



**MINUTES OF THE COUNCIL MEETING OF ODIHAM PARISH COUNCIL HELD IN
THE LIBRARY ROOM, THE BURY, ODIHAM, RG29 1NB
TUESDAY 15th AUGUST 2023 at 7.30pm**

Present: Cllrs A McFarlane (Chair), L Cornall, T Griffith, D Sanger, C Seabrook, P Verdon and H Woods.

In attendance: Andrea Mann (Parish Clerk), Bridie Tate (Deputy Clerk) and Hampshire County Council (HCC) Cllr Glen.

84/23 Apologies for absence

Received and accepted from Cllrs Bell, Stewart and Tyler.
Apologies were also noted from HDC Cllr Dorn.

85/23 Declarations of interests and requests for dispensation relating to any item on the agenda

Cllr Verdon declared a personal interest in planning application 33/23 as a member of the gym.

86/23 Approval of Minutes

The minutes of the Council Meeting held on 18th July 2023 (53-83/23) were agreed as a true record of the meeting and signed by the chair of the meeting.
(Proposed by Cllr McFarlane, seconded by Cllr Verdon, 6 in favour).

87/23 Chair's Announcements

- i) The Chair and Vice Chair had met the Hampshire Association of Local Councils (HALC) judges earlier in the day for the 2023 Hampshire & IoW Village of the Year competition. The Chair thanked the volunteers from the Countryside Conservation volunteers, Accessible Boating and Galleon Marine who had all met with the judges.
- ii) The Chair thanked everyone involved in the recent bridge building on rights of ways – the volunteers from the Countryside Conservation Work Group, the Ramblers and Hampshire Countryside Services for their work and grant.

88/23 Public Session

None.

Councillor Reports

89/23 Meeting reports from Councillors

- i) Cllr Cornall had attended a HALC training course on councils' finance and would circulate a report on key learnings. HALC had confirmed it was acceptable to hold higher than recommended reserves as long as they were justified. Cllr Cornall encouraged other members to look out for future training dates.
- ii) Cllr Verdon reported from the second Dunley's Hill Neighbourhood Plan site Appeal hearing. The first session had been adjourned to allow time for both parties to compile further information. A decision was expected late August.
- iii) Cllr Seabrook had notified the Odiham Society she would be OPC's representative and awaited instructions of what this involved.

90/23 Reports from other Councils

HCC Cllr Glen reported on the following matters:



- i) The anticipated pre-application for a large warehousing development on land at Lodge Farm. Cllr Glen reported that he had encouraged the relevant HCC officers to prepare for the application submission and consider the required infrastructure which would be necessary to make the development acceptable.
- ii) Work was scheduled at Odiham Castle which was the reason why the site was currently fenced off. Cllr Glen and OPC had received related correspondence from a resident.
- iii) Cllr Glen offered £100 towards a new SID, should Councillors agree under agenda item 101/23.

General

91/23 Meeting Action Points

The meeting action points were noted as presented with the agenda. No further comments were raised.

92/23 “Transforming The Bridewell into a thriving Community Hub”

- i) The Clerk reported:
 - New toilet works were complete and a locksmith was due in next few days.
 - Marketing for hire of the Library Room was underway and had already received one block booking and another enquiry within the first two weeks. There were no hot-desk bookings but this could be due to the Summer holidays being quieter. This would need to be reviewed in September.
 - A listed building application for kitchenette had been submitted and validated by Hart.
 - Listed building consent had been secured for repairs to north facing wall. Work was scheduled in September (date tbc) and communication with the neighbour were underway.
 - New outdoor furniture was in place.
 - Several general repairs & maintenance matters had been completed.
 - Management budgets for The Bridewell were likely need increasing, largely for H&S costs for maintaining the emergency lighting and fire alarm.
 - The Clerk would work with Staffing Committee to consider capacity of office for ongoing building management.
- ii) Discussions with Hart District Council on the UK Shared Prosperity Fund:
 - The Chair reported that OPC was hopeful of securing funding during 2023/24 for upgrading the ground floor accessible toilet. This was subject to OPC providing three quotes by 31st August and subject to formal approval by HDC councillors.
 - The Chair said that, subject to successful funding, this posed an opportunity to consider a radar key for disabled access during Bridewell opening hours. The Clerk said that a quote had been requested and would be included in the quotes sent to HDC.
- iii) BT quote for upgrading the broadband with a new fibre line:
 - Members re-visited a quote received for upgrading The Bridewell broadband with a new fibre line. In consideration of recent work carried out by OPC's IT consultant, it was agreed to keep the matter under review and look at potentially including budget provision in the 2024/25 budget.
- iv) Noticeboards:
 - New noticeboard at the front of the building – it was agreed in principle to add a new outdoor noticeboard at the entrance. The Clerk was asked to first secure listed building consent.



- Community advertising space on an existing noticeboard – members agreed to refer this to the Communication Policy Working Group for consideration when drafting a new policy.

93/23 Review of OPC's policies and updates

RESOLVED

The following policies were reviewed and updated, as presented with the agenda including one minor revision:

- i) Statement of Internal Controls.
- ii) Reserves Policy.

(Proposed by Cllr McFarlane, seconded by Cllr Woods, all in favour).

94/23 Communication Policy

RESOLVED

Terms of reference for a Communication Policy working group were agreed for reviewing three current policies and developing a new single policy covering OPC's communication and engagement with residents. Cllrs Bell, McFarlane, Tyler and Woods were appointed to the working group.

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

95/23 Hart District Council's Countryside Engagement Plan

- i) Cllr Sanger and the Clerk reported from an introductory meeting with the HDC Countryside Manager and Commons Ranger when HDC had asked how OPC would like to be kept in the loop on matters relating to Odiham and Broad Oak Commons. Hart had also asked how OPC could support HDC in keeping residents informed. Concerns were raised that this process made OPC a buffer between residents and HDC with no powers to act. Comments acknowledged this was HDC's adopted policy but it did rely on OPC's co-operation.

- ii) Following discussion it was

RESOLVED

To request another meeting with HDC to discuss the best way of progressing, attended by Cllrs McFarlane and Sanger.

96/23 Armed Forces Covenant

RESOLVED

- i) OPC signed the Armed Forces Covenant.
 - ii) To find out further details on the Armed Forces Employer Recognition Scheme before referring consideration of the bronze level nomination to a future meeting.
- (Proposed by Cllr McFarlane, seconded by Cllr Verdon, all in favour).

97/23 Correspondence from Odiham & North Warnborough Bowling Club

Councillors reviewed and considered complaints received from members of the Odiham & North Warnborough Bowling Club in response to OPC's decision to uphold its policy on community use of OPC's open spaces and equipment, preventing vehicular access and parking on Beacon Field. Following review it was

RESOLVED

To respond, saying that the correspondence had been reviewed against professional advice received and consideration of risk and, with regret, OPC cannot change this decision. Cllrs McFarlane and Verdon are happy to meet to discuss this.

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



98/23

All Saints Fete

RESOLVED

That OPC will book a stall at the All Saints fete on Saturday 9th September at 1.30pm to showcase Speedwatch, the Countryside Conservation Volunteers work group and The Bridewell. Cllrs Cornall, McFarlane, Sanger and Verdon offered to help cover the stall.

99/23

Parish Room Roof

Three quotes were considered for roof repairs following two incidents of water ingress in the last four years. Following discussion it was

RESOLVED

To award contract to Trust Property Services for re-pointing around lead work and low level works to an adjoining wall in the corner of the car park.

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

100/23

80th anniversary of D-day – 6th June 2024

Members considered the national programme of events set out in the national guidance documentation and

RESOLVED

To make plans to take part in the national program including:

- i) Holding a beacon lighting ceremony on 6th June 2024 including a fish & chip van and ice-cream van.
- ii) Arranging a reading of the proclamation by the Town Crier.
- iii) Referring the national guidance to local head teachers to see if there is any interest in taking part.

101/23

Speed Indicator Device (SID)

Proposals for an additional SID were considered, as set out in the Deputy Clerk's report. The Deputy Clerk further reported costs received from OPC's grounds contractor to manage the process of moving the SID between the HCC approved lighting columns. It was also possible to have new columns installed but the cost was unknown. Following discussion members

RESOLVED

- i) To agree in principal the purchase of an additional SID.
- ii) The GEN PRO model was the preferred option.
- iii) The Deputy Clerk would make enquiries to establish the cost of solar panels vs an additional battery which would be agreed with Councillors by email.
- iv) Councillors would review the HCC approved locations and forward suggestions to the Deputy Clerk. Cemetery Hill was noted at the time of the meeting.
- v) To promote the project to residents explaining the purpose and limitations of the data collected.

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

Financial Matters

102/23

Community Grants

- i) Members noted the grant financial report from InOdiham, previously circulated to Councillors, in support of event grants to InOdiham. Members commented that the information provided didn't sufficiently show the need and spending of the OPC grant and the Clerk offered to prepare a new grant monitoring form with set questions for consideration at the next meeting.



- ii) **RESOLVED**
To release £1,000 to the Hook & Odiham Lions towards the 2023 Spooktacula event.
(Proposed by Cllr McFarlane, seconded by Cllr Verdon, all in favour).

103/23 Expenditure relating to rough sleeper at Odiham Cemetery

Expenditure of £1,850 was noted for a private eviction.

104/23 Tablet for the Parish Office

RESOLVED

To agree financial delegation to the Clerk in line with Financial Regulations to purchase a Windows based tablet for use by the Parish Office for meetings and for managing the open spaces.

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

105/23 Payments Listing

RESOLVED

The payments listing for the period 19th July-15th August (Appendix 1) was approved and Cllrs McFarlane and Verdon were appointed to complete the payment approval process.

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

Planning Matters

106/23 Ratification of the decisions made by the informal Planning & Development Committee on 25th July

RESOLVED

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

107/23 Neighbourhood Plan health check

- i) Cllr Verdon, Planning & Development Committee chair reported on the process and progress of the Neighbourhood Plan health check. A Consultant had been appointed and was in discussion with a Hart Planning Policy officer and an update had been promised for the September Council meeting.
- ii) It was noted that funding was now available for Neighbourhood Plans and reviews which could award £10,000 as a basic grant award. The Clerk was asked to express an interest in funding if this was possible before knowing the results of the health check.
- iii) Members agreed the next step was to wait for the health check findings.

108/23 Ratification of planning correspondence

RESOLVED

The following planning related correspondence prepared by the Chair of Planning and in consultation with the Clerk was agreed:

- i) Questions to the Hart Chief Executive on the process of requesting Parish S106 contributions from local developments (Appendix 2).
 - ii) Statement read by the Chair of Planning to the Dunley's Hill Appeal hearing on 19th July (Appendix 3).
 - iii) Statement of fact submitted to the Hart case officer responsible for Hart's representation to The Bell public house Appeals which may also be read to the Planning Inspector at the Appeal on 19th September (Appendix 4).
- (Proposed by Cllr Verdon, seconded by Cllr Cornall, all in favour).



109/23 Assets of Community Value

- i) Hart's Assets of Community Value register was reviewed which noted three local assets were soon due to be removed from the register.
- ii) Further to consideration it was
RESOLVED
To re-nominate the follow assets as assets of community value to remain on the register:
 - a. The Cross Barn (due to be removed from the register on 14th September),
 - b. North Warnborough Village Hall (due to be removed from the register on 6th November)
 - c. The Baker Hall (due to be removed from the register on 26th November).

110/23 New applications received

OPC ref	Hart ref	Address	Details	OPC Decision
30/23	23/01559/LBC	75 High Street Odiham Hook RG29 1LB	Internal alterations and single storey rear extension to create 2 bedroom dwelling. Replacement shop front and replacement glass to ground floor windows on front elevation.	Neutral, subject to approval by the Hart Conservation Officer and the proposals being in line with Policy 9 of the Odiham & North Warnborough Neighbourhood Plan.
31/23	23/01558/FUL	75 High Street Odiham Hook RG29 1LB	Internal alterations and single storey rear extension to create 2 bedroom dwelling. Replacement shop front and replacement glass to ground floor windows on front elevation.	Neutral, subject to approval by the Hart Conservation Officer and the proposals being in line with Policy 9 of the Odiham & North Warnborough Neighbourhood Plan.
32/23	23/01395/HOU	Thatched Cottage Hook Road North Warnborough Hook RG29 1EU	Erection of two storey side and rear extensions. Note OPC's previous decision to the listed building consent application for the same proposals: Objection, due to the scale of the proposed extension in relation to the original size of the cottage.	Objection, due to the scale of the proposed extension in relation to the original size of the cottage.
33/23	23/01454/LDC	Lodge Farm Hook Road North Warnborough Hook Hampshire	Unit 1A, Arena Fit Ltd – The use of the site as a gym. The building is used as a gym and the external area around the building is used for car parking and external training in association with the gym.	No objection.
10/23T	23/01624/CA	Damson Cottage Broad Oak Odiham Hook RG29 1AQ	T1. Leylandii - lift to 5m from ground level T2. Tulip - Reduce by 1.5m all round to re shape to leave a finish height of 6m approx T3. White Beam -	No objection.



Reduce by 1.5m to re balance
leave finish height of 6-7m.

11/23T	23/01642/CA	The Bury House The Bury Odiham Hook RG29 1LZ	1. Holm Oak - Crown lift to 5m, crown reduction to previous points, Clear building by 5 m and reduce height by 3 m. Current height 20 m to a final height of 17 m with a radial spread of 6m.	No objection.
--------	-------------	---	---	---------------

RESOLVED

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

111/23 **Date of next meeting**
19th September 2023.

Confidential Matters

112/23 **To pass a resolution in accordance with the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press to consider confidential contractual and staffing matters which meet the criteria of Schedule 12A of the Local Government Act 1972 Part 1**

RESOLVED

(Proposed by Cllr McFarlane, seconded by Cllr Sanger, all in favour).

113/23 **Report on private eviction**
Noted.

There being no further business the meeting closed at 9.08pm.

Signed.....

Date.....

Odiham Parish Council

PAYMENTS LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
137	The Bridewell - general lettin	09/08/2023		Unity Trust	137	Stripe Transaction Fee	Stripe	X	3.80		3.80
138	Bank Interest	31/07/2023		Lloyds 30 days notice		Bank interest	Lloyds Bank	Z			
139	Toilets - Power and rates	20/07/2023		Unity Trust	139	King St Toilets electricity	nPower	L	52.16	2.61	54.77
140	The Bridewell - cleaning & m	20/07/2023		Unity Trust	140	Bridewell & amenity ad hoc	Viking	S	17.93	3.59	21.52
141	Chapel Cottage Maintenance	24/07/2023		Unity Trust	141	Chapel Cottage energy cert & i	McCarthy Holden	Z	198.00		198.00
142	Estate Agent Fees	24/07/2023		Unity Trust	142	Chapel cottage management fi	McCarthy Holden	S	142.03	28.40	170.43
143	Postage and consumables	15/08/2023		Unity Trust	143	Private sign	Viking	S	10.98	2.20	13.18
144	The Bridewell - cleaning & m	15/08/2023		Unity Trust	144	Bleach	Viking	S	6.99	1.40	8.39
145	Community Grants	15/08/2023	72/23c	Unity Trust	145	Community Grant	North Hants Downs (Sunflow	Z	300.00		300.00
146	Community Grants	15/08/2023	72/23d	Unity Trust	146	Community Grant	Hook and Odiham Lions	Z	750.00		750.00
147	Community Grants	15/08/2023	72/23b	Unity Trust	147	Community Grant	Odiham Raft Race Group	Z	270.00		270.00
148	Community Grants	15/08/2023	72/23a	Unity Trust	148	Community Grant	Friends of Mayhill School	Z	750.00		750.00
149	Toilets - cleaning	15/08/2023		Unity Trust	149	King St Toilets cleaning	CJH Cleaning Services Ltd	S	415.74	83.15	498.89
150	Toilets - cleaning	15/08/2023		Unity Trust	150	King St Toilets cleaning	CJH Cleaning Services Ltd	S	433.06	86.61	519.67
151	IT Support and Back up	15/08/2023		Unity Trust	151	Microsoft 365	Microsoft Ireland	Z	594.00		594.00
152	IT Support and Back up	15/08/2023		Unity Trust	152	Microsoft 365	Microsoft Ireland	Z	47.00		47.00
153	The Bridewell - cleaning & m	15/08/2023		Unity Trust	153	Window & bus shelter cleaning	Mark Abbott	Z	50.00		50.00
153	Bus Shelter Maintenance	15/08/2023		Unity Trust	153	Window & bus shelter cleaning	Mark Abbott	Z	15.00		15.00
154	The Bridewell - cleaning & m	15/08/2023		Unity Trust	154	Bridewell cleaning	YBC	S	509.63	101.93	611.56
155	Chapel Cottage Maintenance	15/08/2023		Unity Trust	155	Maintenance repairs Chapel Ct	Lee James Homes	Z	243.00		243.00
156	Training	15/08/2023		Unity Trust	156	ILCA course for Deputy Clerk	SLCC	S	120.00	24.00	144.00
157	Other amenity areas mainter	15/08/2023		Unity Trust	157	Mileage and key cutting	J Peek - expenses	Z	7.00		7.00
157	Travel	15/08/2023		Unity Trust	157	Mileage and key cutting	J Peek - expenses	Z	7.20		7.20
158	IT Support and Back up	15/08/2023		Unity Trust	158	IT support and cables	Connect Computer Consultan	S	160.00	32.00	192.00
159	Caretaking Equipment	15/08/2023		Unity Trust	159	Con volunteers work day	Cllr Bell expenses	S	21.66	4.33	25.99
159	Postage and consumables	15/08/2023		Unity Trust	159	Con volunteers work day	Cllr Bell expenses	S	8.16	1.23	9.39
159	Other amenity areas mainter	15/08/2023		Unity Trust	159	Con volunteers work day	Cllr Bell expenses	S	51.63	10.33	61.96
160	The Bridewell - maintenance	15/08/2023		Unity Trust	160	Bridewell signage	Signrite Digital Ltd	S	666.40	133.28	799.68
161	Play Areas	15/08/2023		Unity Trust	161	Annual play equipment inspect	Seagrave Inspection Services	Z	545.00		545.00
162	Cemetery electricity	15/08/2023		Unity Trust	162	South Chapel Electricity	SSE	S	144.42	28.89	173.31
163	The Bridewell - water	15/08/2023		Unity Trust	163	Bridewell water	Business Stream	Z	79.38		79.38
164	Chapel Cottage Maintenance	15/08/2023		Unity Trust	164	Chapel Cottage alarm	Crime Detection Systems	S	98.00	19.60	117.60
165	The Bridewell - cleaning & m	15/08/2023		Unity Trust	165	Paper towels, dispenser & batt	Viking	S	185.97	37.19	223.16

Odiham Parish Council

PAYMENTS LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
166	The Bridewell - maintenance	15/08/2023		Unity Trust	166	Fitting toilet seat	FS Cleaning & Maintenance	Z	20.00		20.00
167	Professional Costs	15/08/2023		Unity Trust	167	Private eviction from Odiham C	S&K Enforcement Ltd	S	550.00	110.00	660.00
167	Professional Costs	15/08/2023		Unity Trust	167	Private eviction from Odiham C	S&K Enforcement Ltd	S	1,300.00	260.00	1,560.00
168	The Bridewell - maintenance	15/08/2023		Unity Trust	168	The Bridewell - painting	Keith Dodd	Z	395.00		395.00
169	The Bridewell - maintenance	15/08/2023		Unity Trust	169	General maintenance inc play	Keith Dodd	Z	40.00		40.00
169	Allotments - maintenance	15/08/2023		Unity Trust	169	General maintenance inc play	Keith Dodd	Z	35.00		35.00
169	Play Areas	15/08/2023		Unity Trust	169	General maintenance inc play	Keith Dodd	Z	110.00		110.00
170	Chapel Cottage Maintenance	15/08/2023		Unity Trust	170	Gas safety certificate Chapel C	Servio Building Services Main	S	135.00	27.00	162.00
171	Office Equipment	15/08/2023		Unity Trust	171	Photocopier rental copies	Ricoh	S	172.58	34.52	207.10
172	Office Equipment	15/08/2023		Unity Trust	172	Office supplies & toilet equip	Sainsburys	Z	20.00		20.00
173	Office Equipment	15/08/2023		Unity Trust	173	Trolley for con volunteers	Amazon	S	70.82	14.17	84.99
174	Footpaths Improvements	15/08/2023		Unity Trust	153	4 x secateurs	Amazon	Z	39.96		39.96
175	Postage and consumables	15/08/2023		Unity Trust	175	Coffee, milk & mirror	Sainsburys	Z	13.30		13.30
176	Community Grants	15/08/2023		Unity Trust	176	Speed gun	Amazon	Z	182.69		182.69
177	Office Equipment	15/08/2023		Unity Trust	177	Bridewell ad hoc supplies	Sainsburys	Z	23.50		23.50
178	Bank Charges	15/08/2023		Unity Trust	178	Bank charges	Lloyds/Unity Multipay	Z	3.00		3.00
179	Chamberlain Gardens (SC Tr	15/08/2023		Unity Trust	179	Grounds maintenance - July 20	Larkstel Ltd	S	199.16	39.83	238.99
179	Cemetery Maintenance	15/08/2023		Unity Trust	179	Grounds maintenance - July 20	Larkstel Ltd	S	1,113.91	222.78	1,336.69
179	Other amenity areas mainter	15/08/2023		Unity Trust	179	Grounds maintenance - July 20	Larkstel Ltd	S	281.91	56.38	338.29
179	Play Areas	15/08/2023		Unity Trust	179	Grounds maintenance - July 20	Larkstel Ltd	S	684.16	136.84	821.00
179	Bin emptying	15/08/2023		Unity Trust	179	Grounds maintenance - July 20	Larkstel Ltd	S	392.90	78.58	471.48
179	Allotments - maintenance	15/08/2023		Unity Trust	179	Grounds maintenance - July 20	Larkstel Ltd	S	60.00	12.00	72.00
179	The Bridewell - waste dispos	15/08/2023		Unity Trust	179	Grounds maintenance - July 20	Larkstel Ltd	S	90.00	18.00	108.00
179	Promotion of village	15/08/2023		Unity Trust	179	Grounds maintenance - July 20	Larkstel Ltd	S	30.00	6.00	36.00
180	Benches & Noticeboards	15/08/2023		Unity Trust	180	Repair to bench - Chamberlain	Larkstel Ltd	S	725.00	145.00	870.00
181	Staff Salaries	15/08/2023		Unity Trust	181	Staff Salaries - August 2023	Staff Salaries - August 2023	Z	4,293.26		4,293.26
182	Staff Salaries	15/08/2023		Unity Trust	182	Staff PAYE & NI - August 2023	HMRC	Z	863.68		863.68
183	Staff Salaries	15/08/2023		Unity Trust	183	Staff Pensions - August 2023	Hampshire Pension Fund	Z	349.67		349.67
184	Employers' NI	15/08/2023		Unity Trust	184	Employers NI - August 2023	HMRC	Z	446.11		446.11
185	Pension Contribution	15/08/2023		Unity Trust	185	Employers Pension Cont - Aug	Hampshire Pension Fund	Z	1,178.41		1,178.41
186	Telephone and internet	15/08/2023		Unity Trust	186	Phones & broadband	BT	S	196.21	39.24	235.45
187	Telephone and internet	15/08/2023		Unity Trust	187	Phones & broadband	BT	S	236.21	39.24	275.45
188	The Bridewell - maintenance	15/08/2023		Unity Trust	176	The Bridewell	Keith Dodd	Z	55.00		55.00
189	Other amenity areas mainter	15/08/2023		Unity Trust	189	General maintenance	Keith Dodd	Z	31.00		31.00
189	The Bridewell - maintenance	15/08/2023		Unity Trust	189	General maintenance	Keith Dodd	Z	40.00		40.00

Odiham Parish Council
PAYMENTS LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
								Total	21,281.58	1,840.32	23,121.90

STATEMENT FOR APPEAL HEARING ON ZOOM 26 JULY 2023

The most important planning obligation in the view of OPC is to provide the whole of the open space in Policy 14 for use as a village green. The small amount of public open space in the appeal site cannot be classed as a village green. In the draft Neighbourhood Plan Policy 14 was part of Policy 2v as the site was only allocated after the owner/developer agreed to pass the remaining Local Gap land to the community. The Examiner believed that it would be a better NP if the Public Open Space had its own policy so reworded the document and made a separate Policy 14. He appears to have possibly been mistaken.

However if the Appeal is allowed the PC requests the following S106 contributions to be given to the PC as the new homes will increase footfall to The Bridewell and traffic on the Hook Road. The projects, which meet Reg 122 tests are:

- i) The PC has recently taken over the building, The Bridewell, which houses its office after HCC closed the public library. The project is to allow the building to be used for community use in a variety of ways. The contribution we are asking for is for funds to allow an upstairs area to be used as a home/office co working space. This could be of great benefit to the residents of the new development as well as the whole community due to the great increase in the numbers of people working from home who do not always have the appropriate space to work efficiently. We have costed this project and can give you accurate details but approximately £20,400 would enable us to set up this area of the building.
- ii) Another project which could benefit residents of the new development is a measure to try to restrict speeding in the village. Current residents of Dunleys Hill are always complaining about the speed of vehicles using this route through and from the M3. Obviously new residents will also notice this problem. Village Gateway schemes have been found to help raise awareness of speed limits and would cost £4000 to instal one.

I hope that the developers will agree to providing S106 contributions for the above 2 projects which will give some benefit to the community that the new owners of those houses will be joining.

Clerk

Subject: FW: 22/00146/OUT Dunleys Hill - Appeal

Dear Daryl

Excuse my writing to you but I hope you can help correct a situation that should not have happened and would be a great injustice to parishes if allowed to remain.

This concerns our 2nd largest NP site at Dunleys Hill. HDC refused, with a very strong case against, and the developer has gone to appeal. The application was for outline only with all matters other than access reserved.

I attended the appeal on Tuesday at which, due to lack of information from both parties, the inspector adjourned to a later date, within the next 2 weeks.

At the hearing I asked a question about S106 and was told "later", but it was never brought up again.

On Wednesday evening I attended the planning department's session on S106 and was horrified to be told that we were too late to ask for any S106 contributions, as they needed to be stated with our statutory consultee comment at the beginning of the process. This had not been the case with our previous site Crownfields (also outline) where S106 contributions were discussed and agreed later in the process.

At the info evening Mark Jaggard said that our suggestions should be given to Hart for consideration.

OPC had sent Rachel Poulter our requests for S106 last year, but it seems the case officer, Miguel Martinez, and Rachel Poulter have not communicated with each other to include our requests in HDC's process of the appeal.

As you can see from Mark's email he is not prepared to correct the situation.

OPC has acted correctly in passing you the S106 requirements in good time and expects them to be included in this case.

This needs to be resolved before the Appeal reconvenes.

Please contact me for any further information and I hope that you can assist in this matter as otherwise it is a great injustice to residents who will not see any benefit from this development.

Kind regards

Pam Verdon

REPORT ON: The Bell - statement for Appeals for change of use of public house
WRITTEN BY: Cllr Verdon/Parish Clerk
MEETING DATE: 15th August 2023
AGENDA ITEMS: 108/23iii

To ratify the following statements for the following Appeals, previously circulated to Councillors by email:

APP/N1730/W/23/33 - 22576 21/02877/FUL/REFUSE - Change of use of public house to form 2 x two bedroom dwellings with associated internal and external alterations (following part demolition of external toilet block). at The Bell Ph , The Bury, Odiham, Hook, RG29 1LY

APP/N1730/Y/23/332 2730 - 21/02878/LBC/REFUSE - Change of use of public house to form 2 x two bedroom dwellings with associated internal and external alterations (following part demolition of external toilet block).

STATEMENT TO INSPECTOR RE APPEAL OF REFUSAL FOR THE BELL

The Parish Council has already submitted its comments and reasons for objecting to the development of The Bell.

In answer to the developer's comments about marketing, the first time that the Council and residents knew about the sale and redevelopment of the property was when the developer asked to present it's plans to the Council in April 2021 and stated at that presentation the sale was about to be completed. There had been no "for sale" sign at the property and no local advertisements which were seen by anyone in the community. Due to the concerns of residents the property was registered as an Asset of Community Value in June 2021.

There was a great deal of interest from residents and they formed a CIC, Odiham Community Interest Company in August 2022 to attempt to save the building for community use. They have over 300 investors who have pledged over £350,000 which is in line with the independent valuation by Saville's for a building of this type. They also have tax relief benefits confirmed by HMRC. The company have developed a good business plan.

The current sale price of £600,000 may be considered to be too high in view of the condition of the building.