



ONWARDPLAN
MINUTES OF THE STEERING GROUP MEETING
HELD ON THURSDAY 21st JULY 2015
AT 7.30 PM AT THE PARISH ROOM

PRESENT:

Philip James, Jeremy Fellows, Helen Fleming, James Harvey, Steve Blandford, Belinda Hallam, Richard Cooper, Pam Verdon, Alison Tizard, Jim Head, David Stewart, David Ellis

APOLOGIES:

Guy Holmes-Henderson, Gill Warsop

1. Previous Minutes

The Minutes from 9th July were discussed and minor changes were agreed. They will be circulated again and if no further comments Pam will put them in Dropbox.

2. Declarations of Interest

With regard to pecuniary interests, and in particular, everyone's own property, this is as stated in the register of interests. In addition, Helen declared an interest in Land near Albion Yard and Belinda declared an interest in Land at Deptford Lane.

Philip announced to the meeting that he intends to step down as Chairman of the Steering Group at the end of September. He will inform OPC and they will need to appoint a new Chairman.

3. Update from Odiham Parish Council (OPC)

Jeremy updated the Steering Group with planning issues within OPC:

- i. Hart have written to Rushmoor Borough Council suggesting ways they could accommodate more houses within their own area.
- ii. Archery Fields: Outline planning permission has been granted for up to 35 houses. OPC and Stephen Gorys are trying to preserve the three oak trees and set parameters in the site for preserving the views.
- iii. The Crown: OPC met with the developers who want to put 9 houses on the site for retired people. There are not enough parking spaces for this number of houses and cars would need to back onto a busy main road junction.
- iv. Kitchen Garden: OPC failed in its bid to purchase this and it has been bought by another party.
- v. Palace Gate: This has been sold and the purchaser is seeking advice from Hart as to whether it can be converted to flats and houses within permitted development.

- vi. Hook Road: This planning application has almost been decided by Hart although there is still discussion about numbers, height and layout. The Environment Agency have withdrawn their objection to a road next to the canal linking the two sites.
- vii. Deer Park: OPC replied to Bell Cornwell's letter but have heard nothing further from them with regard to a new proposal or further consultation. Great crested newts have now been found in the Deer Park.

There was lengthy discussion about the best way of progressing the Plan and getting OPC's agreement and support. It was felt that OPC did not understand the process of producing the plan nor the importance of getting it completed as quickly as possible in order to protect the villages from unwanted development. If OPC wanted items included in the Plan at this late stage it could delay the plan by two or three months. With the current planning laws applied by Hart, the only way of stopping large developments is by having a Neighbourhood Plan in place.

Philip will send an email to Jon Hale on Thursday explaining this situation.

At the OPC meeting on 3 August Jeremy will put on the agenda pre-school provision and the Deer Park policy in order to get decisions made and will stress the importance of not delaying the plan.

Informal and formal meetings with OPC will continue to be scheduled throughout the summer in order to progress to pre-submission.

4. Progress on items for completion of plan and timeline for sign off

Letters to landowners: Philip has prepared letters to landowners of Crownfields, Dunley's Hill and Albion Yard. It was agreed that the letter should be sent to Crownfields. The letters to the other landowners will be delayed until after the next Housing Group meeting on Friday when the rationale for withdrawing any sites from the Plan at this stage because of the planning permission for Archery Fields have affected the number of houses needed, has been decided. Helen is meeting Robert Jackson at Hart to get his advice with regard to Hart's view on the gap at Dunleys Hill and whether if a small development is included in the plan it could allow other landowners to challenge the plan. OPC have to agree that if land at Dunleys Hill is given over to them, they will accept the costs involved in maintaining it.

Policy completion:

Housing mix and High Street – Jeremy

Green space – Pam

Consultation summary – Alison

Housing capacity, Proposals map, Design statement, Deer Park – Housing Group

Affordable housing – awaiting results from recent survey

Gap Policy – HF in conjunction RCOH

Deer Park – HG

Environmental policy - Belinda

The updates to the above policies should be sent to Stephen as soon as possible and before next Tuesday (28 July) as members of the SG will get together to review the Draft Plan on Wednesday or Thursday next week. After this has been done the plan will be passed to OPC for their information (not agreement at this stage) and RCOH.

Other documents which need to be completed to accompany the Plan at the pre-submission stage are the Local Green Space evidence and Site assessment and methodology (Gill).

A formal EGM of OPC will be arranged for 24 August to present the plan and provide any explanations so that at the OPC meeting on 7 September the Plan can be resolved to go to Pre-submission.

Stephen presented the updated Timeline which was agreed to be accurate and a copy will be sent to OPC for their information (Philip).

5. A.O.B.

Stephen said that letters have been received from landowners of non-selected development sites asking for meetings. These have been passed to the Housing Group to action.

Richard enquired about the Crownfields Development Facebook group. Belinda said the group had approximately 200 members. OPC have received 4 letters from members of the public. If the Steering Group is approached from this action group, they will be willing to meet with them to discuss the plans for this site once the pre-submission plan is published.

Next Meeting: Wednesday 5th August, 7.30pm Parish Room