

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
TUESDAY 4 JUNE 2019 COMMENCING AT 7.30 PM**

Present: Cllrs Verdon (Chair), Ball (19.37), Coleman and MacPhee

In attendance: Mrs Bradley (Administrator)

Also present: 3 members of the public

16/19 RECEIPT AND ACCEPTANCE OF APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs McFarlane and Stewart. Apologies were received from County Cllr Glen, District Cllrs Crookes and Dorn.

17/19 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

None.

18/19 PUBLIC SESSION

A member of the public addressed the committee regarding the submitted appeals to Hart DC for Danetree House and requested support from OPC in relation to the appeal.

19/19 APPROVAL OF THE FOLLOWING MINUTES

14 May 2019 01/19 – 15/19

The above minutes were approved by a majority vote.

20/19 CHAIR'S ANNOUNCEMENTS

None.

21/19 PREVIOUS PLANNING APPLICATIONS

Case: 19/00599/HOU
Address: Derrydown, Bagwell Lane, Odiham RG29 1JG.
Description: Erection of single storey rear and front extensions following demolition of existing garden room and utility room. Small extension and repair to existing flat roof, and relocation of existing back door. Installation of new French doors on rear elevation.
Decision: Grant
OPC Comment: Odiham parish council raises no objection to this planning application.

Case: 19/00600/HOU
Address: Derrydown, Bagwell Lane, Odiham RG29 1JG.
Description: Erection of a replacement 3 bay garage with storage above and a small mower shed following demolition of the existing single storey garage and outbuildings.
Decision: Grant
OPC Comment: Odiham parish council raises no objection to this planning application but requests that Hart DC ensures that the space above the garage should not be considered as living accommodation in the future.



Case: 19/00698/HOU
Address: Mulberry House, 9 Archery Fields, Odiham, RG29 1AE.
Description: Erection of conservatory to rear, partial removal of internal wall and alter rear door.
Decision: Grant
OPC Comment Odiham parish council raises no objection to this planning application.

Case: 19/00671/HOU
Address: 7 Buffins Road, Odiham, RG29 1NZ.
Description: Erection of a front porch and part single, part two storey rear extension following demolition of existing single storey rear extension and alterations to fenestration.
Decision: Grant
OPC Comment Odiham parish council raises no objection to this planning application but is concerned that the parking lay out does not comply with Hart's Parking Provision Interim Guidance.

Case: 19/00538/HOU
Address: 22 Manley James Close, Odiham, RG29 1AP.
Description: Single storey rear extension and garage conversion and open porch.
Decision: Grant
OPC Comment Odiham parish council raises no objection to this planning application.

However, in the absence of information concerning the number of bedrooms in this property, Odiham parish council are concerned about the net reduction of available parking arrangements.

Case: 19/00224/LBC and 19/00223/HOU
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 and roof light. 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: Grant
OPC Comment No objection.

Case: 18/02767/LBC
Address: Cruck Cottage, The Street, North Warnborough, Hook, RG29 1BL.
Description: To install one electric vehicle charging point at parking bay to front of property.
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 objects to this planning application. It is concerned that the charging point installation is an unnecessarily intrusive addition to the public elevation of this cottage.

OPC would ask the applicant to consider an alternative installation sympathetic to the cottage. For example; a separate installation post or an installation to the side of the cottage.

22/19 PLANNING APPEALS

Case: JUTA/18/02353/HOU
Address: Stoney Cottage, The Bury, Odiham, RG29 1LY.
Description: Demolition of existing timber conservatory and erection of a ground floor extension to rear.
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: JUTA/18/02354/LBC
Address: Stoney Cottage, The Bury, Odiham, RG29 1LY.
Description: Demolition of existing timber conservatory, erection of a ground floor extension to rear and creation of ground floor WC.
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: LUOL/18/01887/LBC
Address: Danetree House, 57 High Street, Odiham, RG29 1LF.
Description: Repair window WG1 on front elevation.
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 has no objection to this planning application. We defer to the Conservation Officer's opinions as to the work to be done and we also note and agree with the comments from the Odiham Society.

Case: LUOL/18/01889/LBC
Address: Danetree House, 57 High Street, Odiham, RG29 1LF.
Description: Repair window WG2 on front elevation.
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 has no objection to this planning application. We defer to the Conservation Officer's opinions as to the work to be done and we also note and agree with the comments from the Odiham Society.

Case: LUOL/18/01890/LBC
Address: Danetree House, 57 High Street, Odiham, RG29 1LF.
Description: Repair window WG3 on front elevation.
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 has no objection to this planning application. We defer to the Conservation Officer's opinions as to the work to be done and we also note and agree with the comments from the Odiham Society.

Case: LUOL/18/01891/LBC
Address: Danetree House, 57 High Street, Odiham, RG29 1LF.
Description: Repair window WG5 on front elevation.
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 has no objection to this planning application. We defer to the Conservation Officer's opinions as to the work to be done and we also note and agree with the comments from the Odiham Society.

Case: LUOL/18/01958/LBC
Address: Danetree House, 57 High Street, Odiham, RG29 1LF.
Description: Repair window WG4 on front elevation.
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 has no objection to this planning application. We defer to the Conservation Officer's opinions as to the work to be done and we also note and agree with the comments from the Odiham Society.

Case: STBA/18/01528/FUL
Address: Danetree House, 57 High Street, Odiham, RG29 1LF.
Description: Change of use of property from office (B1) (a) to residential (C3). Demolition of existing single storey extension and erection of a two storey rear extension. External changes and internal changes.

OPC Comment: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan, specifically to policies 5 and 6. Odiham parish council raises no objection to the change of use for the building but would draw the Case Officer's attention to Hart DC's Parking Provision Interim Guidance 2008 as the proposal shows at least 6 bedrooms in the main house plus 4 separate working spaces in the live/work annexe. OPC believes that this would put significant pressure on the provision of 3 parking spaces which OPC do not consider to be sufficient.

OPC would also request that the Conservation Officer considers conditioning any grant to ensure that the annexe remains part of Danetree House and cannot be separated into either an independent residence or an independent work setting.

Case: STBA/18/02584/LBC and STBA/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.

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 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: STBA/18/01529/LBC
Address: Danetree House, 57 High Street, Odiham, RG29 1LF.
Description: Change of use of property from office (B1) (a) to residential (C3). Demolition of existing single storey extension and erection of a two storey rear extension. External changes and internal changes.

OPC Comment: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan, specifically to policies 5 and 6.

Odiham parish council raises no objection to the change of use for the building. However, OPC rely on the Conservation Officer to ensure that materials and finishes are appropriate to a prominent house on the High Street.

23/19 CURRENT PLANNING APPLICATIONS

- Case: 19/00880/HOU
Address: Selsey, Dunleys Hill, Odiham, RG29 1DU.
Description: Erection of two storey side and rear extension to include integral garage following demolition of existing single garage and single storey rear projections.
Decision: Odiham parish council raises no objection to this planning application.
- Case: 19/00757/FUL
Address: Priors Corner, Ground Floor, Dunleys Hill, North Warnborough, RG29 1EA.
Description: Change of use of part of ground floor from D1 clinic and B1a office to residential use to form 3 flats and alterations to fenestration.
Decision: Odiham parish council raises no objection to the principle of converting the property into flats but requests that Hart DC pay close attention to all of the applications relating to this property and the parking available to the total number of units to avoid overspill into the neighbouring roads.
- Case: 19/01018/HOU
Address: 15 Derbyfields, North Warnborough, Hook, RG29 1HH.
Description: Single storey side conservatory following demolition of existing conservatory.
Decision: Odiham parish council raises no objection to this planning application.
- Case: 19/00939/LBC
Address: Terry's Alley, The Foundry, The Bury, Odiham, Hook, RG29 1LZ.
Description: Installation of 2 external air conditioning condenser units to the west elevation.
Decision: Odiham parish council raises no objection to this planning application.
- Case: 19/01125/LBC
Address: Cholsley House, The Street, North Warnborough, Hook, RG29 1BD.
Description: Replacement of front boundary wall.
Decision: Odiham parish council raises no objection to this planning application.
- Case: 19/01162/HOU
Address: 5 Burlingham Grange, North Warnborough, Hook, RG29 1FB.
Description: Single storey front extension and open porch.
Decision: Odiham parish council raises no objection to this planning application.
- Case: 19/01121/HOU
Address: 3 London Road, Odiham, Hook, RG29 1AJ.
Description: Replacement of windows on front elevation.
Decision: Odiham parish council objects to this planning application. The cottages in this row have been identified as positive buildings in the Conservation Area. The current windows are a metal Crittall type. Double glazed, low maintenance metal replacement windows of the Crittall type are now available which will fulfil the applicant's desire for energy efficiency. Contrary to the justification statement, OPC considers that uPVC replacements with a wood grain finish will have a significant and detrimental impact upon the significance, setting and character of the cottage.
- Case: 19/01167/HOU
Address: 24 Salmons Road, Odiham, Hook, RG29 1NY.
Description: Single storey side/rear extension following demolition of utility room. Internal alterations.
Decision: Odiham parish council raises no objection to this planning application.
- Case: 19/00926/HOU
Address: Hop Blossom House, Church Street, Odiham, RG29 1LU
Description: Replacement of all roof tiles.
Decision: Odiham parish council raises no objection to this planning application.

24/19 PRE-APP ADVICE APPLICATIONS WITH HART DC

Case: 19/01028/PREAPP
Address: 33 Buffins Road, Odiham, RG29 1PA.
Description: It is proposed to apply for planning consent for a single dwelling on land forming part of 33 Buffins Road Hook, Odiham RG29 1PA
Status: Registered.

25/19 TREE APPLICATIONS AND DECISIONS

TREE APPLICATIONS

None

TREE DECISIONS

Case: 19/00756/CA
Address: 137 High Street, Odiham, RG29 1NW.
Description: (Amended specification)
T2 Sycamore - Fell (dead)
T3 Maple - Fell due to poor position/specimen
Status: No objection.

Case: 19/00802/CA
Address: Hockleys House, The Street, North Warnborough, RG29 1BE.
Description: 1. Remove dead Laburnum tree (1) on plan - in danger of falling on power line. 2. Remove Holly tree on boundary at front (2) on plan. 3. Remove a Robinia/False Acacia (3) on plan.
Status: No objection.

Case: 19/00891/CA
Address: Swan Cottage, Hook Road, North Warnborough, RG29 1EX.
Description: Tree 1 - Ash tree - Remove Tree 2 - Conifer - Remove
Status: No objection.

26/19 ENFORCEMENTS OPENED AND CLOSED

ENFORCEMENTS OPENED

Case: 19/00123/COND3
Address: Land Adjacent To Hatchwood Place, Farnham Road, Odiham, Hook.
Complaint: Landscaping and pond not in accordance with approved plans.

Case: 19/00126/COU3
Address: Stanhope Farm, Farnham Road, Odiham, RG29 1HR.
Complaint: Alleged use of site causing impact on amenity of adjacent occupiers.

ENFORCEMENTS CLOSED

Case: 19/00050/UNTDY3
Address: The Crown Ph, Alton Road, Odiham, RG29 1PH.
Complaint: Alleged untidy site.
Conclusion: Breach Ceased

Case: 18/00111/COU3
Address: Porch Cottage, Whitehall, Odiham, RG29 1JP.
Complaint: Alleged change of use of land to use for storage of builders materials.
Conclusion: Not expedient to take enforcement action

Case: 19/00137/OPERT
Address: Castle House, The Green, North Warnborough, RG29 1HG.
Complaint: Alleged erection of panel fencing in conservation area.
Conclusion: Not a breach of planning control

Case: 19/00101/LIST2
Address: The White House, 36 High Street, Odiham, RG29 1LG.
Complaint: Alleged unauthorised work to listed building.
Conclusion: Not expedient to take enforcement action

27/19 ENFORCEMENT APPEALS

None.

28/19 PLANNING CORRESPONDENCE

Correspondence from Lucas Designs including the updated plans for the proposed Crownfields development had been circulated prior to the meeting (Appendix 1).

29/19 UPDATE FROM THE CHAIR REGARDING QUESTIONS ASKED TO HART DC ON THE ODIHAM CONSERVATION AREA APPRAISAL

The Chair advised the committee that she had written to the Conservation Officer at Hart DC requesting more information and has not had a response yet.

30/19 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 29/19.

31/19 CONSIDERATION OF OPC'S RESPONSE TO CORRESPONDENCE RECEIVED FROM THE OWNER OF DANETREE HOUSE AND AGREEMENT IF ANY FURTHER ACTION SHOULD BE TAKEN

This item was considered immediately after the public session.

A report regarding Danetree house had been circulated prior to the meeting (Appendix 2). It was agreed that the Chair would draft a letter on behalf of OPC in support of the principle of renovating Danetree House, but with reference to the Conservation Officer, and suggest that a compromise could be sought. It was agreed that the letter would be approved by the committee before being sent.

There being no further business the meeting closed at 8.11pm.

Signed.....

Date.....