

**ODIHAM PARISH COUNCIL - PLANNING MEETING
29 OCTOBER 2018**

PLANNING DECISIONS

Case: 15/02491/CON
Address: The Oaks, Broad Oak, Odiham, Hook. RG29 1AG
Description: Approval of condition 2- materials- and 4- joinery details- pursuant to 15/02491/HOU The proposals consist of the following:
- Two storey side extension, (approved under application 15/00778/HOU)
- Single storey flat roofed rear extension, (Permitted development approved under application 15/02023/PRIOR)
- Demolition of the existing garage building,
- Internal alterations.
Decision: Condition discharged
OPC Comment: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council raises no objection to this planning application.

Case: 18/02017/HOU
Address: 15 Salmons Road, Odiham, Hook. RG29 1NY
Description: Second storey rear storey extension.
Decision: Grant
OPC Comment: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council raises no objection to this planning application.

Case: 18/01726/LBC
Address: The White House, 36 High Street, Odiham, Hook, Hampshire. RG29 1LG
Description: Replacement of the existing coping stones on the front garden boundary wall with like-for-like limestone coping stones.
Decision: Grant
OPC Comment: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council raises no objection to this planning application and would refer the application to the Conservation Officers attention.

Case: 18/00266/HOU and 18/00267/LBC
Address: The Priory, 184 High Street, Odiham, Hook. RG29 1NP
Description: Various internal alterations, insertion of a new window, conversion of an external door to a window, and blocking up of existing external door.
Decision: Grant
OPC Comment: Odiham parish council raises no objection to this planning application and leaves it to the Conservation Officer to ensure that all local and national policies are applied.

Case: 18/01949/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Proposed removal of an existing fireplace
Decision: Grant
OPC Comment: Odiham Parish Council OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council note the comments from the Conservation Officer and their concerns about the existing proposal and will leave it to their judgement to decide on this issue.

Case: 18/01833/LBC
Address: Suite 1, Fountains Mall, High Street, Odiham, Hook, Hampshire. RG29 1LP
Description: Installation of a floating floor on resilient battens
Decision: Refuse
OPC Comment: OPC wishes to draw the Case Officers attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council raises no objection to this planning application and leaves the matter to the Conservation Officer.

Case: 18/01820/LBC
Address: Roke Farm, Hillside, Odiham, Hook. RG29 1HZ
Description: Extension and alterations of fenestration to facilitate the change of use of a grade II listed agricultural barn into a holiday cottage
Decision: Refuse
OPC Comment: Odiham parish council raises no objection to this planning application. The parish council defers to the Case Officer on this application and refers to Odiham parish council's comments on the previous application for this site 18/01497/FUL

Case: 18/01588/LBC
Address: Fountains Mall, Suite 1, High Street, Odiham, Hook. RG29 1LP
Description: Installation of sprung floor
Decision: Refuse
OPC Comment: OPC wishes to draw the Case Officers attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council raises no objection to this planning application and leaves the matter to the Conservation Officer.

Case: 18/01497/FUL
Address: Roke Farm, Hillside, Odiham, Hook. RG29 1HZ
Description: Change of use of an existing agricultural barn in to a holiday cottage.
Decision: Refuse
OPC Comment: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to the change of use. However, OPC would urge the Case Officer to explore methods to ensure that the building remains ancillary to and does not become independent to the main property thereby establishing a new residence outside of the settlement boundary.

PLANNING APPLICATIONS

Case: 18/02172/FUL
Address: Albion Yard, Hook Road, North Warnborough, Hook. RG29 1EU
Description: Erection of seven dwellings with associated site works.
Comments to be submitted by: 31 October 2018
Decision:
Mark's Comments
James's Comments

Jon Hale's Comments
Craig's Comments
David's Comments
Jeremy's Comments

Case: 18/02033/FUL
Address: 56 High Street, Odiham, Hook, Hampshire. RG29 1HW
Description: Replacement of timber communal entrance door with a glazed GRP door in a timber frame.
Comments to be submitted by: 9 November 2018
Decision:

Mark's Comments
James's Comments
Jon Hale's Comments
Craig's Comments
David's Comments
Jeremy's Comments

Case: 18/02189/FUL
Address: Palace Gate House, 168 High Street, Odiham, Hook. RG29 1NP
Description: Installation of 1 no. roof mounted aerial.
Comments to be submitted by: 14 November 2018
Decision:

Mark's Comments
James's Comments
Jon Hale's Comments
Craig's Comments
David's Comments
Jeremy's Comments

PRE- APP ADVICE APPLICATIONS

Case: 18/02153/PREAPP
Address: Laurel Cottage, The Street, North Warnborough, Hook, Hampshire. RG29 1BG
Description: Join this existing outbuilding and garage together and turn this into an annex with no change to the size, dimensions and height.
Status: Opinion issued

Case: 18/01886/PREAPP
Address: Old Bank House, 59 High Street, Odiham, Hook, Hampshire. RG29 1LF
Description: Change of use from B1 to C3- office to residential.
Status: Opinion issued

TREE APPLICATIONS

Case: 18/02223/CA
Address: Land At Seymour Place, Odiham, Hook. RG29 1AY
Description: Tree works are to be carried out as detailed in the attached tree condition survey report: 'J254 09 TCS Seymour Place 20180630.pdf'
Status: Registered
OPC Comment:

TREE DECISIONS

Case: 18/02284/CA
Address: Cemetery, King Street, Odiham, Hook, Hampshire.

Description:	Prunus adjacent to drive - Reduce and reshape by 1.5m to leave canopy with radial spread of 4m. Laburnum adjacent to house - Reduce and reshape by up to 1.5m to leave canopy with radial spread of 2-2.5m.
Decision:	No objection
<u>OPC Comment:</u>	Odiham parish council did not comment on this tree application.
Case:	18/02128/CA
Address:	Playford Mill Corner, North Warnborough, Hook, Hampshire. RG29 1HE
Description:	Bramley apple tree in southern end of plot, opposite 1 Randa cottages. Tree is diseased so plan to cut back to good wood at base. Adjacent apple tree planted 10 years ago will be allowed to develop into free space. Tree cannot be salvaged then replacement tree (bramley apple) planned.
Decision:	No objection
<u>OPC Comment:</u>	Odiham parish council did not comment on this tree application.

ENFORCEMENTS OPENED

Case:	18/00249/OPERT
Address:	Five Acres, Broad Oak, Odiham, Hook, Hampshire. RG29 1AG
Complaint:	Groundworks and use of land for siting of caravans.
Case:	18/00251/HOME3
Address:	Christmas Cottage, 52 High Street, Odiham, Hook, Hampshire. RG29 1LN
Complaint:	Mixed use of the premises for residential and car sales.
Case:	18/00252/COND3
Address:	Dervaig, West Street, Odiham, Hook, Hampshire. RG29 1NR
Complaint:	Alleged breach of conditions of 17/00746/HOU.

ENFORCEMENTS CLOSED

None.

Tree condition survey
at
Seymour Place, Odiham
for
Cognatum Estates Limited

sapling arboriculture ltd

Ben Abbatt
Dip. Arb. (RFS), BA (Hons), MICFor, MRICS, CEnv
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Reference: J254.29
June 2018



 Institute of
Chartered Foresters



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Instruction

The tree survey is to be carried out in relation to the landowner's duty under the Occupier's Liability Act 1984 and common law. The tree survey will be carried out from ground level, identifying significant tree features that may have significant bearing upon the condition and management of the tree and giving appropriate recommendations and priorities.

Typical significant defects that are to be identified can be referred to in "Hazards from Trees, a general guide" by David Lonsdale and "The body language of trees" by Claus Mattheck published by the Forestry Commission and the Department of the Environment respectively.

Tree Survey Data

Site Seymour Place, Odiham
 Date 25th June 2018
 Job reference J254.29
 Surveyor Ben Abbott

To be complete by 30th June 2021

Designation	Reference number	Prior survey reference	Species	Height (m)	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1	A	Cockspur Thorn	6	Middle aged	Good	Good	Low branches over the access road	Crown lift to 4m over access road.	Low
T	2		Box Elder	10	Middle aged	Good	Good	North side of access road. Low branches over the access and footway. Base inaccessible.	Crown lift to 4m over access road and 3m over the footway.	Low
T	3		Box Elder	10	Middle aged	Good	Good	South side of access road. Low branches over the access and footway. Base inaccessible.	Crown lift to 4m over access road and 3m over the footway.	Low
T	4		Hornbeam	10	Middle aged	Good	Good	East side of footway. Base inaccessible.	No works required at the time of the survey.	
T	5		Ash	14	Mature	Fair	Fair	Off site to the east opposite number 6. Slightly sparse canopy commensurate with Chalara (Hymenoscyphus fraxineus) https://forestry.gov.uk/chalara . Previously topped at 6m with mature regrowth.	Request owner of the tree reviews the condition of their tree and seeks appropriate arboricultural advice.	Low
T	6	B	Hawthorn	4	Middle aged	Fair	Fair	forest reasearch Chalara	Reinstate mulch at base of tree to reduce future mower and strimmer damage.	Low
T	7	C1	Hornbeam	10	Middle aged	Good	Fair	Opposite number 9. Low branches over the access road. Damage at base of the tree.	Crown lift to 4m over the access road. Reinstate mulch at base of tree to reduce future mower and strimmer damage.	Low
T	8	C2	Field Maple	10	Middle aged	Good	Good	Low branches over the footway. Base inaccessible.	Crown lift to 3m. Maximum wound diameter of 50mm.	Low
T	9	C3	Field Maple	10	Middle aged	Good	Good	Low branches over the access road. Base inaccessible.	Crown lift to 4m over access road.	Low
T	10	D	Pear	10	Middle aged	Good	Good	Base inaccessible.	No works required at the time of the survey.	
T	11	E	Rowan	5	Young	Fair	Fair	Typical of species.	No works required at the time of the survey.	

Designation	Reference number	Prior survey reference	Species	Height (m)	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	12	G	Birch	4	Young	Good	Good		No works required at the time of the survey.	
T	13	F	Tulip tree	11	Middle aged	Good	Fair	Previously topped at 3.5m and 4.5m with mature regrowth.	No works required at the time of the survey.	
T	14	N1	Cherry	4	Middle aged	Poor	Fair	Previously topped at 3m with regrowth dying back.	No works required at the time of the survey.	
T	15	N2	Cherry	4	Middle aged	Fair	Good	Previously topped at 3m with foliage curling (probably due to recent dry weather).	No works required at the time of the survey.	
T	16	M	Fruit (no flowers or fruit)	7	Middle aged	Good	Fair	Poor growing position adjacent to boundary wall and garage.	Remove and treat stump to prevent regrowth.	Low
T	17	9	Apple	5	Young	Good	Good		No works required at the time of the survey.	
T	18		Turkish Hazel	5	Young	Good	Good	To front of number 1 Parsons Row.	No works required at the time of the survey.	
T	19	8	Apple	5	Young	Good	Good	Sucker growth at the base.	Remove basal sucker growth.	Low
T	20		Cherry	3	Young	Good	Good	To front of number 24. Suppressed by adjacent trees and hedge to the west.	No works required at the time of the survey.	
T	21		Cherry	3	Young	Good	Good	To front of number 25. Suppressed by adjacent trees and hedge to the west.	No works required at the time of the survey.	
T	22	11	Walnut	15	Mature	Good	Good	Slight asymmetrical canopy due to development with adjacent trees (now removed). Occasional minor overlong branches throughout standing outside the main canopy spread. Previously tip reduced, particularly evident in the lower northern canopy. Swept lower stem from the base straightening at 4m also due to development in association with adjacent removed trees.	Selective tip reduction of c15 overlong branches, particularly to the north to rebalance the tree canopy and reduce the potential for branch failure. Final radial branch spread to be 7.5m. Pruning to be to natural target pruning points and a maximum wound diameter of 75mm. Works to be supervised by an Arboricultural Consultant to ensure compliance with works specification due to high importance of the tree and the specification provided.	Low
T	23	2	Snakebark Maple	4	Middle aged	Fair	Good	Slight sparse canopy and leaf curling potentially due to recent dry weather.	No works required at the time of the survey.	

Designation	Reference number	Prior survey reference	Species	Height (m)	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	24		Amlanchier	3	Young	Good	Good		No works required at the time of the survey.	
T	25		Amlanchier	3	Young	Good	Good		No works required at the time of the survey.	
T	26		Amlanchier	3	Young	Good	Good		No works required at the time of the survey.	
T	27		Amlanchier	3	Young	Good	Good		No works required at the time of the survey.	
T	28	1	Fastigate Beech	7	Middle aged	Good	Fair	Poor growing position adjacent to private Norway Maple.	No works required at the time of the survey.	
T	29	6	Ash	17	Mature	Good	Fair	Old hedgerow tree with multiple stems from the base. Single mistletoe in north eastern canopy.	No works required at the time of the survey.	
T	30		Fastigate Beech	7	Young	Good	Good	Suppressed by adjacent tree.	Reinstate mulch at base of tree to reduce future mower and strimmer damage.	Low
T	31		Cockspur Thorn	5	Young	Good	Good		Reinstate mulch at base of tree to reduce future mower and strimmer damage.	
T	32		Hawthorn	6	Middle aged	Fair	Fair	Sparse and yellowing foliage. Rear garden of number 27.	No works required at the time of the survey.	
T	33		Laburnum	5	Middle aged	Fair	Fair	Sparse foliage due to adjacent trees removed. Two stems from 0.5m with minor included bark union. Rear garden of number 27.	No works required at the time of the survey.	
T	34		Cockspur Thorn	5	Young	Good	Good		No works required at the time of the survey.	
T	35		Sycamore	17	Mature	Good	Fair	Three stems from 4m. Rear garden of 28.	No works required at the time of the survey.	
T	36		Norway Maple	17	Mature	Fair	Fair	Slight sparse and yellowing canopy with some distal twig dieback. Bark cracks on stem to southwest. Mistletoe throughout. Four stems from base with minor included bark union.	No works required at the time of the survey.	
T	37	H	Purple plum	6	Middle aged	Good	Good		No works required at the time of the survey.	

Designation	Reference number	Prior survey reference	Species	Height (m)	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	38	I	Cockspur Thorn	6	Middle aged	Good	Good	Mistletoe throughout	No works required at the time of the survey.	
T	39	J	Pear	8	Mature	Good	Good		No works required at the time of the survey.	
T	40	K	Cherry	8	Middle aged	Good	Fair	Previously topped at 4m with mature regrowth. Close to adjacent building.	Clear building by 1m on an annual basis.	Low
T	41	L	Lime	10	Middle aged	Good	Fair	Previously topped at 4m with mature regrowth. Close to adjacent building.	Clear building by 1m on an annual basis.	Low

General notes:

The tree survey has been carried out in relation to the landowner's duty under the Occupier's Liability Act 1984 and common law. The tree survey was carried out from ground level, identifying significant tree features that may have significant bearing upon the condition and management of the tree and giving appropriate recommendations and priorities. All dimensions are estimated. No soil investigations will be carried out.

To carry out the tree survey reasonable access around the base of the tree is required. Where this is not feasible, these parts of the tree may not be able to be inspected. If view of the entire structure of the tree(s) is limited, for instance by the properties in private ownership, this is a limitation to the tree survey and some parts of the tree may not be able to be fully surveyed. The tree survey will be carried out from the ground with the aid of binoculars if necessary. The tree will not be climbed as part of this survey.

Typical significant defects that are to be identified can be referred to in "Hazards from Trees, a general guide" by David Lonsdale and "The body language of trees" by Claus Mattheck published by the Forestry Commission and the Department of the Environment respectively.

The tree survey can only be an assessment of the tree at the time of the survey and the tree(s) should be re-surveyed on a regular basis. An appropriate time period between surveys may be up to 5 years depending upon the condition of the trees, their maturity and the target(s). Recommendations for the period between surveys will be given.

As trees are dynamic structures their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances. Therefore, the survey is an assessment of the trees at the time of the survey only. If there is a significant change in the immediate environment and circumstances then this should be brought to the attention of the arboriculturalist so that they may advise accordingly.

I have not checked whether the site is within a Conservation Area or whether the trees are under Tree Preservation Order (TPO). Prior to any tree works confirmation of whether these legal restrictions apply to the site or trees ought to be sought from the Local Planning Authority (LPA). If the trees stand within a Conservation Area designated under the Town and Country Planning Act the LPA will normally require 6 weeks notice of intention to carry out any tree works as detailed in the survey. If the trees are under TPO then the LPA will normally require an application for any tree works. Some tree works are exempt, for instance if the trees are dead or dangerous, and certain works can be carried out without application. It is necessary to give the LPA at least five days notice prior to carrying out any of these tree works under these exemptions. This survey, with recommendations, can be used to support any such application or notice.

Wildlife issues are of significant concern to the general public. A balance has to be found between the protection of wildlife and the need for safety when managing trees. The Wildlife and Countryside Act (1980) and Countryside Rights of Way Act (2000) give statutory protection to wild birds, bats, mammals, some invertebrates and plants. It is important to ensure that this legislation is properly considered when carrying out any works to trees.

Bird nests were not identified whilst on site. However, any Arborist carrying out the tree works should ensure that there is no disturbance to nesting birds prior to the works being carried out. Further guidance upon the appropriate timing of the works can be sought from DEFRA, if necessary. Where nesting birds are found further information should be sought from DEFRA 08459 33 55 77 or helpline@defra.gsi.gov.uk. Prior to any works being implemented the tree contractor must identify whether there are any bats or birds using the tree as roost or nest. If such habitation is identified then the tree contractor must obtain the necessary licence from Natural England (0845 601 4523 www.naturalengland.org.uk) to carry out the works.

In this instance, considering the size of the trees, their location and features I believe that there is a low to medium potential of bats using the mature trees as a roost site. A bat survey prior to tree works is not recommended as it would be difficult to determine the location of any exit point from the roost within the tree by a bat survey and also confusion may also arise from bats travelling from other roosts. Any such exit could more easily be identified by a competent tree worker. During the tree works the contractor should carry out the tree works with bats as an active consideration and follow the current industry best practice, e.g. Arboricultural Association Guidance Note 1 Bats in the context of tree work operations 2011, which a competent tree contractor should be familiar with.

Biosecurity measures: To minimise the potential for contamination of the tree from other tree works it is appropriate to sterilise tools to be used before and after the works are implemented. Appropriate disinfectant includes Propellor or Cleankill Sanitizing spray. Loose debris is to be brushed off prior to treating with disinfectant to ensure appropriate application. See [http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/\\$file/FCMS028-guidance.pdf](http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/$file/FCMS028-guidance.pdf) for further information on Biosecurity and <http://www.forestry.gov.uk/forestry/infd-9fjd2d> for disinfectant information.

Key to condition survey sheet

Desig	Designation (T is Tree, G is Group, H is Hedge, W is woodland, S is Stump)	
No	Tree number.	
Species	Species of tree.	
Height	Height measured in metres.	
Height of crown	Height in metres of crown clearance above adjacent ground level.	
Age Class (Age)	Young	A tree considered to be less than approximately 20 years old.
	Middle aged	A tree in approximately the first 1/5th of its normal life span with apical dominance (rapidly growing with a clear main leader) and not yet fully at its environmental potential full height.
	Mature	A tree in its 2/5ths to 5/5ths of its normal life span with apical dominance lost and at its environmental potential full height.
	Veteran	A tree of interest biologically, aesthetically or culturally because of its age and is old relative to others of the same species. See Natural England definition.
Condition (Physiological and Structural)	Good	A tree of typical physiological and structural condition that requires only general tree works to facilitate its retention in the landscape.
	Fair	A tree of impaired physiological and / or structural condition that may require remedial and general tree works to facilitate its retention in the landscape.
	Poor	A tree of significantly impaired physiological and / or structural condition that will require remedial and general tree works to facilitate its retention in the landscape if feasible.
Recommendations	As per BS3998: 2010 Recommendations for Tree Works.	
Priority	Immediate	Works should be carried out immediately as the probability of harm or damage occurring is likely.
	High	These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the moderate and low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur. Ideally works in this category are anticipated to be carried out within 2 months.
	Moderate	These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur and for the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 6 months.
	Low	Works in this category usually will relate to the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 24 months.
Re-survey	This is the time period in which it is recommended that the tree is surveyed again. This is based upon the condition of the tree, its location, previous, current and future management. It is normally expressed at a time period from the date of the report / survey, whichever is the sooner. If no time period is noted, then the default period is one year.	

Site plan



General / Key:



Site:
Seymour Place, Odham.

Drawing title:
Tree survey plan

Date:
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Drawing reference:
J254 / 29

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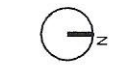
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Date:
June 2018

Item reference (T/G/H/W)
Item number (1, 2, etc.)
For instance: T1

Scale:
1 to 500 on A3 (site layout only)



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Arbicultural Association Registered Consultant



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2018-2019 PLANNING - EXPLANATION OF FORECAST FOR 2018/19

Training	Cllrs / staff to attend courses?	
NH Plan	Includes monthly drop box	0
		61
		61

PROPOSED BUDGET FOR 2019/20 - PLANNING AND DEVELOPMENT COMMITTEE				
		2019/20		2020/21
Training	HALC courses usually cost £40 each. £640 in reserves for this. Increase slightly due to elections	240		140
Projects				
NH Plan				
Review Odiham CA Appraisal	On-going costs of webhosting and drop box etc.	150		150
Review NH Plan	Dated 2008 recommended review every 5 years	?		
Review NW CA Appraisal	5 year review. On business plan to carry out in 2019			
	On business plan to carry out in 2019			
	TOTAL	390		290

ODIHAM PARISH COUNCIL
PLANNING AND DEVELOPMENT
BUDGET FOR 2019/20

	FORECAST			BUDGET		2018/19									
	2022/23	2021/22	2020/21	2019/20	Reserves	Actual 7 months £	Forecast 5 months £	Projected to y/e £	Budget £	2017/18 £	2016/17 £	2015/16 £	2014/15 £	2013/14 £	2012/13 £
Fixed costs															
Training and Membership			140	240	640	40		40	140		140	70		30	120
Communication/publications								-			-	1,138	245	-	173
Total fixed costs			140	240	640	40	-	40	140	-	140	1,208	245	30	293
Projects															
Hatchwood Farm						-		-			-			-	-
VDS						-		-			-			-	-
Planning Projects						-		-			-			-	-
Neighbourhood Plan			150	150		75	61	136	150	188	4,051	14,045	11,970	-	145
Review Odiham CA Appraisal								-							
NH Plan review - June 2019								-							
Review NW CA Appraisal								-							
Total project costs			150	150		75	61	136	150	188	4,051	14,045	11,970	-	145
Total Budget			290	390	640	115	61	176	290	188	4,191	15,253	12,215	30	438