



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE  
HELD ONLINE VIA ZOOM ON  
27 OCTOBER COMMENCING AT 7.35PM**

Present: Cllrs P Verdon (Chair), R Coleman, W MacPhee, A McFarlane and D Stewart.

In attendance: Andrea Mann (Parish Clerk)

Also present: Hart DC J Kennett and two members of the public.

**P98/20 To receive and accept apologies for absence**  
Received from Cllr K Ball.

**P99/20 To receive declarations of interests and requests for dispensation relating to any item on the agenda**  
Cllr McFarlane declared an interest in agenda Items 124/20 and 135/20.

**P100/20 Chair's announcements**  
None.

**P101/20 Approval of minutes**  
The draft minutes of the previous meeting held on 6 October 2020 (P84/20-P97/20) were agreed as a true record of the meeting to be signed by the Chair at a later date.  
(Proposed by Cllr P Verdon, seconded by Cllr W MacPhee, ALL in favour).

**P102/20 Public Session**  
None.

**P103/20 Current planning applications**  
It was agreed that agenda items 129/20 be considered first then 130/20.

129/20 Reference: 20/02401/FUL  
Address: Darwins Farm, The Stables, Hillside, Odiham RG29 1HX  
Description: Erection of replacement dwelling and garage, with associated parking, turning, landscaping and private amenity space (revision to development approved under Planning Permission No. 20/00969/FUL)

OPC Comments: No objection.

130/20 Reference: 20/02359/HOU  
Address: Wilks Water, Bagwell Lane, Odiham RG29 1JG  
Description: Internal and external alterations to existing garden room

OPC Comments: Support.



123/20

Reference: 20/02269/HOU

Address: 3 Adams Close, North Warnborough RG29 1BP

Description: Erection of a single storey rear extension and external wood burner flue

OPC Comments: No objection.

124/20

Reference: 20/02219/FUL.

Address: Land East Of, Hook Road, North Warnborough

Description: Erection of 17 dwellings (4 x two bed, 7 x three bed, 4 x four bed and 2 x five bed), access, landscaping, boundary treatments and associated infrastructure

Cllr McFarlane left the meeting for the entire debate and vote.

OPC Comments: Objection, due to the following:

a) Access - Single access at dangerous point and its prominent shape fails to maintain the open green spaces and trees. In the NP two access points are indicated with only a pathway between the two sites. A second access via the Jolly Miller is a better option.

b) Heights of buildings - prominent and too high, even higher than the Jolly Miller. One of the proposed properties is 2m higher than the neighbouring property. The overall sizes of the proposed houses are large and would be an over-development of this sensitive site. We ask that permitted development rights for loft extensions are removed for all houses within this site

c and d) Layout - the proposed row of terraced houses along Hook Road is totally out of keeping and would cause considerable harm to the setting and character of the local area, which comprises more spacious forms of development.

f) The proposal for a road alongside the canal bank has not been sufficiently investigated and is situated within the 10 metre buffer provided in the NP. This could seriously damage the integrity of the canal bank. It could also damage roots of trees adjacent on both sides.

j) Insufficient landscape buffer with appropriate screening is provided at Plot 10.

k) The site is known to flood and insufficient mitigation is shown to avoid flooding. Hart Local Plan policy NBE 5 states that proposals should not increase the risk of flooding elsewhere.



The whole layout of the proposal with its loss of views will cause significant harm to the rural character and appearance of the two Conservation Areas. There are 16 listed buildings around this site.

- 125/20      Reference: 20/02343/HOU  
Address: Sunnyways, Linden Avenue, Odiham RG29 1AW  
Description: Demolition of conservatory and porch and erection of a two storey side and rear extension. Demolition of garage and workshop and erection of a detached garage with habitable accommodation at first floor
- OPC Comments: Objection, due to:
- Concerns of a bathroom on a party wall.
  - Closeness of development to neighbouring property.
  - Concerns of potential for the garage becoming a separate dwelling.
  - Size and siting of the garage on the plot.
- 126/20      Reference: 20/02352/AMCON  
Address: Danetree House, 57 High Street, Odiham RG29 1LF  
Description: Variation of Condition 2 attached to Planning Permission 20/01100/LBC dated 21/08/2020 to allow substitution of drawings. Moving of the partial wall of the first floor and a partial removal of modern stud partition to be removed to create an alcove on the second floor
- OPC Comments: No objection.
- 127/20      Reference: 20/02347/AMCON  
Address: Danetree House, 57 High Street, Odiham RG29 1LF  
Description: Variation of Condition 2 attached to Planning Permission 20/01100/LBC dated 21/08/2020 to allow substitution of drawings. Moving of the partial wall of the first floor and a partial removal of modern stud partition to be removed to create an alcove on the second floor
- OPC Comments: As above. Councillors commented this application appeared to be the same as application 126/20.
- 128/20      Reference: 20/02041/FUL  
Address: Reyloc House, Hillside, Odiham RG29 1JA  
Description: Change of use from grass paddock to all weather riding arena and erection of boundary fencing and gate
- OPC Comments: No objection.
- 131/20      Reference: 20/02360/LBC  
Address: Wilks Water, Bagwell Lane, Odiham RG29 1JG  
Description: Internal and external alterations to existing garden room
- OPC Comments: Support, as per application 130/20.



- 132/20      Reference: 20/02399/HOU  
Address: 31 Salmons Road, Odiham RG29 1NY  
Description: Erection of a first floor rear extension, insertion of roof lights on existing single storey rear extension and widening of driveway  
  
OPC Comments: No objection.
- 133/20      Reference: 20/02455/HOU  
Address: Nursery House, Queens Road, North Warnborough RG29 1BB  
Description: Erection of single storey front and rear extensions, the removal and raising of the roof to create an extended first floor and alterations to selected doors and windows at ground floor front and rear  
  
OPC Comments: Objection, due to the proposals being an over development of the site.
- 134/20      Reference: 20/02452/AMCON  
Address: Danetree House, 57 High Street, Odiham RG29 1LF  
Description: Variation of Condition 2 attached to Planning Permission 20/01100/LBC dated 21/08/2020 to allow alterations to the ground floor services  
  
OPC Comments: No objection.
- 135/20      Reference: 20/02477/LBC  
Address: Nevills House, Hook Road, North Warnborough RG29 1EU  
Description: Major repairs to a timber framed structure with localised treatment and repairs to timber wall framing: partial replacement of roof coverings and rainwater goods, brickwork repairs and window repairs  
  
Cllr McFarlane left meeting for this agenda item.  
  
OPC Comments: No objection.
- 136/20      Reference: 20/02512/HOU  
Address: 3 Evesham Close, Odiham RG29 1FP  
Description: Erection of a single storey garage  
  
OPC Comments: No objection.
- 137/20      Reference: 20/02506/HOU  
Address: 11 Canal Close, North Warnborough RG29 1EL  
Description: Erection of a front porch  
  
OPC Comments: No objection.



138/20 Reference: 20/02411/HOU  
Address: Close Cottage, Alton Road, Odiham RG29 1PH  
Description: Replacement double garage

OPC Comments: No objection.

139/20 Reference: 20/02412/LBC  
Address: Close Cottage, Alton Road, Odiham RG29 1PH  
Description: Replacement double garage

OPC Comments: No objection.

140/20 Reference: 20/02531/LBC  
Address: Down Farm House, Alton Road, Odiham, Hook, RG29 1QX  
Description: Repair and alteration to existing rainwater goods and new replacement rainwater goods to part of the existing dwelling

OPC Comments: No objection.

141/20 Reference: 20/02486/HOU  
Address: The Granary Monks Yard, The Bury, Odiham RG29 1LY  
Description: Conversion of single garage to form self contained guest accommodation and alterations to fenestration

OPC Comments: No objection provided this proposal meets the Hart Interim Parking Guidance.

**P104/20 Previous planning applications and decisions**  
Decisions and Pre-application advice as listed on the Planning List were noted.

**P105/20 Pre-Applications**  
Noted as provided with agenda.

**P106/20 Planning Appeals**  
There was one Appeal noted as presented with the agenda.

**P107/20 Tree applications and decisions**

i. Reference: 20/02456/CA  
Address: The Kitchen Garden, The Bury, Odiham RG29 1ND  
Description: T1-T7 - Limes - Crown lift by 5-6m away from listed wall, T8-T12 - Beech - Reduce by 6m in height. Finish height of 12m

OPC Comments: No objection.

ii. Reference: 20/02234/TPO  
Address: Stoney Cottage, The Bury, Odiham RG29 1LY



Description: Dawn Redwood - Reduce branches identified on photographs by no more than 2m.

OPC Comments: No objection.

- iii) Reference: 20/01147/CA  
Address: Butterwood, The Street, North Warnborough RG29 1BG  
Description: Remove two fir trees

OPC Comments: No objection.

### **P108/20 Planning correspondence**

The Chair reported on the following correspondence received:

- i) A reply from MP Jarawaynden regarding the Government Planning Reform White Paper. It was agreed the Clerk should promote OPC's responses on OPC's website and Cllr McFarlane would draft a reply to the letter.
- ii) Work had start on the Conservation Appraisal updates and the Chair had forwarded preliminary detail to the Consultant which included comments from residents. The Consultant had thanked OPC for the documents and advised he had almost finished reviewing the Hart template and would then be arranging a meeting.  
Members agreed a response to Montford Place residents in response to their email to Persimmon Homes. "Thank you for copying us into your email to Persimmon Homes regarding the outstanding issues that still need to be addressed.

We are also endeavouring to get information from Persimmon and Hart District Council with regard to the amount of the commuted sum to be handed over for the maintenance of the public open space in the future. We are in the process of getting some up-to-date quotes of our own for the management of the land in accordance with the Landscape Management Plan so that we will have the necessary information to make a decision on whether to agree to the handover of the public open space to the Parish Council.

Referring to Point 11 in your email concerning security measures, no-one has asked us for any input regarding this.

Please do keep us informed of your progress with Persimmon and we will let you know when we have any further progress to report."

- iii) Hart DC Crookes had provided an update on the Five Acres, Broad Oak Appeal.

### **P109/20 To note the date of the next meeting:**

The date of the next meeting was noted as Wednesday 18 November 2020 at 7.30pm



There being no further business the meeting closed at 8.36pm.

**Signed**.....

**Date**.....