

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
MONDAY 10 DECEMBER 2018 COMMENCING AT 7.30PM**

Present: Cllrs Robinson-Giannasi (Chair), Fellows, Fleming, Hale, Stewart and Worboys

In attendance: Mrs Anderson (Deputy Clerk)

Also present: District Cllr Crookes; 20 members of public

130/18 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Faulkner. Apologies were also received from County Cllr Glen and District Cllr Gorys. District Cllr Crookes also gave apologies for District Cllr Kennett.

131/18 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

None.

132/18 PUBLIC SESSION

The applicant for the planning applications for Danetree House addressed the committee in support of the applications and their wish to sympathetically restore and convert the property to create a family home.

Cllr Stewart's request to ask a question was agreed by the Chair. Cllr Stewart asked about the number of parking spaces which the applicant confirmed that they owned 4 parking spaces to the rear of the property.

The applicant was thanked by the Chair.

133/18 APPROVAL OF THE FOLLOWING MINUTES

19 November 2018 118/18 - 129/18

The above minutes were approved as an accurate record.

**134/18 RECEIVE A PRESENTATION FROM A DEVELOPER ON PROPOSALS FOR LAND
ADJACENT TO CROWNFIELDS**

Representatives on behalf of Lucas Design gave a presentation to the committee on their proposals for land at Crownfields. The presentation included draft proposals for the site and next steps which included arranging a public consultation event and commissioning specialist consultants to prepare the necessary reports to further inform and support the planning application which they hope to be able to submit in spring 2019. The representatives had 4 questions to leave for the committee (Appendix 1).

The Chair thanked the representatives and gave each Cllr the opportunity to ask one question. The Chair allowed clarification from the representatives.

Cllr Fleming questioned whether they had read and understood the NH Plan and questioned why therefore put forward a proposal over 2 storeys. It was clarified that the proposal for the care home was for a 2 storey scale with proposed roof accommodation in the eaves which would enable a smaller footprint to be occupied.

Cllr Worboys asked what area they were looking at per bedroom for the care home. He was advised this would be in line with national standards.

Cllr Stewart asked for confirmation as to what, regarding the MOD response to the NH Plan that they were interested in. He was advised that they were aware that the MOD had made comments regarding the care home but had been unable to access this.

Cllr Hale conveyed he was delighted that they planned to conduct a public consultation and asked if they will be consulting with the MOD and the Health Centre. He was advised that one of their questions to the committee was for OPC's views as to who and how they consulted local residents and other parties.

135/18 CHAIR'S ANNOUNCEMENTS

None.

136/18 PREVIOUS PLANNING APPLICATIONS

Case: 18/02189/FUL
Address: Palace Gate House, 168 High Street, Odiham, Hook. RG29 1NP
Description: Installation of 1 no. roof mounted aerial.
Decision: Grant
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 this planning application.

137/18 CURRENT PLANNING APPLICATIONS

Case: 18/02584/LBC and 18/02583/FUL
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Demolition of existing single storey rear extension. Erection of new two storey rear extension. Demolition of internal walls and ground floor stair case to facilitate new open kitchen area, 2 sets of French doors on side elevations, reinstatement of existing wall to boot room and cloak room, provision of 3 bathrooms at first floor level with services to be provided under raised floors, new opening between master bedroom and bathroom 1 and closure of existing door. New soil pipe behind existing parapet wall. Change of use of property from B1 office to C3 residential for use as a single dwelling house. New boundary wall and metal railings.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council is pleased to see the proposal to bring Danetree House back into good condition as a private residence. However, OPC must also ask that the Conservation Officer pays extremely close attention to the internal alterations.

OPC also asks that Hart DC ensures that the application adheres to Hart DC's Parking Provision Interim Guidance 2008 bearing in mind the potential for extra parking requirements due to the new extension and that there are no ambiguities regarding the number of parking spaces available for the direct use of the property. OPC request that this is made a condition.

OPC also request a condition that the proposed extension should not become a separate dwelling from the main Danetree house.

Case: 18/02610/LBC and 18/02609/FUL
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Demolition of existing single storey rear extension. Erection of new two storey rear extension. Demolition of internal walls and ground floor stair case to facilitate new open kitchen area, 2 sets of French doors on side elevations, reinstatement of existing wall to boot room and cloak room, provision of 3 bathrooms at first floor

level with services to be provided under raised floors, new opening between master bedroom and bathroom 1 and closure of existing door. New soil pipe behind existing parapet wall. Change of use of property from B1 office to C3 residential for use as a single dwelling house.

Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council is pleased to see the proposal to bring Danetree House back into good condition as a private residence. However, OPC must also ask that the Conservation Officer pays extremely close attention to the internal alterations.

OPC also asks that Hart DC ensures that the application adheres to Hart DC's Parking Provision Interim Guidance 2008 bearing in mind the potential for extra parking requirements due to the new extension and that there are no ambiguities regarding the number of parking spaces available for the direct use of the property. OPC request that this is made a condition.

OPC also request a condition that the proposed extension should not become a separate dwelling from the main Danetree house.

Case: 18/02529/LBC

Address: The Bury House, The Bury, Odiham, Hook. RG29 1LZ

Description: Internal improvements and alterations to first floor shower/wet room to form an en suite arrangement; ground floor rear entrance and lobby to create a utility room and restoration of the main outbuilding removing alterations undertaken by previous owners to create a games room.

Decision: 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 this planning application but would request that the Conservation Officer pays close attention bearing in mind the listing of the building and that it is in the Conservation Area.

Case: 18/02620/HOU and 18/02621/LBC

Address: Little Court, The Bury, Odiham, Hook. RG29 1NB

Description: Single storey rear extension to link the dwelling to the garage.

Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council objects to the increased height of the wall on the south side of the property as it is within the Conservation Area. The drawings do not show a true representation of the application with particular reference to the proposed lantern which is not on all of the drawings.

Case: 18/02586/FUL

Address: Lothams, Farnham Road, Odiham, Hook. RG29 1HR

Description: Erection of two detached dwellings with associated garages, parking and landscaping.

Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council objects to this application on the basis that the proposed dwellings are outside of the settlement boundary, contrary to RUR 2 in the Local Plan Policy, which requires a special reasoning and there is no such justification included in the plan.

Case: 18/02603/HOU

Address: 5 Queens Mead Gardens, Odiham, Hook, Hampshire. RG29 1LJ

Description: Erecting open square wooden trellis on top of courtyard garden wall and boundary fence, new fence and replacement back gate.

Decision: 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 this planning application.

Case: 18/02623/LBC
Address: Orchards, The Street, North Warnborough, Hook, Hampshire. RG29 1BE
Description: Replace 1970's windows.
Decision: 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 this planning application and will leave the matter in the hands of the Conservation Officer.

138/18 PRE-APP ADVICE APPLICATIONS WITH HART DC

Case: 17/02657/PREAPP
Address: Bullocks House, Hillside, Odiham, Hook, Hampshire. RG29 1HX
Description: Proposed replacement garages.
Decision: Opinion issued

139/18 TREE APPLICATIONS AND DECISIONS

Tree Applications:

Case: 18/02685/TPO
Address: 124 High Street, Odiham, Hook. RG29 1LS
Description: Horse chestnut - Rear garden - Fell due to poor structural condition and concerns for safety detailed in submitted Arboricultural report. Replant.
Status: Registered
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02627/TPO
Address: Yew Tree House, The Old Orchard, Angel Meadows, Odiham, Hook, Hampshire. RG29 1AR
Description: T1 Hornbeam - Reduce crown on south and south western side back to previous pruning points. Shorten northern and north western aspect of crown by up to 3m. Shorten top of crown by up to 3m to leave a pleasing aesthetical shape. Griffola fondosa at base of tree so alleviate due to being in close proximity of house.
T2 Hornbeam - Overall crown reduction by 3-4m to near previous points of pruning. Alleviate sail area as in close proximity to dwellings.
T3 Hornbeam - Fell - dead.
Status: Registered
OPC Comment: Odiham parish council did not comment on this tree application.

Tree Decisions:

Case: 18/02458/TPO
Address: 27 Manley James Close, Odiham, Hook, Hampshire. RG29 1AP
Description: T1 - oak. Crown lift to 5.5m from ground level. Thin crown by 10%. Reduce back crown to previous points over garden. Shorten lateral spread by 2-3m encroaching on rear garden of number 29. Causing a light issue for residents.
Decision: Grant
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02468/CA
Address: Courtyard Cottage, 66 High Street, Odiham, Hook. RG29 1LN
Description: Front Garden
1). Reduce and reshape one Silver Birch (Betula pendula) by approximately 5 metres from top and reshape the sides to give a final height of approximately 8

metres and a radius of approximately 2.5 metres. The hope is to reduce leaf area to reduce stress on a potentially declining tree.

Decision: No objection

OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02422/CA

Address: Chapel Lodge, Hook Road, North Warnborough, Hook, Hampshire. RG29 1EW

Description: Remove two western red cedar (trees one and two) and one Lawson and Cyprus (tree three).

Decision: No objection

OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02324/CA

Address: The Priory, 184 High Street, Odiham, Hook, Hampshire. RG29 1NP

Description: 1 x Beech - fell, vast amount of storm damage causing a large crack down main stem. Ganoderma present on trunk.

2 x Yew, remove as pushing on listed wall on the High Street.

Carry out all works described/suggested in tree report, carried out by Sapling Arboriculture 10.11.15 (J560 02 02 TCS The Priory 20151231.PDF)

Decision: No objection

OPC Comment: Odiham parish council did not comment on this tree application.

140/18 ENFORCEMENTS OPENED AND CLOSED

Enforcements Opened:

Case: 18/00293/LIST1

Address: 68 High Street, Odiham, Hook, Hampshire. RG29 1LN

Complaint: Alleged unauthorised works to listed building.

Enforcements Closed:

Case: 18/00215/XPLAN3

Address: Darwins House, Hillside, Odiham, Hook, Hampshire. RG29 1HX

Complaint: Alleged development not in accordance with 16/01356/FUL.

Conclusion: Breach ceased

Case: 18/00053/OPERT3

Address: Little Rye Farm, Rye Common, Odiham, Hook, Hampshire. RG29 1HU

Complaint: Boundary treatment not in accordance with approved plans.

Conclusion: Planning application approved

141/18 PLANNING CORRESPONDENCE

None.

142/18 RESOLUTION TO APPROVE BUDGET REQUESTS TO BE PUT FORWARD FOR FULL COUNCIL APPROVAL FOR 2019/20

The Deputy Clerk had circulated a draft budget proposal for the committee which included an explanation on the forecasted expenditure for 2018/19 and the draft budget proposal for 2019/20 (Appendix 2).

It was resolved to approve the circulated budget proposal to put forward for full council approval for 2019/20 with the inclusion of £2500 for the review of the Odiham and the North Warnborough Conservation Area Appraisals.

There being no further business the meeting closed at 8.28pm.

Signed.....

Date.....