

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE  
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON  
TUESDAY 14 MAY 2019 COMMENCING AT 7.30 PM**

Present: Cllrs Verdon (Chair), Ball, Coleman, MacPhee, McFarlane and Stewart

In attendance: Mrs Bradley (Administrator)

Also present: 3 members of the public

**01/19 RECEIPT AND ACCEPTANCE OF APOLOGIES FOR ABSENCE**

Apologies were received from County Cllr Glen and District Cllr Crookes.

**02/19 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA**

Cllr Stewart declared an interest in item 07/19 reference 19/00873/HOU which is his own property.

It was agreed that this item would be discussed at the end of the meeting.

**03/19 PUBLIC SESSION**

A member of the public addressed the committee regarding the submitted appeals to Hart DC for Danetree House.

**04/19 APPROVAL OF THE FOLLOWING MINUTES**

23 April 2019                      212/18 - 224/18

It was agreed that the minutes would be signed by the Chair with a comment stating that she could not verify the accuracy of the minutes as she had not been present at this meeting.

**05/19 CHAIR'S ANNOUNCEMENTS**

None.

**06/19 PREVIOUS PLANNING APPLICATIONS**

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: Grant  
OPC Comment: 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.

*POV*

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: 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: 19/00466/HOU  
Address: Orchards, The Street, North Warnborough, RG29 1BE  
Description: Single storey rear extension following demolition of existing rear porch.  
Decision: Refuse  
OPC Comment: Odiham parish council raises no objection to this planning application.

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

Case: 19/00052/HOU  
Address: Porch Cottage, Odiham Road, Whitehall, Odiham, RG29 1JP  
Description: Two storey rear extension. New ground floor front porch, front bay with french doors and first floor front dormers  
Decision: Grant  
OPC Comment: 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.

## 07/19 CURRENT PLANNING APPLICATIONS

Case: 19/00603/FUL  
Address: Burford, West Street, Odiham, RG29 1NX  
Description: Erection of 15 no. dwellings (7 x 2-bedroom, 3 x 3-bedroom and 5 x 4-bedroom) with associated access, landscaping, and parking following the demolition of existing dwelling house.  
Decision: Odiham Parish council object to this planning application.

Odiham and North Warnborough has a Neighbourhood Plan, developed with widespread community consultation and supported by a 88% majority of those who voted in a referendum.

We have compared the proposed development to that Plan and find the following:

1. This application does not comply with Policy 4 on Housing Mix – half the market houses should be 1-2 bed, but only 4 are. The offer of financial payment in lieu of a 6<sup>th</sup> affordable house is unacceptable.
2. The application also fails to meet Policy 2 in several respects:
  - a. It fails to include single storey buildings adjacent to the existing single storey dwellings on West Street (2ii d);
  - b. The designs fail to have regard to the unassuming, "light" design on the existing bungalows and that the proposed houses will appear overbearing (2ii d) as well as Policy 5 iii of the Plan;
  - c. The Flood Risk Assessment fails to provide the required figures for surface water drainage capacity and thus fails to comply with 2ii e;



- d. The footpath required in 2ii f is only shown as "potential".
3. The access for future development ie at Longwood should be shown abutting the boundary - this is important to avoid the potential for a future ransom strip (the green strip that currently adjoins the boundary)
4. Plot 5 has excessive amount of hard surfacing/parking and some of this including the garage will be on land liable to flood. So less hard surfacing here and more green/front garden and relocate garage away from floodable area.
5. Plot 1 - parking spaces on West Street frontage is unattractive and not necessary in this location - they could have two parking spaces at the rear of this plot then West Street frontage can be kept green.
6. The four houses at back of site are too tight with excessive hard surfacing and poorly located car parking - better to relocate 1 pair of houses in area of parking spaces 8 and 9 - more green could be introduced to this rear area.

Case: 19/00644/HOU  
 Address: 11 De Montfort Square, Odiham, RG29 1FR  
 Description: Single storey ground floor rear extension.  
 Decision: Odiham Parish Council raises no objection to this planning application but request that the planning officer take into account the current density of the housing and the potential for setting a precedent for over development of the site as a whole.

Case: 19/00861/LBC  
 Address: Bullocks House, Hillside, Odiham, RG29 1HX  
 Description: West elevation - Replace defective vertical timber post, structural replacement for approximately 300mm of floor level beam that is connected to this post, raking out of surrounding cement mortar encasing the post and re point with lime mortar to match existing. South elevation - Restrain and stabilise by inserting Helifix CemTie stainless steel remedial wall ties, install the Helifix BowTie HD system at first floor level along the south elevation for a length of approximately 2m and make good all insertion holes with lime mortar to match existing.  
 Decision: Odiham Parish Council raises no objection to this planning application and refer this to the conservation officer to check that they are happy with the proposal.

Case: 19/00747/HOU  
 Address: 19 De Montfort Square, Odiham, RG29 1FR  
 Description: Erection of a single storey side extension and first floor side bathroom window.  
 Decision: Odiham Parish Council raises no objection to this planning application but request that the planning officer take into account the current density of the housing and the potential for setting a precedent for over development of the site as a whole.

Unfortunately the absence of the first floor plans do not allow us to determine how many bedrooms therefore we do not know if this development meets the Hart Interim Parking Guidance and would request that the planning officer at Hart DC ensures that it does.

Case: 19/00941/HOU  
 Address: Cholsley House, The Street, North Warnborough, Hook, RG29 1BD  
 Description: Replacement of window to front elevation with door.  
 Decision: Odiham Parish Council raises no objection to this planning application and refer this to the conservation officer to check that they are happy with the proposal.

Case: 19/00942/LBC  
 Address: Cholsley House, The Street, North Warnborough, Hook, RG29 1BD  
 Description: Alterations at ground floor are replacement wood burner and new liner installed in breakfast room, installation of new wood burner and liner to the fireplace in the living room, removal of a partition between kitchen and breakfast room, removal of

Decision: a stud wall in the former entrance hall, blocking up of a door between the former entrance hall and the living room, installation of under floor heating in the kitchen and hall, removal of parquet flooring in the breakfast room, replacement of skirting, architraves and radiators and replacement of window to front elevation with door. Alterations at first floor are installation of reproduction cast iron fireplace in master bedroom and installation of plywood over existing floorboards. Odiham Parish Council raises no objection to this planning application and refer this to the conservation officer to check that they are happy with the proposal.

Case: 19/00800/HOU  
Address: Lodge Farm, The Gilt House, Hook Road, North Warnborough, RG29 1HA  
Description: Erection of a two storey rear extension and insertion of ground floor rear window.  
Decision: Odiham Parish Council objects because of its scale, height and massing. The character of the extension is not in keeping with the original house and the extension will detract from views from footpaths in the countryside into the settlement.

Case: 19/00873/HOU  
Address: Castle House, The Green, North Warnborough, Hook, RG29 1HG  
Description: Erection of a first floor rear extension  
Decision: Odiham Parish Council raises no objection to this planning application subject to the conservation officer's approval.

Case: 19/00999/HOU  
Address: 15 Manley James Close, Odiham, Hook, RG29 1AP  
Description: Erection of a single storey rear extension following demolition of existing conservatory.  
Decision: Odiham Parish Council raises no objection to this planning application.

#### 08/19 PRE-APP ADVICE APPLICATIONS WITH HART DC

Case: 19/00977/PREAPP  
Address: Orchard Cottage, Broad Oak, Odiham, RG29 1AH  
Description: Erection of a 3 bay green oak framed timber garage with space over  
Status: Registered

Case: 19/00967/PREAPP  
Address: Fulmars Cottage, Hillside, Odiham, RG29 1HX  
Description: Extensions and minor remodelling  
Status: Registered

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

Case: 19/00994/PREAPP  
Address: Five Acres, Broad Oak, Odiham, RG29 1AG  
Description: Erection of a bungalow and associated development  
Status: Registered

#### 09/19 TREE APPLICATIONS AND DECISIONS

##### TREE APPLICATIONS

Case: 19/01024/CA  
Address: 7 Angel Meadows, Odiham, Hook, RG29 1AR  
Description: T2 - Ash - Remove  
T3 - Ash - Remove  
T4 - Acacia - Remove



The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability to 7 Angel Meadows, Odiham, Hook, RG29 1AR.

Status: Registered.

OPC Comment: Odiham Parish Council object as we are concerned at the loss of mature trees which pre-existed the extension and would request that a report from a tree officer is sought to see if the problem can be remedied to avoid removal.

Case: 19/01013/CA

Address: 5 Angel Meadows, Odiham, Hook, RG29 1AR

Description: T1 - Ash - Remove.

The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability to 7 Angel Meadows, Odiham, Hook, RG29 1AR.

Status: Registered.

OPC Comment: Odiham Parish Council object as we are concerned at the loss of mature trees which pre-existed the extension and would request that a report from a tree officer is sought to see if the problem can be remedied to avoid removal.

### **TREE DECISIONS**

Case: 19/00743/CA

Address: Buryfields Infant School, Buryfields, Odiham, RG29 1NE

Description: T1 - T4 (Limes) Reduce horizontal laterals on the north side of the trees facing the school building by approximately 3-4m to appropriate union, deadwood and remove hangers  
T5 (Lime) Pollard to approximately 8m  
T6 - T8 (Limes) Reduce horizontal laterals on the north side of the trees facing the school building by approximately 3-4m to appropriate union, deadwood, remove hangers and sever Ivy  
T9 (Silver Maple) Fell  
T10 (Silver Maple) Reduce re-growth back to previous pruning points

Status: No objection.

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: No objection.

Case: 19/00793/CA

Address: 8 Angel Meadows, Odiham, Hook, RG29 1AR

Description: Ash (T1) - Fell

Status: No objection.

### **10/19 ENFORCEMENTS OPENED AND CLOSED**

#### **ENFORCEMENTS OPENED**

Case: 19/00101/LIST2

Address: The White House, 36 High Street, Odiham, RG29 1LG

Complaint: Alleged unauthorised work to listed building.

Case: 19/00095/LIST2

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

Complaint: Alleged unauthorised work to Grade II Listed building.

## **ENFORCEMENTS CLOSED**

Case: 14/00145/OPERAT  
Address: Stapeley Down Farm, Long Lane, Odiham, RG29 1JF  
Complaint: Static home sited without planning permission or notification.  
Conclusion: Breach Ceased

## **11/19 ENFORCEMENT APPEALS**

None.

## **12/19 PLANNING CORRESPONDENCE**

Correspondence from Cllr Kennett had been circulated to all prior to the meeting (Appendix 1). This was noted and agreed that the office would thank Cllr Kennett for the information and the committee would endeavour to do as he requested.

Correspondence from Lucas Design regarding the Crownfields development had been circulated prior to the meeting (Appendix 2). This was noted and it was agreed that the office would request a copy of the updated plans and proposals.

## **13/19 APPROVAL OF THE TERMS OF REFERENCE FOR THE ODIHAM CONSERVATION AREA APPRAISAL WORKING PARTY**

The terms of reference for the Odiham Conservation Area Appraisal working party had been available prior to the meeting (Appendix 3). The terms of reference were approved and it was agreed that the Chair would seek further information from the Conservation Officer at Hart DC regarding their requirements for the Conservation Area Appraisal and some advice regarding the best way to proceed.

## **14/19 APPOINTMENT OF CLLRS TO THE ODIHAM CONSERVATION AREA APPRAISAL WORKING PARTY**

It was agreed to defer the appointment of Cllrs to the Odiham Conservation Area Appraisal Working Party until the information had been received from Hart DC as per item 13/19.

## **15/19 APPROVAL OF OPC'S GUIDELINES FOR INITIAL DEVELOPER CONSULTATION**


OPC's guidelines for initial developer consultation had been available prior to the meeting (Appendix 4).

It was agreed to approve OPC's guidelines for initial developer consultation after the inclusion of;

1. c) Trees are particularly important in Odiham, both within private gardens and in the more public spaces such as the churchyard and the deer park.

**There being no further business the meeting closed at 8.53 pm.**

Signed.....



Date.....

4/8/19

