved planning application 21/03190/HOU).

OPC Decision: No objection.

19/22 – Ref: 22/01412/CON

Address: Burford, West Street, Odiham, Hook, RG29 1NX

details: Approval of Condition 7- soft/hard landscape strategy- pursuant to 19/02541/FUL Construction of 16 no. dwellings (8 x 2-bedroom, 6 x 3-bedroom and 2 x 4-bedroom) with associated access, landscaping, and parking (following the demolition of existing dwellinghouse).

OPC Decision: Objection. Odiham Parish Council requests that the closed panel fencing be continued across all plots on the southern border (Plots 14, 15, 16 and 17) not just part of Plot 14 as deciduous hedging is not sufficient to screen neighbouring properties.

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

20/22 – Ref: 22/01281/HOU

Address: Brincliffe, Dunleys Hill, Odiham, Hook, Hampshire, RG29 1DU

Details: Demolition of conservatory and erection of a single storey rear extension.

OPC Decision: No objection.



21/22 – Ref: 22/01249/LDC

Address: Hill House, Dunleys Hill, Odiham, Hook, Hampshire, RG29 1DU

Details: Application for a Lawful Development Certificate for an Existing Use - The land has been integrated into residential garden land for private use by the property owners, family and pets.

OPC Decision: No objection.

22/22 – Ref: 22/01337/FUL

Address: 58-60 High Street Odiham Hook Hampshire RG29 1LN

Description: Change of use of existing salon to a mixed use of salon and one 1 bedroom residential flat at first and second floors with ancillary internal alterations and provision of new front door to ground floor

OPC Decision: Neutral. Odiham Parish Council refers this application to the Hart Conservation Officer for their opinion.

23/22 – Ref: 22/01338/LBC

Address: 58-60 High Street Odiham Hook Hampshire RG29 1LN

Description: Change of use of existing salon to a mixed use of salon and one 1 bedroom residential flat at first and second floors with ancillary internal alterations and provision of new front door to ground floor

OPC Decision: Neutral. Odiham Parish Council refers this application to the Hart Conservation Officer for their opinion.

P20/22 Previous planning application decisions

Decisions as listed on the Planning List were noted.

P21/22 Pre-Applications

22/01437/PREAPP – The Oaks, Farnham Road, Odiham, Hook, Hampshire, RG29 1HR

Single storey, first floor and driveway alterations.

Noted

P22/22 Planning Appeals

None.

P23/22 Tree applications and decisions

22/01454/CA - 77 High Street Odiham Hook Hampshire RG29 1LB

Description: T1 - Reduce 1 Yew by 3m leaving a finished height of 8m and a finished radius of 3m

OPC Decision: No objection.

22/01453/CA - All Saints Church The Bury Odiham Hook Hampshire RG29 1LZ



Description: T1 - 13 - Lime trees - Re-pollard to previous points
T14, T15, T16 - Maples x3 - Fell due to severe infestation
T17, T18 - Common Yew - Crown lift by 4m
T19 - Maple - Reduce by 4m leaving finished height of 10m and finished radius of 4m
T20 - Dawn Redwood - Crown lift by 4m
T21, T22 - 2x Lime - Crown lift by 5m, reduce by 3m leaving a finished height of 12m and a finished radius of 4m
T25 - Yew - Crown lift by 4m
T25 - T29 - Irish Yew x5 - Reduce by 2m leaving a finished height of 8m

OPC Decision: Neutral. Odiham Parish Council requests that a full arboriculturist's report should be submitted and that Hart Tree Officer should visit as this is a Grade 1 listed building and the surrounding trees are important to its setting.

P24/22 Planning correspondence

- i) An email from a resident relating to a landowner's deposit for a footpath in the Deer Park.
- ii) An email from Hastoe notifying a delay in the completion of the Rural Exception Site development in North Warnborough.

P25/23 To note the date of the next meeting:

2nd August 2022 – 7.30pm.

There being no further business the meeting closed at 8.35pm.

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