

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
TUESDAY 8 JANUARY 2019 COMMENCING AT 8PM**

Present: Cllrs Faulkner (Chair), Hale (8.09pm), Robinson-Giannasi, Stewart and Worboys (8.16pm)

In attendance: Mrs Anderson (Deputy Clerk)

Also present: 5 members of public

143/18 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Fleming and Fellows. Cllr Hale advised that he would be late. Apologies were also received from County Cllr Glen and District Cllrs Gorys and Crookes.

144/18 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

None.

145/18 PUBLIC SESSION

None.

146/18 APPROVAL OF THE FOLLOWING MINUTES

10 December 2018 130/18 - 142/18

The above minutes were approved by the majority vote after item 148/18 as an accurate record.

147/18 CHAIR'S ANNOUNCEMENTS

The Chair advised that due to the large number of current planning applications for the committee's consideration this evening that he proposed to consider item 148/18 as read and received by the committee and that there would be no further discussion on this item.

148/18 PREVIOUS PLANNING APPLICATIONS

Case: 18/02354/LBC and 18/02353/HOU
Address: Stoney Cottage, The Bury, Odiham, Hook. RG29 1LY
Description: Demolition of existing timber conservatory, erection of a ground floor extension to rear and creation of ground floor WC.
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 this planning application.

Case: 18/02266/HOU and 18/02306/LBC
Address: Orchards, The Street, North Warnborough, Hook, Hampshire. RG29 1BE
Description: Single storey rear extension following demolition of existing rear porch.
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 this planning application.

Case: 18/02082/HOU
Address: Porch Cottage, Odiham Road, Whitehall, Odiham, Hook. RG29 1JP
Description: First floor rear extension and new porch, bay window and dormers to front elevation.
Decision: Refuse
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 considers the form and bulk of the proposed rear extension as unnecessarily unneighbourly in nature.

Case: 18/02065/AMCON
Address: Crumplins Business Court, Dunleys Hill, Odiham, Hook. RG29 1DU
Description: Variation of Condition 2 attached to Planning Permission 18/01022/AMCON dated 05/07/2018 to allow the removal of the single attached garages serving plots 2 and 3 and the provision of a detached double garage to serve these plots and amendment to slab levels to plots 7 and 8 to the existing ground gradient.
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.

149/18 CURRENT PLANNING APPLICATIONS

Case: 18/02740/PRIOR
Address: Priors Corner, Dunleys Hill, North Warnborough, Hook, Hampshire. RG29 1EA
Description: Notification for Prior Approval for the change of use of offices (Class B1a) to dwelling house (Class C3) to form 16 residential units.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council supports the principle of change of use however we would like to draw the following concerns to the attention of the Case Officer considering the detailed application which is:

- 1) Adequate parking fully in compliance with Hart DC's Interim Parking Guidance.
- 2) Access to the site for potentially increased traffic flows.
- 3) OPC are also concerned about the lack of detailed information on the fundamental statistics such as the total number of bedrooms which will be provided through a change of use such as this.

Case: 18/02708/LBC and 18/02707/HOU
Address: 54 High Street, Odiham, Hook. RG29 1LN
Description: Retrospective application for the replacement of the rear first floor bedroom window and the use of clear glass in lieu of obscure glazing to the first floor rear bathroom window.
Decision: 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: 18/02749/HOU
Address: 39 King Johns Road, North Warnborough, Hook. RG29 1EJ
Description: Demolition of existing garage and construction of two storey side and single storey rear extension. New window on ground floor front and front door porch. Erection of a shed.
Decision: 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. However, OPC would request that the Case Officer ensures that there is no loss of parking facility.

Case: 18/02710/LBC
Address: Garden Cottage, Poland Lane, Odiham, Hook. RG29 1JJ
Description: Repairing impact damage to Grade II listed building, including temporary propping of the roof and rebuilding part of the front, left flank, and rear elevation. Internal redecoration.
Decision: 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: 18/02712/HOU and 18/02713/LBC
Address: Hellis Cottage, 28 High Street, Odiham, Hook. RG29 1LG
Description: Demolition of one storey existing boot room and construction of a new two storey extension. The footprint of the extension to be as of the demolished boot room. Removal of first floor WC and wall WC to create a gallery. Change of windows at the back to timber framed windows. Removal of window at the back first floor to be replaced with timber cased french doors.
Decision: 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 but would ask the Case Officer to consider a requirement to use obscured glass in the bathroom.

Case: 18/02787/LBC
Address: Danetree House, High Street, Odiham, Hook. RG29 1LF
Description: Adding frameless secondary glazing on first floor front elevation windows.
Decision: 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 leaves the decision to the Conservation Officer.

Case: 18/02799/LBC
Address: Danetree House, High Street, Odiham, Hook. RG29 1LF
Description: Repair, maintain and draft all sash windows.
Decision: 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 leaves the decision to the Conservation Officer.

Case: 18/02806/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Repairs and redecoration of existing external masonry surfaces including chimney and its flaunching.
Decision: 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 leaves the decision to the Conservation Officer.

Case: 18/02805/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Repair juliet balconies and replace missing spindles.
Decision: 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 leaves the decision to the Conservation Officer.

Case: 18/02682/LBC
Address: The Bury House, The Bury, Odiham, Hook. RG29 1LZ
Description: Erection of a small summerhouse of 1.9m diameter and 3.3m height in the back garden.
Decision: 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.

A planning consultant spoke on behalf of the applicant in support of the below planning application (Appendix 1). The Chair thanked the planning consultant for their address and provided the committee with the opportunity to ask questions.

Case: 18/02741/FUL
Address: Wychwood Carp Farm, Farnham Road, Odiham, Hook. RG29 1HS
Description: Erection of Class B development and associated works.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council supports the application and the commercial and employment opportunities that it would bring to the parish.

Case: 18/02816/LBC
Address: Poland Mill, Poland Lane, Odiham, Hook. RG29 1JL
Description: Blocking up of one internal and one external door, new paving to courtyard and corridor, insertion of bi-fold doors from courtyard to corridor.
Decision: 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 leaves the decision to the Conservation Officer.

The developer and planning consultant spoke in support of the below planning application (Appendix 2). The Chair thanked them for their address.

Case: 18/02810/FUL
Address: Bel & Dragon At The George, 101 - 102 High Street, Odiham, Hook, Hampshire. RG29 1LP
Description: Erection of three 3 bedroom houses with associated landscaping, car and cycle parking, refuse and recycling storage and collection and reorganised hotel parking.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council supports the planning application and its effective use of the site, including the benefits that it provides to the community.

Case: 18/02867/HOU
Address: Oak Lodge, Broad Oak, Odiham, Hook. RG29 1AH
Description: Demolition of existing conservatory and erection of two storey side extension and single storey rear extension.
Decision: 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.

150/18 PRE-APP ADVICE APPLICATIONS WITH HART DC

Case: 18/01910/PREAPP
Address: Choseley House, The Street, North Warnborough, Hook, Hampshire. RG29 1BD
Description: Significant renovation including new windows, bathrooms and kitchen.
Decision: Opinion issued

151/18 TREE APPLICATIONS AND DECISIONS

Tree Applications:

Case: 18/02807/CA
Address: 43A High Street, Odiham, Hook. RG29 1LF
Description: T1 Lime- clean out & thin the canopy by 20% & also remove mistletoe to relieve stress on limbs & sail effect.
Status: Registered
OPC Comment: Odiham parish council did not comment on this tree application.

Tree Decisions:

Case: 18/02744/CA
Address: Queen Anne House, 46 High Street, Odiham, Hook, Hampshire. RG29 1LN
Description: Remove dead mature Cherry tree.
Decision: No objection
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02557/CA
Address: Hawthorn House, Tunnel Lane, North Warnborough, Hook, Hampshire. RG29 1JT
Description: Felling of one apple tree. Replacement in a different position with one willow tree (or similar).
Decision: No objection
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02470/CA
Address: 5 Angel Meadows, Odiham, Hook. RG29 1AR
Description: Rear Garden
1). Re-pollard four multi-stemmed Ash on rear boundary fence to previous pollard points and lift low branches to approximately 4 metres from ground level by removal of secondary branches i.e. approximately level with top of conservatory roof.
2). Prune but lightly thinning two Apples.
3). Reduce and reshape to previous reduction points one Hazel.
Front Garden
4). Reduce and reshape to previous reduction points one Crab Apple by wall.
Lifting low branches/pruning reducing and reshaping.
Decision: No objection
OPC Comment: Odiham parish council did not comment on this tree application.

152/18 ENFORCEMENTS OPENED AND CLOSED

Enforcements Opened:

None.

Enforcements Closed:

None.

153/18 PLANNING CORRESPONDENCE

Correspondence had been circulated to all prior to the meeting from a resident regarding the presentation made at the last meeting by the representatives on behalf of Lucas Design on proposals for land adjacent to Crownfields. They expressed their disapproval of the 3 storey care home or any building being 3 storeys (Appendix 3).

The correspondence was noted as received by the committee.

154/18 REVIEW OF THE 5 YEAR BUSINESS PLAN FOR THE COMMITTEE

The Deputy Clerk had circulated the 5 year business plan for the committee to all prior to the meeting (Appendix 4).

The committee had nothing further to add to the 5 year business plan.

155/18 RECEIVE THE QUESTIONS FROM THE DEVELOPER WHO GAVE A PRESENTATION AT THE LAST MEETING ON THEIR PROPOSALS FOR LAND ADJACENT TO CROWNFIELDS AND AGREEMENT ON THE COMMITTEES RESPONSE

The questions from the developer who gave a presentation at the last meeting on their proposals for land adjacent to Crownfields had been circulated to all prior to the meeting (Appendix 5).

Cllr Stewart agreed to pass on the RAF liaison officer’s contact details to the office to give to the developer.

It was agreed that the Chair would draft a response to the developer for the committee’s approval via email and that the office would send the approved response on to the developer.

156/18 AGREEMENT IF OPC WISHES TO MAKE COMMENTS, OR MODIFY/WITHDRAW PREVIOUS REPRESENTATIONS REGARDING THE APPEAL UNDER S78 AGAINST THE DECISION OF HART DC TO NON-DETERMINATION FOR:

- **BROD/17/02240/FUL and BROD/17/02242/LBC Bullocks Farm, Hillside, Odiham, Hook, Hampshire. RG29 1HX**
Conversion of former agricultural building to C3 (residential) and for Listed Building Consent for the works to enable the conversion.

An appeal under s78 of the Town and Country Planning Act 1990 against the decision of Hart DC to Non-Determination for BROD/17/02240/FUL and BROD/17/02242/LBC had been circulated by the office to all prior to the meeting (Appendix 6).

It was agreed by the committee that OPC have no comments to make and have no wish to modify/withdraw previous representations regarding the above appeals.

There being no further business the meeting closed at 9.03pm.

Signed.....

Date.....