



MINUTES OF ODIHAM PARISH COUNCIL'S (OPC) PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD AT THE VINE CHURCH, LONDONG ROAD, ODIHAM ON TUESDAY 7th NOVEMBER 2023 COMMENCING AT 7.30PM

Present: Cllrs L Cornall (Chair), S Bell, C Seabrook (from 76/23) and H Woods.

In attendance: A Mann (Parish Clerk), B Tate (Deputy Clerk), 6 members of the public.
Hampshire County Cllr Glen and a further 5 members of the public joined by Zoom.

P69/23 Apologies for absence

Apologies for absence were received and accepted from Cllr Verdon.

P70/23 Declarations of interests and requests for dispensation relating to any item on the agenda

Cllr Seabrook declared a personal interest in application 53/23 (the declaration was made under agenda item 73/23).

P71/23 Chair's announcements

The Chair explained that the meeting would consider a response to a pre-application for warehouse development proposals at Lodge Farm. He explained that Hart District Council (HDC) was not legally obliged to publish pre-applications and it would not be normal practice for OPC to make comment, however, on this occasion, OPC had been invited to submit a response.

P72/23 Public Session

Cllr Glen reported that he was in regular contact with Hampshire County Council (HCC) and HDC officers regarding the Lodge Farm development proposals but it was unclear when a formal application would be made. Cllr Glen had also discussed the pre-application proposals with the Whitewater Preservation Society, the Basingstoke Canal group and the Villages Oppose Warehouse group. He assured the meeting he was keeping up to date with the matter in preparation for a formal application to the Hart Planning Committee.

The Chair proposed and everyone agreed to consider agenda item 76/23 as the next item of business.

P76/23 Pre-Applications

- i. 23/02363/PREAPP - Hunting Lodge Bagwell Lane Odiham Hook RG29 1JG - Retrospective application for timber gates and the redesign of the metal gate behind the historic timber white gate at the Hunting Lodge.

No comment.

- ii. 23/02306/PREAPP - Swan Inn Ph Hook Road North Warnborough Hook Hampshire RG29 1EX - Conversion of former PH to a pair of semidetached dwellings with associated repairs, alterations and extensions and erection of detached dwelling.

Neutral: Councillors welcomed this positive step and awaited a formal application.

OPC would be more likely to support a proposal that demonstrates high quality design that takes into account the historic context. The current plans to not demonstrate this approach.



- iii. 23/02242/PREAPP - Lodge Farm Hook Road North Warnborough Hook Hampshire RG29 1HA - Outline application for circa 105,000 sqm GIA of commercial logistics floorspace (Use Class B2/B8) with ancillary office accommodation, associated car parking provision, plus landscaping and highway works.

Councillors raised the following concerns and said that OPC should take an objectionable stance to the proposals:

- Doubts were raised that 1,500 jobs would be created
- The proposals did not meet the Government's Levelling Up objective because unemployment in the area was low
- The impact on local people would be unacceptable, particularly relating to increased traffic flows
- Impact on the River Whitewater
- Environmental impact on SSSIs
- The scale of the proposals
- Increased traffic
- Pollution
- The visual impact on the landscape
- Surface water and drainage concerns
- Loss of agricultural land

It was RESOLVED to submit repeat OPC's objection made to similar proposals in a Scoping Opinion response submitted July 2022:

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.

P73/23 Current Planning Applications

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

OPC Ref	Hart Ref	Address	Details	OPC response
48/23	23/02231/FUL	Porch Cottage Odiham Road Whitehall, Odiham Hook Hampshire RG29 1JP	Alterations to existing entrance to property from highway, with additional kebstones and erection of brickwork piers and entrance gates.	Objection, due to: - The proposals are not in keeping with surrounding streetscape - OPC supports the safety concerns raised by HCC highways
49/23	23/02206/HOU	6 Terrys Cottage The Street North Warnborough Hook Hampshire RG29 1BL	Proposed raised roof and conversion of outbuilding and alterations to fenestration.	No objection



50/23	23/02192/LBC	The Cat Hook Road North Warnborough Hook Hampshire RG29 1EU	Replacement of side window after damage from a third-party and discovery of rotten wood as highlighted on the photos	No objection
51/23	23/02253/HOU	113C High Street Odiham Hook Hampshire RG29 1LA	Replacement entrance gates	No objection
52/23	23/02254/LBC	113C High Street Odiham Hook Hampshire RG29 1LA	Replacement entrance gates	No objection
53/23	23/02313/PIP	Land Adjacent The Mapletons Farnham Road Odiham Hook Hampshire	Application for Permission in Principle (PiP) for the residential development of between 3 and 5 dwellings	CS declared an interest and did not take part in the debate or vote. Neutral: OPC has no objection in principle to the lower housing number stated but raises the following concerns which would need to be mitigated: <ul style="list-style-type: none"> - The 40mph speed limit at the point of joining the Farnham Rd - Potential impact on neighbouring propertieis - The design would need to be in keeping and sympathetic to the surrounding area - Trees should be protected to avoid tree loss.
54/23	23/02312/HOU	The White House Mill Corner North Warnborough Hook Hampshire RG29 1HB	Re-roofing of main house roof and insertion of 2 roof lights	No objection
55/23	23/02277/ADV	The Bridewell The Bury Odiham Hook Hampshire	Display of a black 8 x A4 Aluminium outdoor notice board with raising door which is projecting 75 mm off the wall.	No comment
56/23	23/02343/LBC	The Bothy Palace Gate Farm Odiham Hook Hampshire RG29 1JX	Replacement of roof coverings to dwelling and detached garage	No objection, subject to approval by HDC's Conservation Officer



57/23	23/02339/FUL	Street Record Fullbrook Way Odiham Hook Hampshire	Installation of external wall insulation to 1 - 64 Fulbrook Way to improve the thermal efficiency	No objection
58/23	23/02355/AMC ON	Land On The West Sides Of Alton Road Odiham Hook Hampshire	Minor Material Amendment Application (Section 73) to vary Condition no. 2 (approved plans) attached to Planning Permission (ref:21/00777/OUT) dated 29.09.2022 for 60 bed care home and 30 dwellings (10 x 2 bed houses, 12 x 3 bed houses, 4 x 4+ bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access; to allow for approved plans replacement concerning the care home for the following alterations: - Internal re-configuration of spaces; - Building's footprint alterations (reduction in depth to west most two-storey wing, enlargement to east most two-storey wing, re-positioning of front projections in all elevations); - Addition of a 35 sqm 1st floor terrace to the west facing elevation of the building; - Alterations to openings (proportions and windows into doors and vice versa, double patio doors into single/double doors with sidelights, installation of bi-folding doors instead of single/double patio doors); - Replacement of flat roof cantilevered canopies above entrances with dual pitch supported canopies; - Removal of Juliet balconies and 5 dormer windows and; - Insertion of 3 rooflights.	No objection
59/23	23/02368/LBC	The Bridewell The Bury Odiham Hook Hampshire	Display of a black 8 x A4 Aluminium outdoor notice board with raising door which is projecting 75 mm off the wall.	No comment
60/23	23/02381/CON	8 Crownfields Odiham Hook Hampshire RG29 1PL	Discharge of conditions 3 (Construction Management Plan), 4 (Surface Water Drainage) and 5 (External Materials), pursuant to 21/00403/FUL - Construction of a three bedroom dwelling with associated car parking and hard/soft landscaping.	Neutral The construction management plan isn't detailed and doesn't re-assure neighbours there will be no impact from site traffic.

P74/23 Previous planning application decisions
Noted as presented with the agenda.



P75/23 Approval of Conditions
None.

P77/23 Planning Appeals and decisions
None.

P78/23 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 November 2023.

OPC Ref	Hart Ref	Address	Details	OPC decision
22/23T	23/02279/CA	Buryfields Infant School Buryfields Odiham Hook Hampshire RG29 1NE	Lime x 4 - Prune back branches from overhead cabling giving 2m clearance	No objection.
23/23T	23/02276/CA	Wincombe Cottage Broad Oak Odiham Hook Hampshire RG29 1AH	Ash Tree - Removal of lowest whorl	No objection.

P79/23 Planning correspondence
All correspondence received was covered under different agenda items.

P80/23 Neighbourhood Plan Review
The Clerk reported that, following OPC's decision in principle to review the Plan, a funding application had been submitted to Locality for the basic award of £10,000. Locality had responded, asking questions which had been referred to the preferred consultant.

P81/23 Dates of the next meeting
28th November 2023.

There being no further business the meeting closed at 8.07pm

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