



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE  
HELD ONLINE VIA ZOOM ON  
9<sup>th</sup> MARCH 2021 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), K Ball, R Coleman, W MacPhee, A McFarlane and D Stewart

In attendance: Andrea Mann (Parish Clerk)

Also present: One member of the public.

**P176/20 To receive and accept apologies for absence**  
None.

**P177/20 To receive declarations of interests and requests for dispensation relating to any item on the agenda**  
Cllr Coleman declared an interest in agenda item 191/20 and stated she would not take part in discussion or vote.  
Cllr Ball declared an interest in agenda item 196/20 and left the meeting for the duration of this agenda item.

**P178/20 Chair's announcements**

- i) The Chair reported that a first draft update of the Conservation Area Appraisals had been received and reviewed the same afternoon by herself and H Fleming.
- ii) A Neighbourhood Plan Monitoring Group meeting had taken place on 2<sup>nd</sup> March. Following the meeting the Chair had produced a first draft of the Annual Monitoring Report which had been circulated to all Committee members for comment.
- iii) There were two outstanding decisions on planning applications. Hart DC had advised:
  - a. Lodge Farm – following an objection from the Environment Agency, the applicant was due to re-submit the application once further comments had been received from the Environment Agency.
  - b. Willowbrook House – in response to concerns of light pollution, the style of lights was being investigated to establish how they could be adjusted to minimise light pollution.

**P179/20 To approve the following minutes:**

The draft minutes of the previous meeting held on 17 February 2021 (P163/20- P175/20) were agreed as a true record of the meeting to be signed by the Chair at a later date.

(Proposed by Verdon, seconded by Coleman, 5 in favour).

**P180/20 Public Session**  
None.



## **P181/20 Current planning applications**

- 190/20 Reference: 21/00321/LBC  
Address: Bullocks House, Hillside, Odiham RG29 1HX  
Description: Internal and external renovations of granary  
  
OPC Comments: No objection.
- 191/20 Reference: 21/00237/HOU  
Address: Little Thatch, Broad Oak, Odiham RG29 1AH  
Description: Removal of existing windows, doors and flat roof to sun room, fronting the living room. Extension of sun-room, new brickwork (matching existing), windows, glazed gable frontage, rooflight on lead covered flat roof  
  
OPC Comments: No objection.
- 192/20 Reference: 21/00432/HOU  
Address: 12 De Montfort Square, Odiham RG29 1FR  
Description: Erection of a single storey rear extension, alterations to bifold doors to ground floor rear and replacement of window to ground floor side with door and window  
  
OPC Comments: No objection.
- 193/20 Reference: 21/00443/HOU  
Address: The Granary Monks Yard, The Bury, Odiham RG29 1LY  
Description: Conversion of single garage to form self contained guest accommodation and alterations to fenestration  
  
OPC Comments: Neutral.
- i) OPC remains concerned about the lack of parking provision for this proposed accommodation due to limited parking in The Bury already being a contentious issue.
  - ii) OPC request an enforceable condition preventing this development from becoming a separate, independent dwelling.
- 194/20 Reference: 21/00464/HOU  
Address: Butterwood, The Street, North Warnborough RG29 1BG  
Description: Erection of a single storey rear extension  
  
OPC Comments: No objection.



- 195/20 Reference: 21/00403/FUL  
Address: 8 Crownfields, Odiham RG29 1PL  
Description: Erection of a three bedroom dwelling with associated car parking and hard and soft landscaping
- OPC Comments: Objection. OPC considers this application to be contrary to NP Policy 5, General Design Principles; too large for the small plot and too close to 8 Crownfields.
- 196/20 Reference: 21/00409/HOU  
Address: Sunnyways, Linden Avenue, Odiham RG29 1AW  
Description: Erection of a two storey side and single storey rear extension following demolition of existing porch and conservatory
- OPC Comments: No objection.
- 197/20 Reference: 20/03190/FUL  
Address: Silo Distillery, Fermoy, Farnham Road, Odiham  
Description: Retrospective change of use of ground floor from B1a/B1c and B8 to B1a/B2 and B8  
Application relates to neighbouring parish.
- OPC Comments: Neutral.
- OPC has strong concerns that granting consent will set a precedent of approving retrospective applications. However, in this instance, OPC is reluctant to see a successful business closing down.
- P182/20 Previous planning application decisions**  
Decisions as listed on the Planning List were noted.
- P183/20 Pre-Applications**  
Pre-application advice as listed on the Planning List was noted.
- P184/20 Planning Appeals**  
Planning appeals as listed on the Planning List were noted.
- P185/20 Tree applications and decisions**  
Reference: 21/00565/CA  
Address: Wardens Office, Palace Gate, Odiham RG29 1JZ  
Description: Cupressus (T1) - Fell as out grown its position and causing sightline issues for vehicles. Hornbeam (T2) - Branches overhanging roadside tip reduce to kerbside up to a height of 4.5m as causing obstruction to high sided vehicles
- OPC Comments: No objection.



Reference: 21/00629/TPO

Address: Hatchwood Rise Farnham Road Odiham Hook Hampshire RG29 1AB

Description: T66494 - Fell one Maple due to poor form.

T60496/T60497/T66498/T60499 - Lift to 4.5m and crown clean by removal of deadwood/split/damaged branches. T60507 - Fell one Maple with decay/wound on main stem.

Cllrs Ball and Verdon did not comment or vote on this application.

OPC Comments: No objection.

Tree decisions as listed on the Planning List were noted.

#### **P186/20 Planning correspondence**

Correspondence from the Odiham Society relating to trees in West Street – an email received from the Odiham Society reminded OPC of an outstanding action to write to residents in Burgess Close asking residents not to carry out any tree work on the HCC Highways owned verges.

The Chair reported that OPC had written to the Hart DC Tree Officer who informed OPC he was progressing a Tree Preservation Order. Following a conversation with the new Tree Officer the previous day, it became apparent the TPO application was for the verge behind St David's Close and not Burgess Close.

The Chair read out a draft letter to residents which had been circulated to Councillors before the meeting and it was agreed to send this letter to Burgess Close properties only.

#### **P187/20 Response to the developer re the land at Dunley's Hill**

Correspondence from the developer of the Dunley's Hill NP site – following a presentation to OPC on 5th January, the developer had sent a follow up email asking for OPC's view on two options:

1. **Allocated Site:** An application for circa 35 dwellings on 1 hectare parcel of land. Increasing the threshold slightly would enable the developer to provide an additional quantum of smaller 1 and 2 bedroom units; or
2. **Allocated Site + Public Open Space Land:** To work to the larger site, having secured an agreement in principle with the owner of the 3.48 hectares of land to the north.

Both proposals are for more houses in total than in the Neighbourhood Plan and only the second option for more houses would, according to the developer, enable provision of the remaining land as public open space in perpetuity.



Councillors agreed to respond, notifying the developer that, further to latest discussions, OPC can only support development proposal in line with housing numbers in the Neighbourhood Plan.

**P188/20 To note the date of the next meeting:**

The date of the next meeting was noted as Tuesday 30<sup>th</sup> March 2021 at 7.30pm

There being no further business the meeting closed at 8.31pm.

Signed.....

Date.....

DR