

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
TUESDAY 28 JANUARY 2020 COMMENCING AT 7.30PM**

Present: Cllrs R Coleman, A McFarlane, W MacPhee and D Stewart (Vice Chairman).

In attendance: Andrea Mann (Parish Clerk)

Cllr D Stewart chaired the meeting in the absence of the committee chairman Cllr P Verdon.

178/19 To receive and accept apologies for absence

Apologies were received and accepted from Cllrs K Ball and P Verdon.

179/19 To receive declarations of interests and requests for dispensation relating to any item on the agenda

Cllr A McFarlane declared a personal interest in one tree application, should OPC opt to comment on the application.

Cllr R Coleman declared a personal interest on application number 31 arising from a personal friendship and did not take part in the discussion or decision.

180/19 Public session

There were no members of the public in attendance.

181/19 To approve the following minutes

The minutes of the meeting held on 7th January 2020 (163/19 - 177/19) were approved as an accurate record of the meeting and were signed by the Chair of the meeting.

182/19 Chair's announcements

Cllr D Stewart provided an update from Hart DC on a Rural Exception Site planning application (application number 19/01749/FUL). Hart DC had advised they awaited drainage solutions from the applicant to fully address drainage and flooding objections. There had also been a delay in allocating a Solicitor to progress the S106 agreement but this was now in motion.

Once the drainage plans had been provided consultees would be allowed 14 days to comment on the plans and Hart DC would need to decide whether to publicly re-consult and whether the application would be referred to the Planning Committee for decision.

183/19 Current planning applications

OPC Ref	Reference	Address	Description	OPC Decision
27	19/02842/HOU	8 Burgess Close, Odiham RG29 1PG	Replace garage door with window.	No objection.
28	19/02847/FUL	Priors Corner, Dunleys Hill, North Warnborough RG29 1EA	Replacement roof, insertion of two rooflights into south west roof slope, one rooflight into south east roof slope, one dormer window and three rooflight into north east roof slope, one dormer and rooflight over stairwell and four rooflights on flat roof to facilitate the extension of the second floor within the roof space and alterations to fenestration.	Objection. OPC recognises that the proposed design has been altered but objects to the application. OPC reiterates previous comments that the proposals are contrary to Neighbourhood Plan policies 5.1, 5.2, 5.3 and 5.4, in that the scale and design are out of keeping with the surrounding properties.

29	19/02835/FUL	Land at rear, 82 High Street, Odiham RG29 1LP	Change of use of barn to a 1 bedroom dwelling with alterations to fenestration and the provision of 1 parking space.	Objection. The proposed dwelling would add a further dwelling to an already congested neighbourhood area. The application fails to meet the Hart DC Parking Provision Interim Guidance Regulations and is, therefore, likely to add to the parking difficulties already experienced by residents in this area.
30	19/02836/LBC	Land at rear, 82 High Street, Odiham RG29 1LP	Change of use of barn to a 1 bedroom dwelling with alterations to fenestration and the provision of 1 parking space.	OPC defers to the decision of the Conservation Officer.
20	19/02625/LBC	Fulmars Cottage, Hillside, Odiham RG29 1HX	Replacement of the existing windows. Removal of the 1970s secondary staircase from the kitchen, the removal of an internal wall within the farm office, infilling of one single window and the modification of one ground floor opening to accommodate a set of french doors. NB Amended plans with revised details for the windows/French door. Extension to response date requested.	No Objection.
31	19/02831/HOU	Little Thatch, Broad Oak, Odiham RG29 1AH	Removal of existing windows, doors and flat roof to sun room, fronting the living room. Extension of sun room, new brickwork (matching existing). Windows, glazed gable frontage, tiled pitch roof.	Cllr R Coleman did not participate in the discussions or vote. No objection.
32	20/00073/HOU	3 Salisbury Close, Odiham RG29 1PE	Proposed garage conversion into habitable accommodation. Alterations to fenestration and widen driveway.	Objection. OPC objects to this application as it does not comply with the Hart DC Parking Provision Interim Guidance by not providing 2.5 parking spaces or 2 cycle spaces for a 2 bedroom property in Zone 2.

33	20/00041/HOU	Rose Cottage, The Bury, Odiham RG29 1NB	Renewal of slate roof covering to the main part of the property and installation of conservation roof light.	No objection.
34	19/02852/LBC	Danetree House, 57 High Street, Odiham RG29 1LF	Remove internal wall to create open plan office at ground floor level.	No objection.
35	20/00059/HOU	Three Oaks, Hillside, Odiham RG29 1HX	Installation of domestic sewage treatment plant.	No objection.

184/19 Pre-Applications

Two pre-applications were noted, as provided with the agenda.

185/19 Planning Appeals

There were none.

186/19 Tree applications and decisions

Reference	Address	Description	OPC Comments
20/00064/CA	The Bury House, The Bury, Odiham, RG29 1LZ	Holm Oak – Reduce radial spread by up to 2m.	None.
20/00130/CA	Nevills House, Hook Road, North Warnborough, RG29 1EU	Reduce and reshape to previous reduction points one Field Maple, retaining smaller growth at reduction points for shape. Lightly thin crown density by approximately 15%.	None.
20/00141/CA	The Cricketers, Colt Hill, Odiham, RG29 1AL	Prune and tidy Laurel hedge. Prune and tidy Fir hedge.	None.

Tree decisions were **NOTED**, as provided with the agenda.

187/19 Enforcements opened and closed

There were none.

188/19 Enforcement appeals

There were none.

189/19 Planning correspondence

1. Public Notice – Hillside and Rye Common – National Grid Electricity Transmission Ltd had applied to carry out restricted works to install scaffolding towers and securely fence them off for H&S purposes, covering an approx. area of 1,200 square metres.
2. Meeting with Hart DC on public open space at Montford Place, attended by Cllr P Verdon and the Clerk – the Clerk reported that the land comprised of public open space (POS) and strategic planting which were both subject to a S106 agreement. The agreement states that the developer will maintain the POS in accordance with an Ecological and Landscape Management Plan for 2 years following final occupancy and the strategic planting for 5 years. Following the maintenance period(s), OPC would be offered the POS and strategic planting for a nominal fee of £1. On completion of the transfer, OPC would be paid a commuted sum which must be earmarked and

spent solely for the maintenance of said land. The meeting had concluded that the open space land would be offered to OPC in the Autumn 2020. The value of the commuted sum was unknown at the time of the meeting but was estimated to cover 20 years' of maintenance costs.

Following the meeting, correspondence had been received from the developer asking OPC to consider accepting the POS land before the end of the maintenance period(s) with a commuted sum plus the estimated cost of maintain the area for the remainder of the 2 year maintenance period.

The Clerk reported that research was ongoing and the matter would need a full Council decision when full details of the offer were known.

190/19 Date of Next Meeting
18th February 2020, 7.30pm

There being no further business the meeting closed at 8.30pm. .

Signed..... **Date**.....