



**NOTES OF THE INFORMAL MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE HELD ON ZOOM
ON MONDAY 6th MARCH 2023 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), S Bell and R Coleman.
In attendance: Andrea Mann (Parish Clerk).

P132/22 Apologies for absence
Cllrs Ball, Cornall and Tyler.

P133/22 Declarations of interests and requests for dispensation
None.

P134/22 Chair's announcements
None.

P135/22 Public Session
Not required.

P136/22 Current Planning Applications, to be ratified by full Council 21st March

OPC Ref	Hart Ref	Address	Details	OPC Decision
119/22	23/00409/HOU	Willow Tree Cottage Broad Oak Odiham Hook Hampshire RG29 1AQ	Erection of a single storey side extension.	No objection.
120/22	23/00331/HOU	Orchard House Hillside Odiham Hook Hampshire RG29 1HX	Demolition of car port and construction of car port	Neutral. Details included with the application show a garage, not a car port.
121/22	23/00475/LBC	Hunting Lodge Bagwell Lane Odiham Hook Hampshire RG29 1JG	Installation of stays (gable supports)	No objection.

P137/22 Approval of Conditions

- i) Considering applications relating to approval of conditions - some months there are many applications for approval of conditions on previous applications that have been granted. Usually they are concerning technical matters which are beyond the remit of parish councillors. OPC is not a statutory consultee on these applications but is able to submit a response to them.

RESOLVED

Members agreed to deal with these approval of conditions in the following way:

If they relate to a granted application which OPC did not object to then they will not be included on the agenda for consideration.



If they relate to a granted application which OPC objected to or had submitted concerned comments they will be included in an agenda for consideration and our comments will be submitted to Hart.

- ii) The approval of conditions presented with the agenda planning list were noted and Members noted a meeting would be requested with the new planning officer responsible for the Crownfields application.

P138/22 Previous planning application decisions

Noted, as presented with the agenda. Members also noted correspondence from a resident informing OPC they would be submitting a complaint to Hart regarding the length of time and complex process of determining a listed building application.

P139/22 Pre-Applications

One pre-application advice was noted.

P140/22 Planning Appeals

- i) The Clerk was asked to submit OPC's previously agreed comment below against the Dunley's Hill outline application appeal, when the appeal number was published:

The appellant acknowledges in his Grounds of Appeal Statement (October 2022) that the proposed development would encroach beyond the settlement boundary of the Local Plan but provides no planning justification to support this. His claim that the illustrative layout for the site as depicted in the Neighbourhood Plan does not provide a cost effective design solution is not a relevant planning justification. The design solution should be to provide the best planning layout for the location and its surroundings in accord with Development Plan policies rather than financial considerations.

Whilst the appellant advises that the proposed developable area is limited to 1 ha the overlay at fig 5 clearly shows a large extension of developed area would project beyond the settlement boundary and protrude into the designated Local Gap and public open space. This extension of the development site would not only increase the visual coalescence between the two settlements of Odiham and North Warnborough but would also impede views between the Odiham Conservation Area and the open countryside.

Whilst the appellant acknowledges that the Council refers to Policies 3 and 14 of the Neighbourhood plan he fails to go on to consider these policies in any detail. Both of these Policies and in particular their accompanying reasoned justification help to explain the link between the 1 hectare development site and the remaining 3.48 ha of adjoining open space that make up the land and planning unit at Dunleys Hill. These two policies should be considered in combination with Policy 2 and together they demonstrate that the two elements of the land at Dunleys Hill ie 1 ha housing site and 3.48 ha public open space, are dependent upon each other.

Paragraph 3.78 of Policy 14 explains that land at Dunleys Hill forms part of a Local Gap and that its central location between the two settlements of Odiham and North Warnborough makes it an ideal location for a public open space that could accommodate community events and bring the community together for recreation and social interaction. This is an important objective of the Neighbourhood Plan. The land at Dunleys Hill is in private ownership and when the Neighbourhood



Plan was being drawn up it was agreed in principle with the landowner that a 1 ha portion of the site on the southern boundary could be released for development in return for the remainder of the land (3.48ha) being transferred to public ownership to secure a public open space. This was fully supported by the Examiner of the Neighbourhood Plan who commented in his Examination Report “ *I see that the intention is to develop the land as Dunleys Hill for open space as part of a package with housing sites 2/1, 2/2, 2/3 and 2/5. This is precisely the type of imaginative proposal that is appropriate to be included within submitted neighbourhood plans*” He went on to propose that the details of laying out of the open space would be better identified as a separate part of the policy rather than remain embodied in Policy 2 which could then deal in the main with the layout of the housing site. Policy 14 was therefore added to the Plan with the reasoned justification being carried across to this policy to explain the link with policy 2 (v) in terms of delivery and future ownership of the open space.

Hart council’s policy objection to the proposal confirms this requirement to consider these Neighbourhood Plan policies in combination in order to ensure that the 3.48ha of open space is delivered and transferred to public ownership.

Also Policy 2 (v) f requires a financial contribution towards future maintenance of this open space designation at Dunleys Hill.

The appellant makes no specific reference in his draft heads of terms to either a financial contribution towards future upkeep and maintenance of the 3.48ha of public open space or to its transference to public ownership. The appellant instead seeks to isolate the development site from the adjoining open space rather than consider the two parts comprehensively in accord with the objectives and policies of the Neighbourhood Plan.

- ii) One planning appeal decision was noted - 20/00026/OPERT3 - Land Adjacent Five Acres, Broad Oak, Odiham, Hook. Decision: appeal dismissed.

P141/22 Tree applications and decisions

Decisions will be submitted to Hart District Council under the Clerk’s delegated authority and validated by full Council on 21st March 2023.

Hart Ref	Address	Details	OPC Decision
23/00400/TPO	1 Heronswood, The Fallows London Road Odiham Hook Hampshire RG29 1HJ	1. T1 & T2 - 2 x Hornbeams- lift to 5.2m along front boundary over road 2. T3. Oak- Lift to 5.2m along front boundary over road 3. G4. Group of conifers- Fell 4. T5. Bay - Reduce by half for light 5. T6. Plum Reduce by half to promote internal growth	No objection.
23/00351/CA	1 Adams Close North Warnborough Hook RG29 1BP	1. Hornbeam - Crown reduction by 2.5 m	No objection.
23/00493/TPO	124 High Street Odiham Hook Hampshire RG29 1LS	1 Horse Chestnut - Crown lift to 5 m from ground level, Crown thin by 15%, Reduce excess growth by 2 m all round, reduce and leave radius of tree at 4 m and to reduce height to leave finished height of 13 m.	No objection.



23/00480/CA	The Close 133 High Street Odiham Hook Hampshire RG29 1NW	1. T4 Lime - Repollard to 11m Tree in extensive decline. ganoderma fruit bodies at base and run up western side of trunk. cavities and decay throughout. work necessary to maintain safe presence of this tree in the local environment. 2. T2, T3, T9 Yew - Fell one sided crowns due to proximity of other trees, shading neighbouring property, due to phototropism overhanging drive and obstructing construction of new gates(Planning permission granted) and access to drive. A yew hedge to be planted in mitigation of loss.	No objection.
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P142/22 Neighbourhood Plan Monitoring Report

The draft 2022-23 annual Neighbourhood Plan Monitoring Report was reviewed and accepted with no revisions. The Report would be shared at the Annual Parish Assembly and published online.

P143/22 Planning correspondence

- i) Email confirmation from Hart acknowledging OPC's report of alleged new shopfront and illuminated fascia sign at Trees Newsagent And Drycleaners, 112 High Street, Odiham, Hook, Hampshire, RG29 1LR.
- ii) Email from resident regarding the Appeal decision for the Alpaca Farm at Broad Oak – Cllr Verdon had responded.
- iii) Consultation on Hampshire County Council's new draft Guidance on Planning Obligations and Infrastructure Requirements. The Clerk was asked to refer this to a future meeting before the 31st March deadline.
- iv) Roughts Cottage rural exception site – an email progress report from the project lead was noted following the contractor insolvency.
- v) Fallen wall at the Deer Park in Palace Gate – members noted that the owners were currently drafting a Heritage Design Statement to support an application for a boundary fence aimed at preventing further deterioration of the heritage wall.
- vi) The Bell – Councillors noted the property was being advertised for sale.

P144/22 Date of the next meeting

To be agreed.

There being no further business the meeting closed at 8.05pm.

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