

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
MONDAY 2 APRIL 2019 COMMENCING AT 8 PM**

Present: Cllrs Faulkner (Chair), Fleming, Robinson-Giannasi and Worboys

In attendance: Mrs Ryle (Admin Officer)

Also present: 3 members of public

198/18 RECEIPT AND ACCEPTANCE OF APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Hale and Stewart. Apologies were also received from County Cllr Glen.

199/18 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

None.

200/18 PUBLIC SESSION

None.

201/18 APPROVAL OF THE FOLLOWING MINUTES

11 March 2019 183/18 - 197/18

Approval of the above minutes was deferred.

202/18 CHAIR'S ANNOUNCEMENTS

The Chair explained that costs had been awarded against the appellant regarding Bramshill House.

203/18 PREVIOUS PLANNING APPLICATIONS

Case: 18/02810/FUL
Address: Bel & Dragon At The George, 101 - 102 High Street, Odiham, Hook. RG29 1L
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: 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 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: 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: 19/00108/HOU
Address: 4 Waverley Close, Odiham, Hook. RG29 1AT
Description: Erection of a single storey side and rear extension, loft conversion with dormer window, front porch and alterations to fenestration.
Decision: Grant
OPC Comment: OPC does not object to the principle of development but finds the current application clumsy and would urge the LPA to guide the applicant to a more sympathetic development. Specifically, the dormer windows of the roof structure, which unbalance the house. OPC would expect any approved proposal to be compliant with Hart's Interim Parking Guidance 2008.

Case: 19/00105/FUL
Address: Fountains Mall, Suite 1, High Street, Odiham, Hook. RG29 1LP
Description: Change of Use from D2 to B1 office
Decision: Grant
OPC Comment: No objection. OPC supports the return to use of the premises to office use.

Case: 19/00054/FUL
Address: Land At Five Acres, Broad Oak, Odiham, Hook. RG29 1AG
Description: Demolition of existing stable, chicken coop and feed store and erect 3-bedroom detached dwelling
Decision: Refuse
OPC Comment: OPC objects to this application on the grounds that it is outside the Settlement Boundary.

204/18 CURRENT PLANNING APPLICATIONS

A representative of the applicant spoke on the following application and answered questions from OPC.

Case: 18/02741/FUL
Address: Wychwood Carp Farm, Farnham Road, Odiham, Hook. RG29 1HS
Description: Construction of three single storey buildings to accommodate 30 business units for light industrial uses (Land Use Class B1(c)) with associated internal roads, 33 car parking spaces, cycle storage and landscaping works.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

OPC supports the application, but would ask the applicant to consider introducing the simplest and least intrusive form of signage for the occupants of the occupied units.

Case: 19/0466/HOU
Address: Orchards, The Street, North Warnborough, Hook. RG29 1BE
Description: Single storey rear extension following demolition of existing rear porch.
Decision: Odiham parish council raises no objection to this planning application.

Case: 19/00467/LBC
Address: Orchards, The Street, North Warnborough, Hook. RG29 1BE
Description: Single storey rear extension following demolition of existing rear porch.
Decision: Odiham parish council raises no objection to this planning application and leaves the decision to the Conservation Officer.

Case: 19/00482/LBC
Address: Orchards, The Street, North Warnborough, Hook. RG29 1BE
Description: Lower existing kitchen floor by 150 mm.
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: 19/00491/HOU
Address: 29 Runnymede Drive, Odiham, Hook. RG29 1FP
Description: Erection of a single storey pitched roof gazebo in the rear 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.

The applicant spoke on the following application and answered questions from OPC.

Case: 19/00543/FUL
Address: Albion Yard, Hook Road, North Warnborough, Hook RG29 1EU
Description: Erection of ten dwellings (two 1 bed, four 2 bed, three 5 bed, one 6 bed) four detached cart shed garages and associated site works with plots 1-4 being self build by applicants.
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.

205/18 PRE-APP ADVICE APPLICATIONS WITH HART DC

Case: 19/00581/PREAPP
Address: Buryfields House, Buryfields, Odiham, Hook. RG29 1NE
Description: Proposed single storey extension.
Status: Registered.

Case: 19/00522/PREAPP
Address: 19 De Montfort Square, Odiham, Hook. RG29 1FR
Description: Single storey extension (on-site meeting).
Status: Registered.

Case: 19/00507/PREAPP
Address: 36 Bufton Field, North Warnborough, Hook. RG29 1DW
Description: Single storey extension partially infilling the path between the house and garage. Conversion of existing roofspace to form additional habitable accommodation.
Status: Registered.

Case: 19/00583/PREAPP
Address: Little Court, The Bury, Odiham, Hook. Hampshire. RG29 1NB
Description: Proposed single storey extension.
Status: Registered.

Case: 19/00477/PREAPP
Address: Land West Of Mill Corner, North Warnborough, Hook. Hampshire
Description: Use of land for storage of vehicles.
Status: Registered

206/18 TREE APPLICATIONS AND DECISIONS

Case: 19/00602/CA
Address: 176 High Street, Odiham, Hook. RG29 1NP
Description: Tree at rear of garden is overhanging boundary wall. Large branches have fallen twice into neighbour's property in the last year. There is a risk that the tree (which is not in good state) could fall across the neighbour's property and cause significant damage to the house and individuals. I will wish to remove the tree and replant with a suitable alternative.
Status: Registered.

OPC Comment Odiham Parish Council did not comment on this tree application.

Case: 19/00546/CA
Address: 6 Burlingham Grange, North Warnborough, Hook. RG29 1FB
Description: G1 Hornbeam - crown-reduce height by c. 0.5 - 1m back to suitable growth points (the previously reduced points). Reason to maintain the trees at a size that is in keeping with the size of the garden.
Status: Registered.

OPC Comment Odiham Parish Council did not comment on this tree application.

207/18 ENFORCEMENTS OPENED AND CLOSED

ENFORCEMENTS OPENED

Case: 19/00050/UNTDY
Address: The Crown PH, Alton Road, Odiham, Hook. RG29 1PD
Complaint: Alleged untidy site.

ENFORCEMENTS CLOSED

Case: 18/00252/COND3
Address: Dervaig, West Street, Odiham, Hook. RG29 1NR
Complaint: Alleged breach of conditions of 17/00746/HOU.
Conclusion: Breach ceased.

Case: 19/00020/OPERT2
Address: Aragon Hall, Farnham Road, Odiham, Hook. RG29 1HR
Complaint: Alleged erection of unauthorised fencing at listed building.
Conclusion: Not a breach of planning control.

208/18 ENFORCEMENT APPEALS

Case: 17/02240/FUL and 17/02242/LBC
Address: Bullocks Farm, Hillside, Odiham, Hook. RG29 1HX
Description: Conversion of former agricultural building to C3 (residential), and for Listed Building Consent for the works to enable the conversion.
Appeal: Appeal dismissed.

209/18 PLANNING CORRESPONDENCE

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

210/18 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.

211/18 CONSIDERATION OF A RESPONSE TO AN APPLICANT'S EMAIL ASKING FOR CLARIFICATION OF OPC'S SUBMITTED COMMENTS ON 19/0037/HOU

It was agreed that Cllr Fleming would draft a response to the applicant to clarify OPC's response and would circulate this for comment.

There being no further business the meeting closed at 8.50 pm.

Signed.....

Date.....