



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE  
HELD ONLINE VIA ZOOM ON  
18 NOVEMBER 2020 COMMENCING AT 7.30 PM**

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

In attendance: Catherine Ryle (Admin Officer)

Also present: Hart DC J Kennett (from 7.35 pm)

**P110/20 To receive and accept apologies for absence**

Received and accepted from Cllr A McFarlane.

**P111/20 To receive declarations of interests and requests for dispensation relating to any item on the agenda**

Cllr Verdon declared an interest in agenda Item P115/20 149/20

Cllr Coleman declared an interest in agenda Items P115/20 143/20 and 149/20

Cllr Ball declared an interest in agenda Item P115/20 additional planning application (20/02783/PRIOR)

Cllr MacPhee declared an interest in agenda Items P115/20 148/20 and 152/20.

**P112/20 Chair's announcements**

None.

**P113/20 Approval of minutes**

The draft minutes of the previous meeting held on 27 October 2020 (P98/20-P109/20) were agreed as a true record of the meeting to be signed by the Chair at a later date.

(Proposed by Cllr Verdon, seconded by Cllr MacPhee, ALL in favour).

**P114/20 Public Session**

None.

**P115/20 Current planning applications**

142/20 Reference: 20/02632/EIA

Address: Ford Farm, Ford Lane, Upton Grey, Basingstoke RG25 2RP

Description: Request for screening opinion for a proposed ground mounted solar farm with associated ancillary works and buildings (up to 105.11 hectares)

OPC Comments: For such a large proposed development which would have such an impact on its surroundings and which is situated within a sensitive area with many listed buildings and close to the South Downs National Park, an EIA is essential before any further proposal.



Cllr Coleman left the meeting.

143/20 Reference: 20/02566/HOU  
Address: Jacobs Field, Broad Oak, Odiham RG29 1AH  
Description: Replace all doors and windows except for the front door and the large lounge patio doors with new aluminium doors and windows with grey frames to match the existing large lounge patio doors and render the white painted brickwork on the south elevation with an 'off white' render

OPC Comments: No objection, but OPC would ask Hart Planning to ensure that they are happy that the appearance is within the context of the surrounding properties and the Conservation Area.

Cllr Coleman re-joined the meeting.

144/20 Reference: 20/02625/FUL  
Address: The Red Lion, 102 High Street, Odiham RG29 1LP  
Description: Installation of 2 no. new retractable awnings with signage to the valance

OPC Comments: Objection. OPC objects to the width of the awnings as they will detract from the historic features of the building.

145/20 Reference: 20/02626/LBC  
Address: The Red Lion, 102 High Street, Odiham RG29 1LP  
Description: Installation of 2 no. new retractable awnings with signage to the valance

OPC Comments: Objection. OPC objects to the width of the awnings as they will detract from the historic features of the building.

146/20 Reference: 20/02655/HOU  
Address: Brent House, The Street, North Warnborough RG29 1BE  
Description: Replacement log store

OPC Comments: OPC supports this application.

147/20 Reference: 20/02656/LBC  
Address: Brent House, The Street, North Warnborough RG29 1BE  
Description: Replacement log store

OPC Comments: OPC supports this application.

Cllr MacPhee left the meeting.

148/20 Reference: 20/02676/HOU



Address: 7 Crownfields, Odiham RG29 1PL

Description: Demolition of existing garage and timber porch and erection of a two storey side and rear extensions and single storey front porch extension

OPC Comments: Objection. OPC objects to this application as it will be an overdevelopment of the site, contravening NP Policy 5. It will change the street scene because cars, instead of being parked to one side of the house, will be parked across the front of the house. It does not meet Hart's Interim Parking guidance. The application claims a fourth parking place on the public highway.

Cllr MacPhee returned to the meeting.

Cllrs Verdon and Coleman left the meeting. Cllr Stewart took the chair for this application. It was noted that a neighbour's comments had been received.

149/20 Reference: 20/02660/HOU

Address: Orchard Cottage, Broad Oak, Odiham RG29 1AH

Description: Erection of a 2 bay timber framed garage with storage space at the first floor

OPC Comments: No objection.

Cllrs Verdon and Coleman returned to the meeting and Cllr Verdon took the chair.

150/20 Reference: 20/02182/HOU

Address: Choseley House, The Street, North Warnborough RG29 1BD

Description: Creation of a new access onto the highway, erection of wall and gate, removal of wall, new 1.8m high vertical timber boarded fencing, replacement of hard landscaping with soft landscaping, lowering of levels and replacement of two sets of garage doors with one set of doors

OPC Comments: OPC supports this application as it will improve the appearance at the entrance to Tunnel Lane.

151/20 Reference: 20/02183/LBC

Address: Choseley House, The Street, North Warnborough RG29 1BD

Description: Creation of a new access onto the highway, erection of wall and gate, removal of wall, new 1.8m high vertical timber boarded fencing, replacement of hard landscaping with soft landscaping, lowering of levels and replacement of two sets of garage doors with one set of doors

OPC Comments: OPC supports this application as it will improve the appearance at the entrance to Tunnel Lane.

Cllr MacPhee left the meeting.



152/20 Reference: 20/02560/HOU  
Address: Kirklands, West Street, Odiham RG29 1NT  
Description: Installation of a Velux TWR sun tunnel exterior rooflight module on the front-facing roof of the property

OPC Comments: No objection.

Cllr MacPhee returned to the meeting.

153/20 Reference: 20/02623/FUL  
Address: Danetree House, 57 High Street, Odiham RG29 1LF  
Description: Change of use from office to dwelling house with associated internal and external alterations, erection of a one and a half storey rear extension following demolition of existing single storey rear extension, erection of a garden wall and gate following demolition of existing, insertion of ground floor window to side, two sets of double doors to other side and rooflights to side and rear roofslopes

OPC Comments: No objection. OPC leaves it to the Conservation Officer to determine that the application does not harm the significant interest of this Grade II listed building and its setting in the Conservation Area.

154/20 Reference: 20/02624/LBC  
Address: Danetree House, 57 High Street, Odiham RG29 1LF  
Description: Change of use from office to dwelling house with associated internal and external alterations, erection of a one and a half storey rear extension following demolition of existing single storey rear extension, erection of a garden wall and gate following demolition of existing, insertion of ground floor window to side, two sets of double doors to other side and rooflights to side and rear roofslopes

OPC Comments: No objection. OPC leaves it to the Conservation Officer to determine that the application does not harm the significant interest of this Grade II listed building and its setting in the Conservation Area.

155/20 Reference: 20/02588/HOU  
Address: 25 Manley James Close, Odiham RG29 1AP  
Description: Demolition of conservatory and erection of a two storey rear extension and single storey front extension

OPC Comments: Objection. OPC objects to this application on the grounds of massing with the possible detrimental impact on the character of the street scene and on the views from the Deer Park Conservation Area (NP Policies 5 and 6). We also have concerns that the proximity to a mature oak will increase the vulnerability of this tree in the future.



- 156/20 Reference: 20/01008/HOU  
Address: Stoney Cottage, The Bury, Odiham, Hook, RG29 1LY  
Description: Demolition of existing timber conservatory and erection of a single storey rear extension, insertion of first floor bedroom window in west elevation and replacement window in first floor bedroom in north elevation and associated internal alteration
- OPC Comments: Objection. OPC does not object to the principle of an extension to this property but the submitted design fails to enhance or respect the special character of the listed building and its setting and is incongruous and unsympathetic to its surroundings.
- 157/20 Reference: 20/01009/LBC  
Address: Stoney Cottage, The Bury, Odiham, Hook, RG29 1LY  
Description: Demolition of existing timber conservatory and erection of a single storey rear extension, insertion of first floor bedroom window in west elevation and replacement window in first floor bedroom in north elevation and associated internal alteration
- OPC Comments: Objection. OPC does not object to the principle of an extension to this property but the submitted design fails to enhance or respect the special character of the listed building and its setting and is incongruous and unsympathetic to its surroundings.
- 158/20 Reference: 20/02684/LBC  
Address: Angus Cottage, 51 High Street, Odiham RG29 1LF  
Description: Demolition of unsafe retaining wall with replacement retaining wall
- OPC Comments: No objection.
- 159/20 Reference: 20/02739/HOU  
Address: 3 Fincham View, Rye Common, Odiham RG29 1FW  
Description: Erection of garage and enlargement of hard standing
- OPC Comments: No objection.
- 160/20 Reference: 20/02410/FUL  
Address: Fermoy, Farnham Road, Odiham RG29 1HS  
Description: Erection of a single storey commercial building (with part mezzanine) for glass processing and storage and distribution as a mix of Use Class E(g) and Use Class B8 and associated parking and access from the shared existing access off Farnham Road
- OPC Comments: OPC objects to this application. The application is for commercial use of greenfield land that lies within Dogmersfield Park. This land recently had unauthorised steel containers on the land which have now been removed and the land has never been a "brownfield" site. The land is listed as



both a Site of Importance for Nature Conservation and Dogmersfield Historic Park. The development will have a detrimental effect on the visual landscape, open character and setting of the countryside. If approved there is the danger of continued “ribbon development” alongside this rural road.

The size of the building is large in relation to the site and close to the A287. It will have a large impact on the views from the road which will impact on the current rural aspect. There would be inadequate parking for the employees and not enough space for the large lorries visiting the site.

Additional application re Hambridge Ltd, Barley Row, 90 - 98 High Street, Odiham

Cllr Ball left the meeting.

It was agreed to discuss this application 20/02783/PRIOR which had been received after the agenda had been published as the deadline for comments was before the next scheduled Planning meeting of OPC. It was agreed that the response would be finalised under the delegated authority to the Clerk and the Chair of the Planning Committee then formally reported to the next available Committee meeting.

Cllr Ball returned to the meeting.

**P116/20 Previous planning application decisions**

Decisions as listed on the Planning List were noted.

**P117/20 Pre-Applications**

Pre-applications as listed on the Planning List were noted.

**P118/20 Planning Appeals**

Planning appeals as listed on the Planning List were noted.

**P119/20 Tree applications and decisions**

Reference: 20/02653/CA

Address: Broadoak House, Broad Oak, Odiham RG29 1AH

Description: Cypress in border adjacent to pool – remove to ground level and replant with yew tree.

OPC Comments: No objection.

Reference: 20/02691/CA

Address: Waytes, 37 High Street, Odiham RG29 1LE

Description: T1 - Walnut left of the drive - reduce to previous pruning points maximum 2.5 metres, remove deadwood, T2 - Walnut front right garden - reduce to previous pruning points maximum 2.5 metres, remove deadwood



Already decided by Hart DC..

**P120/20 Planning correspondence**

The Chair reported on the following correspondence received:

- The Chair had written to Robert Moorhouse about Crownfields but had not received a response yet
- Correspondence had been received from a resident regarding the Fermoy application
- Correspondence had been received from a resident regarding the Broad Oak application
- Notification had been received of the website with information and plans for the Chosley Farm Solar Farm <https://www.chosleyfarmsolar.com/>.

**P121/20 To note the date of the next meeting:**

The date of the next meeting was noted as Tuesday 8 December 2020 at 7.30 pm.

There being no further business the meeting closed at 8.57 pm.

**Signed**.....

**Date**.....