

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
MONDAY 11 MARCH 2019 COMMENCING AT 7.30 PM**

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

In attendance: Mrs Ryle (Admin Officer)

Also present: 4 members of public

In the absence of the Chair, it was agreed that Cllr Robinson-Giannasi would chair the meeting.

183/18 RECEIPT AND ACCEPTANCE OF APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Warboys, and Cllrs Faulkner and Hale who both anticipated arriving late. Apologies were also received from County Cllr Glen and District Cllrs Gorys and Crookes.

184/18 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

Cllr Stewart knows the applicant of Cholsley House (19/00331/HOU) 189/18

185/18 PUBLIC SESSION

None.

186/18 APPROVAL OF THE FOLLOWING MINUTES

28 January 2019	157/18 - 168/18
18 February 2019	169/18 - 182/18

The above minutes were approved by the majority vote as an accurate record.

187/18 CHAIR'S ANNOUNCEMENTS

There were no announcements.

188/18 PREVIOUS PLANNING APPLICATIONS

Case: 18/02857/HOU
Address: Mulberry Cottage, King Street, Odiham, Hook. RG29 1NF
Description: Single storey front extension, two storey rear extension and alterations to fenestration. Remove front dormer window and insert a roof light. Conversion of two dormer windows to juliette balconies.
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 objects to this planning application. It considers the design inappropriate for a property within the Conservation Area. We would expect the applicant to consider more sympathetic architectural ques to the front elevation in keeping with the property location.

Case: 18/01902/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Repairs and redecoration of existing external masonry surfaces.
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 repair work subject to the Conservation Officer being satisfied with the method and result. However, we are concerned with the potential for damage caused by work that has already been undertaken. We question whether an application should have been submitted for the addition of boarding on the ground floor front elevation windows.

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: 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 raises no objection to this planning application and leaves the decision to the Conservation Officer.

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: 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 raises no objection to this planning application.

Case: 18/02799/LBC
Address: Danetree House, High Street, Odiham, Hook. RG29 1LF
Description: Repair, maintain and draft all sash windows.
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 raises no objection to this planning application and leaves the decision to the Conservation Officer.

189/18 CURRENT PLANNING APPLICATIONS

It was agreed that the application regarding Cholsley House would be taken first as the applicant and another resident were present to speak on this application.

Case: 19/00331/HOU
Address: Cholsley House, The Street, North Warnborough, Hook. RG29 1BD
Description: Erection of double garage, alterations to pedestrian and vehicle access within existing brick wall and erection of metal railings on existing brick wall.
Decision: Odiham Parish Council has no objection to this application but is surprised not to see a LBC in conjunction with it particularly as there are three walls within the curtilage of the listed building treatment of which needs to be addressed.

- There are no details of the proposed railing to go back on the wall.
- OPC would like Hart DC to assure themselves that no issues with regard to drainage across the site arise during the course of works and that it is adequate for purpose.

- Hart DC should be certain that trees, particularly the fir tree, are protected adequately.

Case: 19/00052/HOU
 Address: Porch Cottage, Odiham Road, Whitehall, Odiham, Hook. RG29 1JP
 Description: Two storey rear extension. New ground floor front porch, front bay with French doors and first floor front dormers.
 Decision: Odiham Parish Council objects to this proposal.
 Despite changes to the original design, OPC still feels that the grounds for refusal numbered 1 and 2 stand.
 OPC would like to draw attention to the Neighbourhood Plan Policy 5 (i) and (ii).

Case: 19/00258/LBC
 Address: The Oast House Park Corner, Hillside, Odiham, Hook. RG29 1JB
 Description: Replacement slate roof to existing single storey lean to roof to rear elevation.
 Decision: Odiham Parish Council raises no objection to this planning application and leaves the decision to the Conservation Officer.

Case: 19/00324/LBC
 Address: The White House, 36 High Street, Odiham, Hook. RG29 1LG
 Description: Re-point the brick garden walls and pillars, remove failed cement render from the south west elevation of the dwelling, replace with traditional lime render and paint with Keim Soldalit paint in white.
 Decision: Odiham Parish Council raises no objection to this planning application and refers to the Conservation Officer.

Case: 19/00367/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, front porch and shed. New window on ground floor front and block up ground floor side window.
 Decision: Odiham Parish Council objects to this application.
 OPC is not convinced that the application can meet the Hart Interim Parking Standards and may lead to overspill parking to the detriment of access for neighbouring properties.
 Furthermore, the application appears to sit within the 10 metre protection zone of the Basingstoke Canal in which case it should satisfy Policy 8, sections (i) and (ii) of the Neighbourhood Plan.

Case: 19/00373/HOU
 Address: Highclere, Queens Road, North Warnborough, Hook. RG29 1BB
 Description: Conversion of loft bungalow to habitable accommodation including hip to gable conversion and insertion of window to rear, insertion of one velux window to front, two velux windows and one dormer window to side and three velux windows to other side.
 Decision: Odiham Parish Council objects to this proposal on the following grounds:

- It is not in accordance with Policy 5 (iii) of the Neighbourhood Plan
- The contrived parking scheme is likely to lead to overspill onto what is already a narrow road.

190/18 PRE-APP ADVICE APPLICATIONS WITH HART DC

None.

191/18 TREE APPLICATIONS AND DECISIONS

Tree Applications:

Case: 19/00484/CA
Address: 2 Church Street, Odiham, Hook. RG29 1LU
Description: T2 - Laburnum – Fell, T3 - Sycamore – Fell, T4 - Sycamore – Fell, T5 - Leyland Cypress – Fell, T6 - Cherry – Fell, T7 - Goat Willow – Fell, T10 - Hazel x2 – Fell, T11 - Hazel – Fell.
Status: Registered.
OPC Comment: Odiham Parish Council did not comment on this tree application.

Tree Decisions:

None.

192/18 ENFORCEMENTS OPENED AND CLOSED

Enforcements Opened:

Case: 19/00040/ADV1
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Complaint: Unauthorised adverts/flyposting on a Listed Building.

Enforcements Closed:

Case: 18/00251/HOME3
Address: Christmas Cottage, 52 High Street, Odiham, Hook. RG29 1LN
Complaint: Mixed use of the premises for residential and car sales.
Conclusion: Breach ceased.

193/18 ENFORCEMENT APPEALS

Case: 17/00133/COU3
Address: Down Farm, Alton Road, Odiham, Hook. RG29 1QX
Description: Appeal against: without planning permission, operational development at the former piggery including building operations to raise the height of all walls about 1.5 m, insertion of windows, internal works and addition of a roof to form an independent dwelling unit. Material Change of Use and occupation of the resulting structure as a residential dwelling.
Appeal: Start date 25.02.2019. Hearing.

194/18 PLANNING CORRESPONDENCE

There was no correspondence other than that covered by separate agenda items.

195/18 RECEIVE AN UPDATE FROM THE WORKING PARTY SET UP TO REVIEW THE ODIHAM CONSERVATION AREA APPRAISAL

The Chair advised that there was no update from the working party set up to review the Odiham Conservation Area Appraisal.

196/18 CONSIDER WHETHER OPC WISHES TO PROVIDE ANY FEEDBACK ON THE PRESENTATION AT THE PREVIOUS MEETING TO THE DEVELOPERS OF THE LAND AT WESTERN LANE

It was agreed that OPC did not wish to provide any feedback to the developer with regard to the land at Western Lane and would comment once the planning application is submitted.

197/18 NOTE THE PROPOSAL FROM HCC TO ENLARGE CALTHORPE PARK SCHOOL, FLEET AND CONSIDER WHETHER OPC HAS ANY COMMENT TO OFFER

The proposal from HCC to enlarge Calthorpe Park School was noted. It was agreed that OPC had no comments to offer.

There being no further business the meeting closed at 8.37 pm.

Signed.....

Date.....