



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE  
HELD ONLINE VIA ZOOM ON  
26 JANUARY 2021 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), K Ball and R Coleman.

In attendance: Andrea Mann (Parish Clerk)

Also present: John Waterfield and Nicola Dale – Vivid Homes.  
Nicola Harpham – Hart DC Strategy & Development Manager  
One member of the public.

**P150/20 To receive and accept apologies for absence**

Apologies were received from Cllrs MacPhee, McFarlane and Stewart.

**P151/20 To receive declarations of interests and requests for dispensation relating to any item on the agenda**

None.

**P152/20 Chair's announcements**

The Chair commented on a pre-application request submitted for the proposed conversion of 121-123 High Street, Odiham to create two townhouses, including external alterations. HDC has issued an opinion that whilst they had no objection in principle they requested better parking provision and justification for loss of retail.

The application for the NP development site east of Hook Road had been assigned to the Hart DC Case Officer Miguel Martinez.

**P153/20 Presentation by Vivid Homes on the opportunity for additional social housing at Crownfields Odiham**

John Waterfield thanked OPC for the invitation to give overview of Vivid Home's proposals to create an additional dwelling on land adjacent to 8 Crownfields. He explained that Vivid Homes was now part of Sentinel Housing and had a very strong development program aiming to deliver approximately 1,200 homes across the central south area of England.

The development site was formerly part of 8 Crownfields garden. When the property was recently vacated, an options appraisal identified this corner, garden plot as being oversized which led to the proposals. 8 Crownfields has now been re-furnished and re-let.

Nicola Dale presented the proposals:

- the new dwelling would follow the existing building line.



- The new property would add positive natural surveillance to north and east.
- The new dwelling would be a 3 bed, 5 person unit.
- The plans included 4 parking spaces to the rear for the new housing plus one additional space for 8 Crownfields which currently has no parking provision. There would be a path along the west edge of the site with a gate to give direct access into garden for No 8. The parking area would be screened with landscaping.
- The internal layout plans showed living space, a kitchen, WC and storage on the groundfloor and a bathroom and bedrooms on first floor.
- The construction materials would aim to retain existing building materials to fit with the street scene.
- The roof would match existing heights of the eaves and ridges.
- The parking provisions were in line with Hart's parking policy.
- Councillors questioned the parking provision and allocation. Vivid Homes confirmed the scheme would enhance current provision and were in line with Hart's parking policy. They confirmed it was possible for the residents to enter into an informal agreement for use of the spaces depending on their need.
- It was rare to have the opportunity to deliver another home on currently owned land.
- Vivid Homes had taken pre-application advice from Hart DC who are supportive of proposals.
- Vivid Homes were hoping to submit the full planning application shortly.

**P154/20 To approve the following minutes:**

The draft minutes of the previous meeting held on 5 January 2021 (P136/20-P149/20) were agreed as a true record of the meeting to be signed by the Chair at a later date.

(Proposed by Cllr Verdon, seconded by Cllr Coleman, 2 in favour, 1 abstained).

**P155/20 Public Session**

None.

**P154/20 Current planning applications**

174/20

Reference: 20/03093/LBC

Address: Nevills House, Hook Road, North Warnborough RG29 1EU

Description: Demolition of existing timber framed conservatory and erection of an entrance lobby

OPC Comments: No objection.

175/20

Reference: 20/03142/HOU

Address: Nevills House, Hook Road, North Warnborough RG29 1EU

Description: Demolition of existing timber framed and glazed external conservatory to the front elevation (left side) and the erection of a new entrance



lobby - brickwork plinth with oak framed glazing and entrance door. Timber roof construction finished with clay keymer traditional elizabethan roof tiles to match existing property with code 6 lead flat roof section laid to falls.

OPC Comments: No objection.

176/20 Reference: 20/03161/HOU  
Address: School House, London Road, Odiham RG29 1AJ  
Description: Erection of a single storey front extension, rear bay window with french doors and new roof over an existing single storey extension

OPC Comments: No objection.

177/20 Reference: 21/00050/LBC  
Address: Down Farm House, Alton Road, Odiham RG29 1QX  
Description: Dismantling and rebuilding two existing chimneys to the farmhouse Annex roof and repairs to internal chimneystacks/breasts

OPC Comments: No objection.

178/20 Reference: 21/00079/HOU  
Address: 11 Farnham Road, Odiham RG29 1AA  
Description: Conversion of garage into habitable accommodation and erection of a single storey link extension from house to garage. Relocation of existing porch and front door

OPC Comments: Neutral.

OPC has concerns on the impact of the street scene due to the unbroken, wooden south elevation especially if the Yew tree hedge is removed as the plans suggest.

179/20 Reference: 21/00080/LBC  
Address: 11 Farnham Road, Odiham RG29 1AA  
Description: Conversion of garage into habitable accommodation and erection of a single storey link extension from house to garage. Relocation of existing porch and front door

OPC Comments: Neutral.

OPC has concerns on the impact of the street scene due to the unbroken, wooden south elevation especially if the Yew tree hedge is removed as the plans suggest.

180/20 Reference: 20/03136/HOU  
Address: Bullocks House, Hillside, Odiham RG29 1HX  
Description: Erection of a two storey rear extension, removal of external chimney, replacement of 4 ground floor rear windows, internal alterations, removal of oil tank and hedges



OPC Comments: No objection.

181/20 Reference: 20/03137/LBC  
Address: Bullocks House, Hillside, Odiham RG29 1HX  
Description: Erection of a two storey rear extension, removal of external chimney, replacement of 4 ground floor rear windows, internal alterations, removal of oil tank and hedges

OPC Comments: No objection.

182/20 Reference: 21/00128/HOU  
Address: Nursery House, Queens Road, North Warnborough RG29 1BB  
Description: Erection of single storey front and rear extensions, the removal and raising of the roof to create an extended first floor and alterations to selected doors and windows at ground floor front and rear

OPC Comments: Objection, due to the proposals being an over development of the site.

183/20 Reference: 21/00118/FUL  
Address: Odiham Dental Care, 45B High Street, Odiham RG29 1LF  
Description: Installation of new vents and extract system

OPC Comments: No objection, subject to the decision of the Hart DC Conservation Officer. OPC requests that Hart DC investigate whether this proposal would create a noise nuisance.

184/20 Reference: 21/00119/LBC  
Address: Odiham Dental Care, 45B High Street, Odiham RG29 1LF  
Description: Installation of new vents and extract system

OPC Comments: No objection, subject to the decision of the Hart DC Conservation Officer. OPC requests that Hart DC investigate whether this proposal would create a noise nuisance.

**P155/20 Previous planning application decisions**  
Decisions as listed on the Planning List were noted.

**P156/20 Pre-Applications**  
Pre-application advice as listed on the Planning List was noted.

**P157/20 Planning Appeals**  
There were no planning appeals on the Planning List.

**P158/20 Tree applications and decisions**  
Reference: 21/00001/TPO  
Address: The Old Orchard, Yew Tree House, Angel Meadows, Odiham RG29 1AR



Description: T1 - Yew - lift crown to 2.5m which excludes thicker branches. Prune lower branches facing house by c.1m to achieve pleasing aesthetic shape, allow more light to key rooms and distance from path. Ideally permission to trim occasionally to maintain.

T2 - Holly - reduce 3 overgrown and protruding stems by 3-4m to restore natural rounded shape.

T3 - Hornbeam - remove dead tree (honey fungus) and treat stump. (See previous app 18/02626/TPO.) Request no replacement on this occasion given disease in that area and proximity of other trees.

OPC Comments: No objection.

Reference: 21/00195/TPO

Address: 70 High Street, Odiham RG29 1LN

Description: T1 Holme Oak (8.5m SW radius) - Reduce back the SW lower canopy, overhanging the garden by 1m to give an finished radius of 7.5m. This will result in a more balanced canopy and help to bring more light into the garden, as the N facing lower canopy has a radius of 6.5m

OPC Comments: No objection.

Tree decisions as listed on the Planning List were noted.

## **P159/20 Planning correspondence**

- i) A letter had been received from the Chilli Pad site developer regarding the NP development site east of Hook Road. The letter explained that the proposals to enter the NP development site through a northern access from the Hook site had always planned to go through the Chilli Pad site. The Chair confirmed this had been forwarded to the Hart DC Case Officer.
- ii) There had been three emails from residents regarding the Calf Lane Quarry retrospective planning application which had been considered by OPC on 8<sup>th</sup> December. The email expressed dissatisfaction that residents were not consulted by HCC before the application was considered by OPC. OPC had followed correct process but HCC had since consulted residents and extended their consultation period appropriately. The Chair read a draft proposed response to this correspondence which was agreed. It was further agreed that OPC would submit a supplementary comment to this application asking "HCC to inspect the facility when in full operation to verify the data provided in the Noise Survey". Councillors commented that if the Noise Survey had been undertaken in the Summer when the trees were in full bloom this would have helped to reduce the noise output."  
The Clerk would respond to this correspondence and the Chair would send a follow up email.
- iii) An email received from SSE asked OPC to select a preferred style of cast iron lighting columns for replacement in The Bury and Church Street. A response was required before another scheduled Council meeting.



Councillors reviewed the options and selected Gainsborough, in line with SSE's preferred choice.

- iv) The Chair had requested an update from the Conservation Area Character Appraisal Consultant and hoped to have a reply for the next meeting.

**P160/20 To consider and agree the drafted response to the government consultation on new Permitted Development Rights**  
RESOLVED

To submit OPC's response as drafted and provided to Councillors before the meeting (Appendix 1). The response would be copied to Hart DC Planning. (Proposed by Cllr Verdon, seconded by Cllr Coleman, all in favour).

**P161/20 To consider and agree the drafted response to the Presentation by Kember Loudon Williams on proposals for Dunley's Hill site**

The Chair read a draft response to Kember Loudon Williams following their presentation to OPC at the previous meeting which was agreed. OPC had taken advice from Hart DC and understood it was acceptable to work with developers to ensure the best use for the public open space but would not be entering into direct conversations about the housing numbers.

OPC was still hoping to have a follow up meeting with Hart DC which included a conversation about aligning NP Policy 14 with Policy 2v.

**P162/20 To note the date of the next meeting:**  
Wednesday 17 February 2021 at 7.30 pm

There being no further business the meeting closed at 8.40pm.

**Signed**.....

**Date**.....