



**NOTES OF THE INFORMAL MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE HELD ON ZOOM
ON MONDAY 3rd JULY 2023 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), S Bell, C Seabrook and H Woods.

In attendance: A Mann (Clerk) and 3 members of the public.

P29/23 Apologies for absence

Received and accepted from Cllrs Cornall and Stewart.

P30/23 Declarations of interests and requests for dispensation relating to any item on the agenda

Cllr Bell declared an interest in application 16/23 as a neighbour to the proposed development.

P31/23 Chair's announcements

None.

P32/23 Public Session

No member of the public wished to speak.

P33/23 Current Planning Applications

Decisions would be submitted to Hart District Council under the Clerk's delegated authority and validated by full Council on 18th July 2023.

OPC Ref	Hart Ref	Address	Details	OPC Decision
14/23	23/01193/LBC	2 Butts Cottage King Street Odiham Hook Hampshire RG29 1NF	Remove damaged and cracked lime render and re-place like for like on roadside wall	No objection.
15/23	23/01293/LBC	99A High Street Odiham Hook Hampshire RG29 1LA	Replacement of external stairs with internal stairs, removal and addition of windows and doors, removal of internal partitions. Conversion of shop storage area/wc and kitchen into residential kitchen for flat above, and addition of party wall to separate remaining shop from new residential area.	No objection, subject to the decision of the Hart Conservation Officer.



16/23	23/01171/HOU	20 Laurel Close North Warrborough Hook Hampshire RG29 1BH	Erection of a single storey side and rear extension following partial demolition of existing conservatory and alterations to ground levels	No objection.
17/23	23/01292/FUL	99A High Street Odiham Hook Hampshire RG29 1LA	Replacement of external stairs with internal stairs, removal and addition of windows and doors, removal of internal partitions. Conversion of shop storage area/wc and kitchen into residential kitchen for flat above, and addition of party wall to separate remaining shop from new residential area.	No objection, subject to the decision of the Hart Conservation Officer.
18/23	23/00989/HOU	1 Manley James Close Odiham Hook Hampshire RG29 1AP	Convert one half of double garage into an office and insertion of window onto side elevation.	No objection.
19/23	22/01992/FUL	Darwins Farm Hillside Odiham Hook Hampshire RG29 1HX	Removal of storage containers and existing field shelter and erection of a barn	No objection.
20/23	23/01352/HOU	Fairlight Linden Avenue Odiham Hook Hampshire RG29 1AW	Erection of a roof extension to include dormer windows, velux windows and a juliet balcony, alterations to windows and doors to ground floor and conversion of garage to store to include the replacement of the garage door with a door	No objection.

P34/23 Previous planning application decisions

Noted, as presented with the agenda.

P35/23 Approval of Conditions

Noted, as presented with the agenda.

P36/23 Pre-Applications

Noted, as presented with the agenda.

P37/23 Planning Appeals and decisions

- i) One appeal was noted, as presented with the agenda.
- ii) The following statement was agreed for the appeal hearing on 18th July 2023 on the application for development on land at Dunleys Hill, a Neighbourhood Plan development site.



Comments to be read out at appeal hearing on 18th July 2023 on the application for development on land at dunleys hill, a neighbourhood plan development site

Odiham Parish Council has submitted their objections to the original planning application and also further commented on the appellant's Grounds of Appeal Statement.

The Parish Council would like to bring the Inspector's attention to the very large amount of public interest and support shown in the development of the Neighbourhood Plan. The consultation feedback throughout the neighbourhood plan development showed that there was a very strong desire within the community to have a large useable green space that could function as a village green and available to be used for community events. This is a common and much valued feature in many surrounding villages within Hampshire and Surrey, local examples within Hart include Hartley Wintney, Hook and Yateley.

Also from the Neighbourhood Plan public consultations it became clear that there was a strong desire within the community to keep the two villages of Odiham and North Warnborough physically separate to help maintain their identities and distinctive local character. The location of the appeal site is ideal as it lies between the two villages so helping to unite them socially but also create an attractive green space between the two built up frontages keeping them physically separate.

The Neighbourhood Plan Consultation Statement (one of the Regulation 16 documents) provides many references to the above, and includes the more than 300 comments from the statutory Regulation 14 Consultation.

The original landowner and appellant are aware of the requirement for the housing site to deliver the community planning benefit of a 3.4 ha of open space to be conveyed into public ownership. The appellant is now seeking to circumvent this requirement and only provide a very small green area, which would not comply with planning policy nor be large enough to function as a village green. The appellant is also seeking to use more land for housing development than the 1.00 ha designated in the Neighbourhood Plan without meeting condition to pass on the remaining land to the community.

The Parish Council wish to make it clear they expect the applicant to provide a planning application in accordance with the unambiguous commitment, made within the formal response to the statutory Regulation 14 Consultation:

"We can confirm that our client is fully committed to ensuring that 3.5 hectares public open space provision will be a key component of any future development scheme, with 1 ha (net) of housing being provided as enabling development."

The Parish Council takes issue with the following paragraph (4.27) of the appellant's Grounds of Appeal Statement Reference APP-N1730-W-22-3308614 :

4.27 The scale, density and design of the appeal proposals have been informed by technical evaluations of the site and its context. As set out in Section 4.0 of the Planning Statement submitted with the planning application, various design options have been explored, including higher density schemes. With the benefit of technical inputs on landscape, ecology and character assessment and important contributions from the Parish Council, conclusions were drawn that a reduced density and improved spacing and separation of the houses could best be achieved with lower density homes: thus, ensuring that the new homes sit within the verdant landscape. Thus, creating new housing in a sustainable location within a site allocated for residential development in close proximity to the centres of Odiham and North Warnborough.

The implication that the Parish Council in any way support the scale, density and design included within the planning application proposal is misleading and inaccurate.



The Parish Council wish to make it clear to the Inspector that it has always been the case that any proposed housing development for the site should be limited to be within the 1 ha area of defined with both Neighbourhood Plan and Hart Development Plan policy maps, with the developer to provide the remaining 3.48 ha of land as public open space.

P38/23 Tree applications and decisions

OPC Ref	Hart Ref	Address	Details	OPC Decision
5/23T	23/01357/CA	8 Benford Court Buryfields Odiham Hook Hampshire RG29 1NE	1. Sycamore - Lift low branches to approximately 5 - 6 metres from ground level over hanging Bowling Club and Tennis Club fences and footpaths. This will be by the removal of sub-lateral branches only as detailed in the attached photos. What3words - including.ghosts.examiner. Please note no lifting will be done over the grassed area to the rear of 8 Benford Court	No objection.

P39/23 Planning correspondence received

- i) Consultation from Hart District Council on two supplementary planning documents:
 - Local cycling and walking infrastructure plan for Hart:
<https://www.hart.gov.uk/news/have-your-say-local-cycling-and-walking-infrastructure-plan-hart>
 - New guidance for developers <https://www.hart.gov.uk/news/new-guidance-developers-hart>
- ii) Correspondence from the owner of Cruck Cottage updating on dialogue with Hart on the process of securing listed building consents.
- iii) Email from a resident providing the history of applications at the Deer Park.
- iv) Email from a resident, on behalf of other residents, asking OPC to progress the review of the Neighbourhood Plan – the Clerk was asked to respond with a holding email explaining that full Council would need to consider the response on 18th July.

P40/23 Neighbourhood Plan Review

The Chair reported on the progress of research. There was still no announcement from DLUHC on 2023/24 funding through Locality but an announcement was expected soon. The Clerk said that other councils had been given 2 years to spend the grant funding which gave some flexibility. The Chair and Clerk had sent 3 enquiries to planning consultants – one had already quoted, the Chair and Clerk had met with another who demonstrated a good understanding of the Odiham & North Warnborough NP and would be submitting a fee proposal in time for full Council on 18th July plus a third company which had promised to respond soon.

P41/23 Date of next meeting
25th July 2023.

There being no further business the meeting closed at 8pm

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