

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
TUESDAY 6 AUGUST 2019 COMMENCING AT 7.30 PM**

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

In attendance: Mrs Bradley (Administrator)

55/19 APPOINTMENT OF A VICE-CHAIR OF THE COMMITTEE

It was agreed to appoint Cllr Stewart as the Vice-Chair of the committee.

56/19 RECEIPT AND ACCEPTANCE OF APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Ball. Apologies were also received from County Cllr Glen and District Cllrs Crookes and Dorn.

57/19 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

Cllr Coleman declared an interest in agenda item 64/19 application 19/01485/PRIOR as she is a resident of Broad Oak.

58/19 PUBLIC SESSION

None.

59/19 APPROVAL OF THE FOLLOWING MINUTES

4 June 2019	16/19 – 31/19
25 June 2019	32/19 – 48/19
25 July 2019	49/19 – 54/19

The above minutes were approved as accurate accounts of the meetings.

60/19 CHAIR'S ANNOUNCEMENTS

None.

61/19 RECEIVE A PRESENTATION FROM GILL WARSOP ON THE IMPORTANT ASPECTS OF THE NEIGHBOURHOOD PLAN

This item was deferred.

62/19 PREVIOUS PLANNING APPLICATIONS

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:	Grant
<u>OPC Comment:</u>	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: 19/01018/HOU
Address: 15 Derbyfields, North Warnborough, Hook, RG29 1HH.
Description: Single storey side conservatory following demolition of existing conservatory.
Decision: Grant
OPC Comment: Odiham Parish Council raises no objection to this planning application.

Case: 19/00941/HOU
Address: Cholsley House, The Street, North Warnborough, Hook, RG29 1BD
Description: Replacement of window to front elevation with door.
Decision: Refuse
OPC Comment: 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 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.
Decision: Refuse
OPC Comment: 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: 19/00873/HOU
Address: Castle House, The Green, North Warnborough, Hook, RG29 1HG
Description: Erection of a first floor rear extension
Decision: Grant
OPC Comment: Odiham Parish Council raises no objection to this planning application subject to the Conservation Officer's approval.

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: Refuse
OPC Comment: 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: 19/00880/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: Grant
OPC Comment: 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: Grant
OPC Comment: 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: 19/01162/HOU
Address: 5 Burlingham Grange, North Warnborough, Hook, RG29 1FB.
Description: Single storey front extension and open porch.
Decision: Grant
OPC Comment: Odiham Parish Council raises no objection to this planning application.

Case: 19/00939/LBC
Address: Terry's Alley, The Foundry, The Bury, Odiham, RG29 1LZ.
Description: Installation of 2 external air conditioning condenser units to the west elevation
Decision: Grant
OPC Comment: Odiham Parish Council raises no objection to this planning application.

Case: 19/00644/HOU
Address: 11 De Montfort Square, Odiham, Hook, RG29 1FR.
Description: Single storey ground floor rear extension.
Decision: Refuse
OPC Comment: 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: 19/01125/LBC
Address: Cholsley House, The Street, North Warnborough, Hook, RG29 1BD.
Description: Replacement of front boundary wall.
Decision: Grant
OPC Comment: 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: Refuse
OPC Comment: 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: 19/00995/LBC
Address: Terry's Alley, The Foundry, The Bury, Odiham, Hook, RG29 1LZ.
Description: 1. Remove defective bricks and replace with matching materials sourced from reclaimed stock 2. Re point defective areas pointing using the appropriate lime:mortar mix
Decision: Grant
OPC Comment: Odiham Parish Council raises no objection to this planning application and refers it to the Conservation Officer.

Case: 19/00926/HOU
Address: Hop Blossom House, Church Street, Odiham, RG29 1LU
Description: Replacement of all roof tiles.
Decision: Grant
OPC Comment: Odiham Parish Council raises no objection to this planning application.

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: Refuse

OPC Comment: 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: 19/00543/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: 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: 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: Grant

OPC Comment: 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: 18/02529/LBC

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

Description: Internal improvements and alterations to first floor shower/wet room to form an en suite arrangement; ground floor rear entrance and lobby to create a utility room and restoration of the main outbuilding removing alterations undertaken by previous owners to create a games room.

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 raises no objection to this planning application but would request that the Conservation Officer pays close attention bearing in mind the listing of the building and that it is in the Conservation Area.

Case: 19/01356/HOU

Address: 4 Dunleys Hill, North Warnborough, Hook, RG29 1DY.

Description: Dropped kerb

Decision: Grant

OPC Comment: OPC has no objection to this application.

Case: 19/01305/LDC

Address: The Oast House, Park Corner, Hillside, Odiham, RG29 1JB.

Description: Application for a Lawful Development Certificate for an Existing Change of Use of land from agricultural to residential garden

Decision: Grant

OPC Comment: OPC has no comment on this planning application.

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Case: 19/01181/FUL
Address: Palace Gate House, 168 High Street, Odiham, RG29 1NP.
Description: Rebuilding of boundary wall to High Street.
Decision: Grant
OPC Comment: Odiham Parish Council raises no objection to this planning application and refers it to the Conservation Officer.

Case: 18/01977/LBC
Address: Danetree House, 57 High Street, Odiham, Hook, Hampshire. RG29 1LF
Description: Replace broken glass in W3, W6 and W7 with heritage glass.
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: 19/01105/LDC
Address: 18B Crownfields, Odiham, Hook, RG29 1PL.
Description: Erection of single storey side and rear extensions and loft conversion to include hip to gable, dormer window to rear and roof lights to front
Decision: Refuse
OPC Comment: OPC did not comment on this application.

63/19 PLANNING APPEALS

Case: 19/00054/REFUSE
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
OPC Comment: OPC objects to this application on the grounds that it is outside the Settlement Boundary.

64/19 CURRENT PLANNING APPLICATIONS

Cllr Coleman, having declared an interest in this application, left the room.

Case: 19/01485/PRIOR
Address: Broad Oak Farm, Broad Oak, Odiham, RG29 1AQ.
Description: Notification under Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the erection of a barn to support the alpaca business to store hay feed and machinery
Decision: OPC are concerned that this proposal as submitted does not meet the criteria for agricultural permitted development rights due to the scale of the operation. This small scale operation does not appear to be a commercial agricultural enterprise.

Case: 19/01412/HOU
Address: 5 Burgess Close, Odiham, Hook, RG29 1PG.
Description: Erection of single storey side and rear extensions and alterations to fenestration
Decision: OPC has no objection to this application.

Case: 19/01406/HOU
Address: 7 Castle Bridge Cottages, Hook Road, North Warnborough, RG29 1EU.
Description: Erection of single storey garage
Decision: OPC raises no objection to this application but requests that the Planning Officer consider the effect of further development in this area which is prone to flooding.

Case: 19/01571/LBC
Address: Bullocks House, Hillside, Odiham, Hook, RG29 1HX.
Description: Replacement of defective elements of oak framing to West elevation. Removal of cement based mortar and replacement with lime mortar. Minor brick repairs.
Decision: OPC has no objection to this application and refers the application to the Conservation Officer.

Case: 19/01590/HOU
Address: Little Court, The Bury, Odiham, Hook, RG29 1NB.
Description: Single storey rear extension to link the dwelling to the garage.
Decision: OPC refers this application to the Conservation Officer but are concerned that this is over development of a site in the historic core of the village.

Case: 19/01591/LBC
Address: Little Court, The Bury, Odiham, Hook, RG29 1NB.
Description: Single storey rear extension to link the dwelling to the garage.
Decision: OPC refers this application to the Conservation Officer but are concerned that this is over development of a site in the historic core of the village.

**65/19 RATIFICATION OF THE COMMENTS SUBMITTED FOR THE FOLLOWING
PLANNING APPLICATIONS WHICH WERE AGREED VIA EMAIL:-**

Case: 19/01353/FUL
Address: Darwins Farm, The Stables, Hillside, Odiham, RG29 1HX.
Description: Change of use of land from agricultural to residential garden
Decision: OPC has no objection to this application.

Case: 19/01145/LBC
Address: The White house, 36 High Street, Odiham, Hook, RG29 1LG.
Description: Restoration/conservation of the West Elevation of the stable block
Decision: OPC refers this to the Conservation Officer but has no objection.

Case: 19/01356/HOU
Address: 4 Dunleys Hill, North Warnborough, Hook, RG29 1DY.
Description: Dropped kerb
Decision: OPC has no objection to this application.

It was agreed to ratify the above comments.

66/19 PRE-APP ADVICE APPLICATIONS WITH HART DC

Case: 19/01466/PREAPP
Address: Bullocks Farm, Hillside, Odiham, RG29 1HX.
Description: Conversion of former agricultural building to C3 (residential), and for Listed Building
Consent for the works to enable the conversion.
Status: Registered

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

Case: 19/00762/PREAPP
Address: The Stables, Darwins Farm, Hillside, Odiham, Hampshire.
Description: Erection of replacement dwelling, with associated parking, turning, landscaping and private amenity space
Status: Opinion Issued

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

Case: 19/00701/PREAPP
Address: Dunleys, Dunleys Hill, North Warnborough, RG29 1DZ.
Description: The works primarily fall into the category of repair and replace, with the following exceptions; * A slate rather than tile roof to the north facing pitch roof section (currently brown - photo at the top of p19) * The drainage system is currently a hotpatch of materials so we would look to replace all of that with something appropriate, consistent and functional. * We might also consider getting a quote for replacing the flat roof on the single storey lounge extension (front view) with a pitched roof. Whilst we could replace the flat roof like for like, this extension is rather unsightly and a pitched roof might make this less of an eyesore - we will take your advice on that.
Status: Opinion Issued

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

67/19 TREE APPLICATIONS AND DECISIONS

TREE APPLICATIONS

Case: 19/01441/TPO
Address: 9 Derbyfields, North Warnborough, RG29 1HH.
Description: Rear Garden 1). Remove epicormic growth from three English Oak (Quercus robur) to approximately 5 metres and three pieces of dead wood one on left one in middle and one on the right from English Oak on the left side of garden near washing line. Deadwooding/close to washing line

TREE DECISIONS

Case: 19/01435/CA
Address: 7 Angel Meadows, Odiham, RG29 1AR.
Description: Cherry - reduce height by 1.5 metres and thin canopy keeping umbrella form. Purple Maple - reduce height by 2 metres and width by 1 metre, thinning canopy
Status: No objection

Case: 19/01419/CA
Address: 3 Swan Mews, Hook Road, North Warnborough, RG29 1DL.
Description: T1, Fell 1 Sycamore Sapling to stop it out growing the space. T2, Reduce 1 Hawthorn by approximately 1m for light. G1, Fell 3 Ash sapling to stop them out growing the space
Status: No objection

68/19 ENFORCEMENTS OPENED AND CLOSED

ENFORCEMENTS OPENED

Case: 19/00152/COU3
Address: Three Oaks, Hillside, Odiham, RG29 1HX.
Complaint: Change of use of garden to land used for the siting of a shipping container and use for storage and heavy machinery repair

Case: 19/00159/OPERT
Address: Lodge Farm, Hook Road, North Warnborough, RG29 1HA.
Complaint: Alleged erection of agricultural building not in accordance with approved plans and in breach of conditions

Case: 19/00160/ADV3
Address: Co-Operative Retail Services Ltd, 56 High Street, Odiham, RG29 1LN.
Complaint: Alleged unauthorised display of advertisements

Case No: 19/00172/OPERT
Address: Castle House, The Green, North Warnborough, RG29 1HG.
Complaint: Alleged installation of metal flue

Case No: 19/00185/XPLAN3
Address: Oriana Cottage, The Bury, Odiham, RG29 1ND.
Complaint: Check external materials are in accordance with approved plans and details

Case No: 19/00208/XPLAN3
Address: Land Adjacent, Hatchwood Cottage, Farnham Road, Odiham.
Complaint: Alleged development (drainage) not in accordance with approved plans of 16/01817/CON at plot 27

Case No: 19/00206/COU3
Address: 2 Priors Row, North Warnborough, Hook, RG29 1ES.
Complaint: Alleged operation of business from residential dwelling

ENFORCEMENTS CLOSED

Case: 19/00068/COND2
Address: North Lodge, Farnham Road, Odiham, RG29 1HR.
Complaint: Alleged development without discharge of conditions imposed on planning and listed building consent (17/01869/LBC and 17/01868/FUL refer)
Conclusion: Planning Application Approved

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

Case: 19/00006/OPERT2
Address: Poplar Cottage, Rye Common, Odiham, RG29 1HT.
Complaint: Unauthorised building works
Conclusion: Not a breach of planning control

69/19 ENFORCEMENT APPEALS

Case No: 19/00002/ENF
Address: Down Farm, Alton Road, Odiham, Hook, RG29 1QX.
Appeal against: Without planning permission, operational development at the former piggery including building operations to raise the height of all walls about 1.5m, 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.
Status: Appeal in progress

70/19 PLANNING CORRESPONDENCE

A letter from the Tree Officer regarding OPC commenting on tree applications was circulated to all prior to the meeting (Appendix 1).

A comment from the website regarding removal of permitted development rights on NH Plan sites was circulated to all prior to the meeting (Appendix 2). It was agreed to pass the comment on to the NH Plan MG meeting in September.

Correspondence from the Planning Officer regarding Crumplins Yard was circulated to all prior to the meeting (Appendix 3).

71/19 RECEIVE AN UPDATE FROM THE ODIHAM CONSERVATION AREA APPRAISAL WORKING PARTY

A member of The Odiham Society is seeking further information and advising Cllr Stewart of the best way forward.

72/19 RECEIVE CORRESPONDENCE FROM EMMA WHITTAKER, PLANNING OFFICER AT HART DC AND CONSIDERATION IF ANY FURTHER ACTION WITH REGARDS TO THE LAND AT CROWNFIELDS SHOULD BE TAKEN

Correspondence from Emma Whittaker at Hart DC was circulated to all prior to the meeting regarding the land at Crownfields (Appendix 4). It was agreed that the Chair would draft a report to submit to full council with regards to the 0.25 ha land for Pre School use at Crownfields in the NH Plan.

73/19 CONSIDERATION OF THE PLANNING COMMITTEE'S RECOMMENDATION TO THE FULL COUNCIL REGARDING OPC'S RESPONSE TO HART DC'S CONSULTATION ON THE PROPOSED MAIN MODIFICATIONS TO THE HART LOCAL PLAN

It was agreed that the Chair will submit the planning committee's recommendation to Full Council that OPC is happy with the examiner's report with regards to the consultation on the proposed main modification to the Hart Local Plan.

There being no further business the meeting closed at 9.04 pm.

Signed.....

Date.....