

**ODIHAM PARISH COUNCIL - PLANNING MEETING
28 JANUARY 2019**

PLANNING DECISIONS

Case: 18/02586/FUL
Address: Lothams, Farnham Road, Odiham, Hook. RG29 1HR
Description: Erection of two detached dwellings with associated garages, parking and landscaping.
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 objects to this application on the basis that the proposed dwellings are outside of the settlement boundary, contrary to RUR 2 in the Local Plan Policy, which requires a special reasoning and there is no such justification included in the plan.

Case: 18/02609/FUL and 18/02610/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Demolition of existing single storey rear extension. Erection of new two storey rear extension. Demolition of internal walls and ground floor stair case to facilitate new open kitchen area, 2 sets of French doors on side elevations, reinstatement of existing wall to boot room and cloak room, provision of 3 bathrooms at first floor level with services to be provided under raised floors, new opening between master bedroom and bathroom 1 and closure of existing door. New soil pipe behind existing parapet wall. Change of use of property from B1 office to C3 residential for use as a single dwelling house.
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 is pleased to see the proposal to bring Danetree House back into good condition as a private residence. However, OPC must also ask that the Conservation Officer pays extremely close attention to the internal alterations.

OPC also asks that Hart DC ensures that the application adheres to Hart DC's Parking Provision Interim Guidance 2008 bearing in mind the potential for extra parking requirements due to the new extension and that there are no ambiguities regarding the number of parking spaces available for the direct use of the property. OPC request that this is made a condition.

OPC also request a condition that the proposed extension should not become a separate dwelling from the main Danetree house.

Case: 18/02603/HOU
Address: 5 Queens Mead Gardens, Odiham, Hook, Hampshire. RG29 1LJ
Description: Erecting open square wooden trellis on top of courtyard garden wall and boundary fence, new fence and replacement back gate.
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.

Case: 18/02584/LBC and 18/02583/FUL
 Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
 Description: Demolition of existing single storey rear extension. Erection of new two storey rear extension. Demolition of internal walls and ground floor stair case to facilitate new open kitchen area, 2 sets of French doors on side elevations, reinstatement of existing wall to boot room and cloak room, provision of 3 bathrooms at first floor level with services to be provided under raised floors, new opening between master bedroom and bathroom 1 and closure of existing door. New soil pipe behind existing parapet wall. Change of use of property from B1 office to C3 residential for use as a single dwelling house. New boundary wall and metal railings.

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 is pleased to see the proposal to bring Danetree House back into good condition as a private residence. However, OPC must also ask that the Conservation Officer pays extremely close attention to the internal alterations.

OPC also asks that Hart DC ensures that the application adheres to Hart DC's Parking Provision Interim Guidance 2008 bearing in mind the potential for extra parking requirements due to the new extension and that there are no ambiguities regarding the number of parking spaces available for the direct use of the property. OPC request that this is made a condition.

OPC also request a condition that the proposed extension should not become a separate dwelling from the main Danetree house.

Case: 18/01832/HOU
 Address: 4 Waverley Close, Odiham, Hook. RG29 1AT
 Description: Erection of a single storey side and rear extension, loft conversion with dormer window, front porch and alterations to fenestration.

Decision: Refuse
OPC Comment: Odiham parish council has no objection to this planning application. The parish council notes the substantial increase in bulk and massing, albeit substantially to the rear of the property. The parish council would ask the Case Officer to consider the adequacy of parking provision as the property would become a 5-bedroom residence.

PLANNING APPLICATIONS

Case: 18/02767/LBC
 Address: Cruck Cottage, The Street, North Warnborough, Hook. RG29 1BL
 Description: To install one electric vehicle charging point at parking bay to front of property.

Comments to be submitted by: 30 January 2019

Decision:

[Mark's Comments](#)

[James's Comments](#)

[Jon Hale's Comments](#)

[Craig's Comments](#)

[David's Comments](#)

[Jeremy's Comments](#)

[John Fleming's Comments](#)

Case: 19/00001/LBC
Address: Cruck Cottage, The Street, North Warnborough, Hook. RG29 1BL
Description: Restoration of dark painted beams to allow for restoration of cruck timber frame and restore the natural colour to internal oak beams.

Comments to be submitted by: 30 January 2019

Decision:

[Mark's Comments](#)

[James's Comments](#)

[Jon Hale's Comments](#)

[Craig's Comments](#)

[David's Comments](#)

[Jeremy's Comments](#)

[John Fleming's Comments](#)

Case: 18/02804/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Repair, maintain and draft proof all windows.
Comments to be submitted by: 30 January 2019

[Mark's Comments](#)

[James's Comments](#)

[Jon Hale's Comments](#)

[Craig's Comments](#)

[David's Comments](#)

[Jeremy's Comments](#)

[John Fleming's Comments](#)

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.
Comments to be submitted by: 31 January 2019

Decision:

[Mark's Comments](#)

[James's Comments](#)

[Jon Hale's Comments](#)

[Craig's Comments](#)

[David's Comments](#)

[Jeremy's Comments](#)

[John Fleming's Comments](#)

Case: 18/01902/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Repairs and Redecoration of existing external masonry surfaces.
Comments to be submitted by: 31 January 2019

Decision:

[Mark's Comments](#)

[James's Comments](#)

[Jon Hale's Comments](#)

[Craig's Comments](#)

[David's Comments](#)

[Jeremy's Comments](#)

[John Fleming's Comments](#)

Case: 18/02677/HOU
Address: 7 Hillside Cottages, Hillside, Odiham, Hook, Hampshire. RG29 1HX
Description: Two storey side extension with porch over front door.
Comments to be submitted by: 5 February 2019

Decision:

[Mark's Comments](#)

[James's Comments](#)

Jon Hale's Comments
Craig's Comments
David's Comments
Jeremy's Comments
John Fleming's Comments

Case: 19/00020/FUL
Address: Darwins Farm, The Stables, Hillside, Odiham, Hook. RG29 1HX
Description: Erection of replacement dwelling, with associated parking, turning, landscaping and private amenity space.

Comments to be submitted by: 5 February 2019

Decision:

Mark's Comments
James's Comments
Jon Hale's Comments
Craig's Comments
David's Comments
Jeremy's Comments
John Fleming's Comments

Case: 18/02857/HOU
Address: Mulberry Cottage, King Street, Odiham, Hook. RG29 1NF
Description: Single storey front extension, two storey rear extension and alterations to fenestration. Remove front dormer window and insert a roof light. Conversion of two dormer windows to juliette balconies.

Comments to be submitted by: 6 February 2019

Decision:

Mark's Comments
James's Comments
Jon Hale's Comments
Craig's Comments
David's Comments
Jeremy's Comments
John Fleming's Comments

Case: 18/02849/LBC and 18/02848/HOU
Address: Buryfields House, Buryfields, Odiham, Hook. RG29 1NE
Description: Erection of a single storey rear extension.

Comments to be submitted by: 8 February 2019

Decision:

Mark's Comments
James's Comments
Jon Hale's Comments
Craig's Comments
David's Comments
Jeremy's Comments
John Fleming's Comments

Case: 19/00080/LBC
Address: Shepherds Cottage, The Street, North Warnborough, Hook, Hampshire. RG29 1BL
Description: Strip and relay roof of Shepherds Cottage and Oakholme and replace with new.

Comments to be submitted by: 13 February 2019

Decision:

Mark's Comments
James's Comments
Jon Hale's Comments
Craig's Comments

David's Comments
 Jeremy's Comments
 John Fleming's Comments

Case: 19/00069/FUL
 Address: Land East Of Hook Road, North Warnborough, Hook, Hampshire
 Description: Erection of 21 no. dwellings, access, landscaping and associated infrastructure.
 Comments to be submitted by: 15 February 2019
 Decision:

Mark's Comments
 James's Comments
 Jon Hale's Comments
 Craig's Comments
 David's Comments
 Jeremy's Comments
 John Fleming's Comments

PRE- APP ADVICE APPLICATIONS

Case: 19/00038/PREAPP
 Address: Selsey, Dunleys Hill, Odiham, Hook, Hampshire. RG29 1DU
 Description: Demolition of existing garage and construction of double extension to the rear and right hand side of the property. Demolition of existing rear of the property and rear and side extension built onto existing front.
 Status: Registered

Case: 19/00121/PREAPP
 Address: Cruck Cottage, The Street, North Warnborough, Hook, Hampshire. RG29 1BL
 Description: 1: Repairs to Cruck frames (no.s 1-4) and associated ground timber elements. Removal of plastic paints to all timbers* and brickwork.
 2: Rebuilding / repointing of all affected brickwork infill panels abutting the timber frame using lime mortars so allowing all timbers to breathe.
 3: Temporary repairs to cruck frames No.s 1, 2 & 3 at 1st floor & attic level.
 4: Reduction of external ground levels. perimeter surface water drainage, french drains and soakaways.
 5: Associated window repairs to casements.
 Status: Registered

TREE APPLICATIONS

None.

TREE DECISIONS

Case: 18/02685/TPO
 Address: 124 High Street, Odiham, Hook. RG29 1LS
 Description: Horse chestnut - Rear garden - Fell due to poor structural condition and concerns for safety detailed in submitted Arboricultural report. Replant.
 Decision: Refuse
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02807/CA
 Address: 43A High Street, Odiham, Hook. RG29 1LF

Description: T1 Lime- clean out & thin the canopy by 20% & also remove mistletoe to relieve stress on limbs & sail effect.

Decision: No Objection

OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02627/TPO

Address: Yew Tree House, The Old Orchard, Angel Meadows, Odiham, Hook, Hampshire. RG29 1AR

Description: T1 Hornbeam - Reduce crown on south and south western side back to previous pruning points. Shorten northern and north western aspect of crown by up to 3m. Shorten top of crown by up to 3m to leave a pleasing aesthetical shape. *Griffola fondosa* at base of tree so alleviate due to being in close proximity of house.
T2 Hornbeam - Overall crown reduction by 3-4m to near previous points of pruning. Alleviate sail area as in close proximity to dwellings.
T3 Hornbeam - Fell - dead.

Decision: Split decision

OPC Comment: Odiham parish council did not comment on this tree application.

ENFORCEMENTS OPENED

Case: 19/00006/LIST2

Address: Pond House, Rye Common, Odiham, Hook, Hampshire. RG29 1HT

Complaint: Unauthorised building works.

ENFORCEMENTS CLOSED

Case: 18/00185/XPLAN3

Address: Fincham View, Rye Common, Odiham, Hook. Hampshire

Complaint: Alleged sewerage package treatment plant outside site curtilage in agricultural land.

Conclusion: Not expedient to take enforcement action

Deputy Clerk Odiham

From: Deputy Clerk Odiham
Sent: 21 January 2019 09:20
To:
Subject: RE: Crownfields Development - feedback regarding Lucas Design proposals

Dear [redacted]

I would like to thank you for your email and advise you that I will pass this onto members of the planning committee under the item planning correspondence at the next meeting which is due to be held on 28 January.

I wanted to try and clarify some points within your email. Firstly, OPC are a consultee and it is Hart DC that is the local planning authority who make the decisions. I understand that from their presentation to the planning committee at the meeting on 10 December that Lucas Design plan to arrange a consultation event which was supported by OPC at the meeting. I have no further information from Lucas Design at this stage regarding any plans they may have about conducting a public consultation. Once we receive details about a public consultation this will be posted on our website and Facebook page.

At the last meeting on 8 January under item 155/18 OPC received the questions from the developer who gave a presentation at the last meeting on their proposals for land adjacent to Crownfields. You can find the questions on our website under the planning meeting dated 8 January in meeting papers.

I am currently working on the draft minutes for this meeting however I can advise you that it was agreed that the Chair would draft a response to the developer for the committee's approval via email. This is yet to be completed.

You may feel it appropriate to write directly to Lucas Design to ensure your views and questions are received by them.

Hopefully you are aware that when Hart DC consider planning applications members of the public are able to submit comments on line also.

I hope this is helpful

Kind Regards

Nicky
Nicky Anderson
Deputy Clerk to Odiham Parish Council

Tel: 01256 702716

From: [redacted]
Sent: 08 January 2019 21:13
To: Executive Officer
Subject: Crownfields Development - feedback regarding Lucas Design proposals

Dear Odiham Parish Council,

We are residents at [redacted] Buffins Road (part of the terraced houses facing directly onto the above development) and would like to feed back on the proposal after attending the Planning Committee

meeting on 10th December. It was mentioned on a local Facebook group that the public consultation in Spring will have little effect on the site proposals and the plans will have been locked down by then with no further changes. Clearly, we are somewhat alarmed to hear this after the following was minuted from the meeting:

Cllr Hale conveyed he was delighted that they planned to conduct a public consultation and asked if they will be consulting with the MOD and the Health Centre. He was advised that one of their questions to the committee was for OPC's views as to who and how they consulted local residents and other parties.

Please could you advise when local residents can feed back directly to the developer with regards to the site, as at the planning meeting the general public was not allowed to comment on the proposals.

We would like to raise the following concerns over the proposals:

1. **The topography of the land.** We do not believe this has been taken into full consideration with regards to the properties facing directly onto the site. From the ground floor of the 15-18 Buffins Road terrace, the footpath currently running alongside the site is already a storey higher than the terrace. This means that building a 2 storey building with a pitched roof is already the equivalent of a 3 storey building simply by the land being much higher. This will make the houses tower over the neighbouring Buffins Road terrace. Please can this be reconsidered with urgency. We would welcome members of the OPC Planning Committee plus Lucas Design to view the site from our property at 1 Buffins Road to demonstrate this - please let us know via this email address.
2. **The pitch of the house roofs and the care home.** As mentioned in the topography comment above, the proposed houses have high pitched roofs, which will make the proposed houses tower over the neighbouring existing properties. It is also of some concern as this pitch may be designed so that an extra storey can be put into the loft, or indeed in future a homeowner could extend into the loftspace. This follows on from Lucas Design proposing placing accommodation in the roof space of the care home. In the Neighbourhood Plan the following was stated and voted on by the public in with regards to the site:

*The layout and building forms shall have regard to adjoining dwellings and shall ensure views across the site are retained. Building heights shall be no more than two storeys.
The residential nursing care home is to be sited in the eastern half of the site adjacent to the Recreation Ground and is to be no more than two storeys high.*

At the meeting on the 10th December Cllr Fleming correctly raised to the developer concerns over the extra accommodation being put into the care home, making the building three storeys rather than two. Two storeys was voted in by the public via the Neighbourhood Plan. If the care home loft extension is to be refused then this should be refused for the housing also.

3. **Drainage of the site.** Our neighbours at number 1 Buffins Road already suffer with a flooded garage in heavy rainfall due to the topography of the land and poor existing drainage. Can Lucas Design please give details of the planned drainage system that will be in place to ensure this problem is not exacerbated by the increased urban landscape.
4. **The removal of the hedgerow separating Buffins Road and the development.** From the pictures taken at the 10th December planning meeting, it would appear that the current hedgerow is to be removed, so that Buffins Road will look straight onto the development. Please could it be clarified if this is the case. The Neighbourhood Plan provides no guidance on this, it only provides guidance for maintaining the landscape buffer for the Western, Southern and Eastern boundaries of the site. It is strongly recommended that the

current hedgerow remains to firstly provide privacy from the development, and secondly from the footpath. Again, we would welcome members of OPC and Lucas Design to view from our property.

5. Side windows of the new houses. It is welcomed that the proposed houses in front of Buffins Road will now be "side-on" rather than "front to back" to the existing properties. Please can it be clarified whether any side windows will face Buffins Road on grounds of privacy, especially regarding the previous comments on topography and building height.

Please could you inform us whether the above points will be discussed with Lucas Design, and/or please advise when the public are able to liaise with the developers.

Please could you also clarify the above questions regarding concerns over the site.

Many thanks and regards,

**The Parish Clerk, Sarah Weir
Odiham Parish Council
The Brideswell
Odiham
RG29 1NB**

Dear Sarah,

**Re: Land to the East of Hook Road, North Warnborough:
Application Reference 19/00069/FUL**

You will recall the public consultation event, held in the Mill House Barn in December 2017. The exhibition was well attended with approximately 75 people attending including members of the parish Council, Odiham Society, Basingstoke Canal Authority and of course local residents and site neighbours. Detailed exhibition boards were provided summarising all the major technical issues and the applicant's consultant representatives were in attendance to assist with any questions.

Since that consultation, the constructive feedback received at the event along with extensive pre-application discussions with Hart Planning Officers including the Conservation Officer, to refine the proposed scheme which is in conformity with the Odiham Neighbourhood Plan site allocation and relevant saved policies of the Local Plan.

The resulting development proposal is for a very loose form of development consisting of 21 dwellings (the previous application was for 30 dwellings) ensures that the open frontage along Hook Road and inter-visibility between the Canal and The Cat is retained, the proposed dwellings have been designed to respect and reflect the character of the local area and the site integrates with the canal.

40% (8 units) affordable housing will be delivered and financial contributions made towards local infrastructure including school places, parish and district leisure and NHTS highway improvements schemes as appropriate. As well as providing a toe drain along the canal embankment at the request of the Basingstoke Canal Authority, we are also in discussions with them about making a voluntary contribution towards enhancement of the canal towpath, the provision of dog washes and linkage with the local footpath network.

This letter is just to keep you informed that the application has now been finalised and submitted via the Planning Portal. It will be considered by Hart with consultation carried out in the normal way.

If, however you have any queries or wish to discuss any aspects of the scheme, please get in touch via the contact details below.

Kind regards,



Associate Director

cc. Odiham Society, Basingstoke Canal Authority, Basingstoke Canal Society, Councillor S Gorys,
Councillor K Crookes, Councillor J Kennett