



NOTES OF THE INFORMAL MEETING OF ODIHAM PARISH COUNCIL'S PLANNING AND DEVELOPMENT COMMITTEE HELD ON ZOOM ON TUESDAY 11th AUGUST 2026 COMMENCING AT 7.30PM

Present: Cllrs P Verdon (Chair), A Cooper, and H Woods.
In attendance: A Mann (Parish Clerk)

P36/26 Apologies for absence
Cllrs Cornall, Tate and McFarlane.

P37/26 Declarations of interests and requests for dispensation
None

P38/26 Chair's announcements
None

P39/26 Public Session
There were no members of the public present.

P40/26 Current Planning Applications, to be ratified by full Council on 18th August 2026

OPC Ref	Hart Ref	Address	Details	OPC Decision
25/26	26/01083/LBC	Land At Gurney Court Buryfields Odiham	Repair works including: 1. Treatment of timber frame (for beetle/woodworm). 2. Roof repair including replacement of broken and missing tiles (including ridge tiles) and rebedding ridge tiles. 3. Replacement lead flashing around the chimney. 4. Replace softwood bargeboards with oak. 5. Replace sill to north window and reglaze (moving back bead forward and re-putty). 6. Reglaze and re-putty east facing window. 7. Tie beam flashings (south elevation): remove existing lead flashing and mastic seal, and repoint under in lime mortar. 8. Remove cementitious pointing around frame and replace with lime mortar. 9. Timber Frame repairs as per schedule. (Some works already carried out)	No objection, subject to the decision of Hart Conservation Officer.
26/26	25/02137/AMCON	Land On The West Sides Of Alton Road Odiham	Application to vary Condition 1 (Reserved Matters) and Condition 2 (Approved Plans) attached to Planning Permission 21/00777/OUT dated 29/09/2022 - Erection of 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	No objection.



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OPC Ref	Hart Ref	Address	Details	OPC Decision
27/26	26/01154/CON	Land East Of Hook Road North Warnborough	Approval of Condition 2 - levels - pursuant to 23/02094/FUL - Erection of 13 dwellings with associated access, parking, affordable housing, public open space, SUDs and landscaping	No objection.
28/26	26/01172/CON	Land East Of Hook Road North Warnborough	Approval of Condition 5 - biodiversity enhancement measures - Condition 7 - landscaping - Condition 8 - drainage maintenance and Condition 18 - external materials pursuant to 23/02094/FUL - Erection of 13 dwellings with associated access, parking, affordable housing, public open space, SUDs and landscaping	Objection OPC objects to the proposed biodiversity enhancement measures and agrees with the concerns raised by Surrey Wildlife Trust.
29/26	6/01179/CON	Land East Of Hook Road North Warnborough	Approval of Condition 3 - Construction Traffic Management Plan (CTMP) and Condition 6 - Construction Environmental Management Plan (CEMP) pursuant to 23/02094/FUL - Erection of 13 dwellings with associated access, parking, affordable housing, public open space, SUDs and landscaping	Objection. There are no details stating where site traffic will park and there will be multiple cars and vans. There is insufficient onsite parking and no parking is available on surrounding roads. OPC requests offsite parking provision to be provided.
30/26	26/01223/CON	Dunleys Dunleys Hill North Warnborough Hook RG29 1DZ	Discharge of condition 3 (lime mortar/ method of pointing) pursuant to 25/00315/LBC - Installation of a gravel and block path driveway and remove the paint and repoint the area at the base of the front of the house wall	No objection



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OPC Ref	Hart Ref	Address	Details	OPC Decision
31/26	26/01201/OUT	Land At Murrell Green London Road Murrell Green Hook	Outline application (with all matters reserved except access) for phased residential led mixed-use development comprising demolition of existing buildings/structures, provision of vehicular, cycle and pedestrian accesses (including details of 3no. accesses from the A30 London Road and 1no. access from the B3016 Odiham Road), development of up to 2,160 residential dwellings (including residential institution) (Use Class C2/C3), provision of employment, local centre and community uses (including education provision) (Use Classes E and F), blue and green infrastructure including sustainable drainage systems, public open space, sports pitches with pavilion, wildlife areas, Suitable Alternative Natural Green Space, and supporting infrastructure and associated works.	Objection. See below.

OBJECTION

Policy NBE2 (Landscape) requires development to protect and where possible enhance the landscape character of the District. The proposal would fundamentally alter the rural character of the land between Hook and Hartley Wintney and would result in the physical and visual coalescence of the two settlements.

The proposal identifies 66 Sites of Importance to Nature Conservation (SINCs) within 2km of the site, with seven of them within the site boundary. There are also six Sites of Special Scientific Interest (SSSIs) within 2km and the site is within 2km of the Thames Basin Heath Special Protection Area (SPA). Adding 2,160 extra dwellings in the area will no doubt put all these sites under stress.

The transport and traffic proposals are inadequate and unfunded. Conditions must be imposed and strictly enforced to ensure that the large increase in traffic does not create severe problems in neighbouring areas.

There are large gaps in capacity for both water provision and disposal of foul sewage and the developer proposes off-site reinforcement for water and a new foul water pumping station. The responsibility for funding much of this work will fall on the water companies. However, the cost of the on-site pumping station would fall on the developer, and the cost would be around £5m. There are serious concerns that the run-off water from the development would have a large detrimental impact on the Whitewater River, one of the important chalk streams in Hampshire.

The development proposes "all-through" school consisting of a nursery, up to 3-form entry primary school and an up to 8-form entry secondary school with up to 1,200 places. In the Heads of Terms, the developer only commits to providing "proportionate financial contributions" with no actual figure mentioned. Relying solely on "proportionate contributions" creates a significant risk that the school will be under-funded or delayed. A condition must be imposed to put the responsibility for providing these facilities on the developer and must be done in stages to ensure facilities are built as the houses are finished and not left until all 2,160 properties have been built. This condition should also apply to the sports facilities proposed and health provision such as a GP surgery.



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Whilst the proposal would undoubtedly contribute towards housing delivery, this benefit must be balanced against:

- irreversible loss of open countryside;
- permanent loss of Best and Most Versatile agricultural land; - landscape harm;
- biodiversity impacts;
- transport impacts;
- heritage impacts;
- uncertainty regarding infrastructure delivery.

A smaller development with less impact on the above should be considered by the developer.

OPC Ref	Hart Ref	Address	Details	OPC Decision
32/26	26/01107/HOU	Heron House Tunnel Lane North Warnborough Hampshire RG29 1JT	Erection of a 6m x 9m detached store and pool plant room to serve an existing swimming pool	No objection.
33/26	26/00989/ADV	Trees Newsagent And Drycleaners 112 High Street Odiham Hook RG29 1LR	Display of advertisement	Objection. The proposed display and current display is out of keeping with the conservation area and listed properties.
34/26	26/01293/CON	Swan Inn Ph Hook Road North Warnborough Hook RG29 1EX	Details pursuant to fully discharge condition 3 (programme building recording) and partially discharge condition 4 (surveys and repairs) of Planning Permission 25/00816/LBC Internal/external restoration and repair of the Listed Building and construction of part single part two storey rear extension, changes to ground levels and provision of hard and soft landscaping works (following the removal of rear and side extensions), all associated with the conversion of the listed building into two 3 bedroom homes and the construction of a 3 bedroom home.	No objection.
35/26	26/01163/FUL	Newlyns Farm Lodge Farm Hook Road North Warnborough Hook RG29 1HA	Erection of health and wellness building following demolition of existing retail building	Objection, due to scale and appearance being out of keeping with the rural surroundings and close proximity to the River Whitewater and SSSI site.



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P41/26 Previous Planning application decisions

Noted, as presented with the agenda.

P42/26 Pre-Applications and decisions

Noted, as presented with the agenda

P43/26 Planning Appeals and decisions

None.

P44/26 Tree applications and decisions

There are no new Tree applications.

P45/26 Planning Correspondence

- i) Update on the Hampshire Minerals and Waste plan 2026 – noted.
- ii) OPC was copied into 3 objections to the proposed warehousing development a Lodge Farm. The Chair clarified that OPC's position was not to comment until an application comes forward.

P46/26 Date of the next meeting: 1st September 2026

There being no further business the meeting closed at 8pm.

Signed.....

Date.....