

ODIHAM PARISH COUNCIL - PLANNING MEETING
14 May 2019

PLANNING DECISIONS

- 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.
- 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 Neighbour Plan Policy 5 i and ii.

PLANNING APPLICATIONS

- 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.
Comments due: 15 May 2019
Decision:

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.
Comments due: 04 June 2019

Decision:
Comments
Comments
Comments
Comments
Comments
Comments

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.
Comments due: 05 June 2019

Decision:
Comments
Comments
Comments
Comments
Comments
Comments

Case: 19/00873/HOU
Address: Castle House, The Green, North Warnborough, Hook, RG29 1HG
Description: Erection of a first floor rear extension
Comments due: 05 June 2019

Decision:
Comments
Comments
Comments
Comments
Comments
Comments

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.

Comments due: 05 June 2019

Decision:
Comments
Comments
Comments
Comments
Comments
Comments

PRE- APP ADVICE APPLICATIONS

Case: 19/00977/PREAPP
Address: Orchard Cottage, Broad Oak, Odiham, RG29 1AH

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: Decided. No objection.

Case: 19/00793/CA

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

Description: Ash (T1) - Fell

Status: Decided. No objection.

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



Odiham Conservation Area Appraisal Working Party Terms of Reference

1. The working party is constituted to assist Odiham Parish Council's Planning Committee in completing a review and update of the Odiham Conservation Area Character Appraisal and Management Proposals December 2008.
2. The working party will remain in existence until disbanded by agreement of the Planning Committee.
3. The working party is to be comprised of three representatives from OPC's Planning Committee until it has determined the scope of work that is required. The Planning Committee will approve membership. The working party will have the ability to invite participation from third parties where it identifies specific value to the review from doing so.
4. A Chair will be appointed at the first meeting of the working party. Meetings will be held when necessary with a Cllr being appointed to take the notes to be reported back to the Planning Committee.
5. The working party will not meet in public, therefore Standing Orders are not applicable although the Code of Conduct will still apply.
6. The working party holds delegated authority from OPC to collect data and request input from other agencies and organisations. OPC is the data controller and all data will be held in the parish office only.
7. The working party does not hold executive powers to commit to any resources without prior approval from the Planning Committee.
8. The completed review of the Odiham Conservation Area Character Appraisal will be presented to Odiham Parish Council for approval before referring the document to Hart DC.



Odiham Parish Council's (OPC) guidelines for initial developer consultation

Odiham and North Warnborough's Neighbourhood Plan was made in June 2017. A copy of this Plan can be found at <http://www.odiham.org.uk/planning/neighbourhood-plan/>

Statement of principles:

- a) OPC supports the National Policy Planning Framework (NPPF) approach of encouraging residents, local authorities and developers working together to deliver sustainable development that will benefit existing and future residents.
 - b) OPC will deal with issues arising from new development in an open, transparent way and reach conclusions based on its experience of past planning issues, our understanding of the views of residents and wherever possible sound evidence.
 - c) OPC expects developers to produce plans that respect the character of the parish's built-environment, particularly its heritage assets, its non-urban character, and the sense of community felt by many of the villagers, particularly the young and the elderly.
1. OPC draws attention to what is particularly valued by the residents:
- a) The large number of listed buildings. This includes the settings, which enhance their visual impact and the public's enjoyment of them.
 - b) The numerous footpaths and alleys in the parish enabling all ages to walk safely to school, work, village facilities and friends.
 - c) The special character of central Odiham and the older part of North Warnborough, a character created by the listed buildings, the small scale of much housing, the close proximity of the countryside, a definite sense of community, and the pockets of quietness and stillness.
 - d) The still largely rural setting of the parish despite its proximity to the M3 and large settlements.
2. OPC expects developers to:
- a) Show that their plans address the policies and aims in the made NH Plan.
Justification - the NH Plan was made in June 2017.
 - b) Engage in meaningful public consultation and demonstrate a willingness to adapt plans in response to concerns and comments - OPC expects that at the very least adjoining neighbours who would be affected by any development are actively given the chance to air

concerns directly to the developer, and that the developer will seek to accommodate valid concerns in the final plan put forward for planning permission. Wider consultation may on occasion be considered desirable by OPC, depending on the location and size of the development.

Justification - NPPF paragraph 66 says 'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community'.

- c) Adhere to Hart District Council parking guidelines.

Justification - (1) Parking in Odiham, particularly around the High Street, is a problem as the interests of residents who live in houses with no or inadequate parking inevitably clash with the desire for parking from visitors, shoppers and businesses, as well as with the provision of safe roads for car drivers and pedestrians. New developments must be self-sufficient as regards parking so there is no 'spillage' into adjoining streets; (2) Parts of the parish further away from the High Street still suffer from very narrow, or no residential roads, hence little if any parking provision. Any new development in these places must not exacerbate the current parking situation and must provide for its own needs; (3) Parked cars can have an adverse impact on the visual appearance of conservation areas and listed buildings.

- d) Produce plans that address the principles and characteristics highlighted in the Village Design Statement (VDS).

Justification - the VDS was adopted by Hart District Council 2nd October 2008.

- e) Where relevant, demonstrate how the plans have been influenced by the evidence and findings of previous inquiries and appeals concerning the site in question.

Justification - the developer needs to demonstrate that they have approached the development with a sound understanding of the site's history and value.

- f) Design developments that show a consideration for existing buildings, land boundaries and landscapes within the conservation area.

Justification - Odiham's character is in part defined by the survival of a historic landform characterised by small and/or long plots.

- g) Enhance the ability of all residents to move around the parish on foot, particularly by linking in with existing public rights of way and by offering permitted pathways.

Justification - Odiham and North Warnborough have a number of traffic-free paths and by-ways that encourage walking, cycling and the integration of the community.

- h) Add to the parish's recreational facilities and enhance the recreational opportunities of all residents, not just those who will live on the new development.

Justification - some recent developments have 'turned their backs' on existing houses and areas.

- i) Acknowledge affordable housing for local people is a key issue. OPC would welcome creative ways for this issue to be addressed by, for example, the actual provision of affordable

housing in the parish through ownership by existing parish organisations rather than by the giving of money for use in the district.

Justification - feedback from village surveys and the actual history of such schemes.

- j) OPC is elected to represent an understanding of residents' views, including years of experience of local issues, and will comment on planning applications in accordance with that knowledge and experience.

3. Developers can expect OPC to:

- a) Be willing to engage in discussions about specific sites and plans during a public meeting.
- b) Comment in what it believes to be the best interests of the residents, backed wherever possible by evidence, with due regard to the principles laid out in the NPPF and the policies in the NH Plan.
- c) Demonstrate in practice its commitment to openness and transparency.
- d) Encourage residents to engage with developers in a constructive way.