

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
TUESDAY 27 AUGUST 2019 COMMENCING AT 7.30PM**

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

In attendance: Mrs Bradley (Administrator)

74/19 RECEIPT AND ACCEPTANCE OF APOLOGIES FOR ABSENCE

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

75/19 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS RELATING TO ANY ITEM ON THE AGENDA

Cllr Coleman declared an interest in agenda item 81/19 application 19/01812/PRIOR as she is a resident of Broad Oak. She also declared an interest in application 19/01665/HOU as she knows the residents.

76/19 PUBLIC SESSION

None.

77/19 APPROVAL OF THE FOLLOWING MINUTES

6 August 2019 55/19 - 73/19

The above minutes were approved as an accurate account of the meeting.

78/19 CHAIR'S ANNOUNCEMENTS

The Chair advised the committee that she had written to Leapfrogs regarding meeting to discuss an extension but has not yet heard back from them.

79/19 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
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: 19/01319/HOU
Address: Clump House, The Firs, Odiham, Hook. RG29 1PP
Description: Demolition of single storey side extensions and conservatory to rear and erection of a part single storey, part two storey side extension, alterations to fenestration, to dormer windows on front and rear elevations and to porch. Demolition of existing 3 bay garage and erection of a 3 bay garage with study in the loft space.
Decision: Grant

OPC Comment: 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: Grant
OPC Comment: OPC refers this to the Conservation Officer but has no objection.

Case: 19/00482/LBC
Address: Orchards, The Street, North Warnborough, Hook. RG29 1BE
Description: Lower existing kitchen floor by 150 mm.
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: 19/01232/LBC
Address: Marycourt, 43 High Street, Odiham, Hook. RG29 1LF
Description: Repair of damaged brick pillar which forms part of the gates.
Decision: Grant
OPC Comment: OPC has no objection to this application.

Case: 19/01083/FUL
Address: Comley And Sons, Waste Exchange Pit, Calf Lane, Odiham.
Description: Change of use of field from agricultural to doggy day care. No dog boarding on site. Dogs to be brought to the field in a purpose fitted dog transport van which would then be parked in the field until home time.
Decision: Withdrawn
OPC Comment: OPC is concerned about the change of use of this site and the application gives insufficient information for OPC to make any meaningful comment. We fully support the Environmental Health Officer's statement.

80/19 PLANNING APPEALS

Case: 19/00029/REFUSE
Address: Roke Farm, Hillside, Odiham, Hook, RG29 1HZ
Description: Change of use of an existing agricultural barn in to a holiday cottage.
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 change of use. However, OPC would urge the Case Officer to explore methods to ensure that the building remains ancillary to and does not become independent to the main property thereby establishing a new residence outside of the settlement boundary.

81/19 CURRENT PLANNING APPLICATIONS

Case: 19/01632/HOU
Address: Wilks Water, Bagwell Lane, Odiham, Hook. RG29 1JG
Description: Conversion of existing garage to annex and home office with associated internal and external alterations (part retrospective).
Decision: THIS APPLICATION WAS WITHDRAWN THE AFTERNOON OF THE MEETING

Case: 19/01643/HOU
Address: 32 King Johns Road, North Warnborough, Hook. RG29 1EJ
Description: Demolition of existing conservatory, erection of single storey rear extension and new window on ground floor side.
Decision: OPC has no objection to this application.

Case: 19/00603/FUL
Address: Burford, West Street, Odiham, RG29 1NX
Description: Erection of 15no. 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: In line with recent correspondence with the Planning Manager, we request that permitted development rights for development in roof spaces is withdrawn to comply with policy 4 of the NH Plan.

OPC note that none of the original points raised in our comments on the previous application relating to this site have been addressed. We therefore make the same comments again:

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 6th 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 i.e. 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 the back of the site are too tight with excessive hard surfacing and poorly located car parking - better to relocate 1 pair of houses in the area of parking spaces 8 and 9 - more green could be introduced to this rear area.

In light of correspondence with a Planning Officer we request that permitted development rights for development in roofs is withdrawn to comply with policy 4 of the NH Plan.

OPC still has concerns about flooding and it appears that most of the changes in this new application have been made to satisfy the concerns of the drainage engineer and these result in a rather contrived solution with no guarantee of standing the test of time.

Case: 19/01812/PRIOR
Address: Site Adjacent, Five Acres, Broad Oak, Odiham, Hampshire.

Description: Notification under Schedule 2, Part 6, Class A 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: As per our previous comments relating to 19/01485/PRIOR, OPC is 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.

OPC raises concerns about how realistic the proposed business plan is in light of other applications relating to the site of the whole of Five Acres and call in to question the legitimate need for the barn.

Case: 19/01703/FUL
Address: El Castello, 83 High Street, Odiham, Hook. RG29 1LB
Description: New extract flue to improve current extract output to be fitted behind existing brick flue.
Decision: OPC fully supports the Conservation Officer's comments on this application.

Case: 19/01665/HOU
Address: 3 Red Lion Mews, Odiham, Hampshire. RG29 1HP
Description: Installation of a cassette awning in courtyard garden.
Decision: OPC has no objection to this application.

82/19 PRE-APP ADVICE APPLICATIONS WITH HART DC

Case: 19/01466/PREAPP
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.
Status: Registered

Case: 19/01718/PREAPP
Address: The Stables, Darwins Farm, Hillside, Odiham, Hook. RG29 1HX
Description: Replacement dwelling with associated parking, turning, landscaping and private amenity space.
Status: Registered

83/19 TREE APPLICATIONS AND DECISIONS

TREE APPLICATIONS

Case: 19/01813/CA
Address: 1 The Barn, Palace Gate Farm, Odiham. RG29 1FU.
Description: T1 - Whitebeam - reduce by 1-1.5m and rebalance.

Case: 19/01771/CA
Address: Myrtle Cottage, King Street, Odiham. RG29 1NJ.
Description: T1- Sycamore; thin the canopy by approximately 20% to relieve sail effect and let more light through to under-story plants.

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: 19/01441/TPO

Address: 9 Derbyfields, North Warnborough, Hook. 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.
Status: Grant

84/19 ENFORCEMENTS OPENED AND CLOSED

ENFORCEMENTS OPENED

Case: 19/00152/COU3
Address: Three Oaks, Hillside, Odiham, Hook. 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: 19/00215/OPERT
Address: 9 Hereford Close, Odiham, Hook, Hampshire. RG29 1PF
Complaint: Alleged unauthorised operational.

ENFORCEMENTS CLOSED

Case: 19/00068/COND2
Address: North Lodge, Farnham Road, Odiham, Hook. 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: 19/00095/LIST2
Address: The Bury House, The Bury, Odiham, Hook, Hampshire. RG29 1LZ
Complaint: Alleged unauthorised work to Grade II Listed building.
Conclusion: Not expedient to take enforcement action.

Case: 19/00016/LIST1
Address: Danetree House, 57 High Street, Odiham, Hook, Hampshire. RG29 1LF
Complaint: Alleged fixation of boarding to ground floor windows at Grade II Listed Building without Listed Building Consent.
Conclusion: Not expedient to take enforcement action.

85/19 ENFORCEMENTS 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

86/19 PLANNING CORRESPONDENCE

An email from Sharon Whittaker from Hart DC regarding the appeal decision at Down Farm was circulated to all prior to the meeting (Appendix 1).

87/19 RECEIVE AN UPDATE FROM THE ODIHAM CONSERVATION AREA APPRAISAL WORKING PARTY

There was no update from the Odiham Conservation Area Appraisal Working Party.

There being no further business the meeting closed at 7.58pm.

Signed.....

Date.....