

**MINUTES OF THE EXTRA-ORDINARY MEETING OF ODIHAM PARISH COUNCIL
HELD IN THE VINE CHURCH, LONDON ROAD, ON
MONDAY 23 JANUARY 2017 COMMENCING AT 8.00PM**

Present: Cllrs Hale (Chair), Bell, Faulkner, Fellows, Fleming, Harris, Robinson-Giannasi, Stewart and Worboys

In attendance: Mrs Weir (Clerk) and Mrs Tilt (Deputy Clerk)

Also present: District Cllrs Crookes and Gorys; County Cllr Glen; Daryl Philips - Joint Chief Executive, Hart DC; 1 member of the press; approximately 70 members of the public

FULL COUNCIL

229/16 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr David.

230/16 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

None

231/16 PUBLIC SESSION

Mr Neil Payne addressed the council to voice his support for the Deer Park proposal (Appendix 1).

Mr Graham Plumbe addressed the council on the appointment of Cllrs to meet Hart DC and both planning applications for the Deer Park (Appendix 2).

Mr Plumbe was asked if he had read the report by Historic England who appear to offer support to the application. He advised that they were reconsidering what they had said previously. He was also asked what he meant by "covenants that will actually open the door to unlimited future developments?" He replied that the current s52 covenant on the land was for 80 years with 30 years still remaining and that the proposed s106 agreement could be reviewed every 5 years. He also said that he had personal knowledge of the landowner's intentions, but they were not planning issues.

Daryl Philips confirmed that Hart DC would look into the covenants legally but advised that all covenants can be removed, without permission, by a land tribunal. He suggested that OPC and Hart DC could work together on the covenants and the s106 agreement.

It was also queried why the proposed covenants with Hart DC are to be honoured by the landowners heirs and successors in title, but the proposed ones with OPC stop with the landowner, which could have future implications should something happen to the current landowner.

**232/16 APPOINTMENT OF TWO CLLRS TO REPRESENT OPC IF REQUIRED AT MEETINGS
ARRANGED BY HART DC TO DISCUSS DETAILS OF THE DEER PARK PLANNING
APPLICATION**

It was agreed to appoint Cllrs Faulkner and Robinson-Giannasi to represent OPC in a listening and reporting capacity only, if required at meetings arranged by Hart DC to discuss details of the Deer Park planning application. Cllrs Fellows, Fleming and Stewart voted against this, Cllr Robinson-Giannasi abstained from the vote and Cllrs Bell, Faulkner, Hale, Harris and Worboys voted in favour of this proposal.

233/16 CONSIDERATION AND AGREEMENT ON OPC'S COMMENTS TO THE FOLLOWING PLANNING APPLICATIONS:

Kathryn Ball, proprietor of Fountain's Coffee Shop and P&K Electrical addressed the council objecting to the following planning application (Appendix 3).

Graham Bell as the landowner's representative addressed the council in favour of the following planning application. He confirmed that "this is it" for the Deer Park and that there is no ulterior motive. He believed that the application offers legal security for the land due to the input from planning lawyers and in the future from Hart DC and OPC; the proposed amenities are for the benefit of everyone and that the normal procedure to look after the area is by a s106 agreement with a maintenance plan in place.

The question of affordable housing/Rural Exception Scheme was raised, to which Mr Bell advised that the landowner had looked at the possibility of this in the early stages of the proposal but considered that it was not possible due to the arrangements for future maintenance of the land.

All Cllrs were given 3 minutes each to speak on this application.

Case: 16/03247/FUL
Address: Land on the north side of Dunleys Hill, Odiham, Hook
Description: Change of use of agricultural land to public and private open space, formation of new vehicular access to The Birches and revised vehicular access off Dunleys Hill with associated new footpath and cycleways, fencing, tree planting and landscaping to the public and private open spaces. Construction of car park extension off Deer Park View car park with associated access from the existing car park, single storey community building, paths, earthworks and landscaping. Construction of 8 dwellings and formation of residential curtilages with access driveways, fencing and landscaping. Repairs to the listed Deer Park wall adjoining Palace Gate. All on land off Dunleys Hill and Deer Park View, Odiham.
OPC Comment: Odiham parish council raises no objection to this planning application but would ask that Hart DC considers the following:-

- OPC has the opportunity to decide on the need and possible alternatives for the proposed community centre.
- The covenants need to be clarified, robust and in perpetuity. There is a requirement that the covenant with OPC is in the same terms of 'heirs and successors in title' as the one with Hart DC.
- That OPC is included in discussions and decisions concerning the management and associated covenants regarding the car park and open space.
- That OPC has visibility of a Hart conducted assessment of the maintenance cost of any gifted land before we decide to accept it.
- The inclusion of an article 4 direction over the site to restrict any permitted development rights, thus controlling all further development.
- That the existing hedgerows should be protected and maintained as they follow historic lines.
- That both Hart DC and OPC can have input into how any privacy issues from increased public usage of the footpaths/cycle way can be mitigated – perhaps by providing a greater distance to neighbouring properties or with planting.
- That Hart DC work with the landowner to provide an improved cycle way to better connect Odiham and North Warnborough as part of the proposal.
- To consider 2 minor modifications to the proposed footpaths on the site to follow desire lines (as attached).
- How the public footpaths will be impacted by the presence of deer.
- Exploring the opportunity for affordable housing, as there is no provision for affordable housing in this scheme on the site or elsewhere. Perhaps the idea of a rural exception site could be revisited.

Cllrs Bell, Faulkner, Hale, Harris, Robinson-Giannasi and Worboys voted in favour of this application, Cllrs Fellows, Fleming and Stewart voted against the application.

Mr Hugh Sheppard addressed the council objecting to the following planning application (Appendix 4).

Mr Graham Bell advised that the applicant had followed the correct procedure with regards to the application for the wall, believing it was owned by Hart DC. His client will carry out the works as per the works outlined in the report by PAYE (by Royal appointment) and has taken out insurance to deal with any future issues regarding ownership.

Case: 16/03248/LBC
Address: Land on the north side of Dunleys Hill, Odiham, Hook
Description: Repairs to existing Deer Park wall at Palace Gate
OPC Comment: Odiham Parish Council raises no objection to this planning application and leaves it to the Conservation Officer to provide suitable advice.

Cllrs Bell, Faulkner, Hale, Harris, Robinson-Giannasi and Worboys voted in favour of this application, Cllrs Fleming and Stewart voted against it and Cllr Fellows abstained.

There being no further business the meeting closed at 9.25pm.

Signed.....

Date.....