



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

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

In attendance: Andrea Mann (Parish Clerk)

Also present: Hart DC Cllr Crookes and Kennett, representative from Iconic Europe and 18 members of the public.

**P201/20 To receive and accept apologies for absence**

None received.

**P202/20 To receive declarations of interests and requests for dispensation relating to any item on the agenda**

None.

**P203/20 Chair's announcements**

- i) A meeting would take place later in the week with the Consultant undertaking the Conservation Areas Appraisal update to review the first draft Appraisal document.
- ii) Hart DC had advised that a Contravention Notice had been issued to a property in Broad Oak which required the owner to respond within a set time.

**P204/20 To approve the draft minutes**

The draft minutes of the previous meeting held on 30 March 2021 (P189/20-P200/20) 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 McFarlane, all in favour).

**P205/20 To receive a presentation from Iconic Europe on plans to develop The Bell, The Bury**

Paul Rodger, on behalf of Iconic Europe Ltd, provided an overview of plans to re-develop The Bell public house in The Bury. The plans included a change of use application for a 2 bed property at the front, 3 bed at the rear and a further 2 bed property in the Coach House. The presentation was circulated to Councillors before the meeting (Appendix 1).

Mr Rodger confirmed that the property was first marketed as a public house before being sold for development and the sale was almost complete. He believed the low footfall, no outside space and small bar area were all constraints impacting future viability as a public house.

Mr Rodger was unaware of any restrictive covenants on the title deeds preventing a change of use to residential and agreed to clarify this after the meeting.



The Chair explained that this property was valued by local residents and an important venue for community events. She thanked Mr Rodger for attending the meeting.

Mr Rodger said that the application was due to be submitted in 3-4 weeks and offered to notify OPC when the application had been submitted.

#### **P206/20 Public Session**

A resident asked how important it was to OPC not to lose one of the oldest pubs in Hampshire? The Chair confirmed OPC would support residents views and, if it was important to the community, it would be important to OPC.

Cllr Ball asked Hart DC for support.

#### **P207/20 Current planning applications**

205/20 Reference: 20/03190/FUL

Address: Silo Distillery, Fermoy, Farnham Road, Odiham, Hook

Description: Retrospective change of use from mixed commercial storage (Use Class B8) and light industrial/office (Use Class E) use to a gin distillery (sui generis).

This was discussed at our last meeting under correspondence where OPC had been notified by Hart that the application had been recategorised as sui generis rather than B1a/B2 and B8. This site is just outside the parish boundary.

OPC Comments: No objection

206/20 Reference: 21/00744/HOU

Address: 1 Heronswood, The Fallows, London Road, Odiham

Description: Retrospective application for the erection of a single storey rear extension and alterations to ground floor and first floor rear windows

OPC Comments: No objection.

207/20 Reference: 21/00777/OUT

Address: Land On The West Side Of Alton Road, Odiham, Hook

Description: Erection of 60 bed care home and 30 dwellings (10 x 2 bed houses, 9 x 3 bed houses, 7 x 4+ bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access

OPC Comments: Objection.

- i) Despite producing new plans the heights of both the care home and houses are still bulky and too high. OPC notes the steepness of the roof slopes and their heights which for the care home is shown as over 10 metres and the houses at 8.5 metres.



Although the design and access statement specifies only 2 storeys, in the plans there are full height windows shown in the roof of the care home which indicates the possibility for a third storey.

Therefore, these plans do not meet the Neighbourhood Plan (NP) criteria in Policy 2 vii c and Policy 5 i and iii. The size and scale of the roofs are particularly noticeable on plots 17 to 20, 23 to 26 and 27 to 30.

OPC requests that permitted development rights for developing roof spaces into extra rooms are removed for all buildings within the site.

- ii) OPC notes that it is now proposed to excavate the land at the site of the care home to reduce its bulk. OPC requests that extensive excavation of the site is carried out along the whole northern edge of the site to lower all the roof heights to minimise the appearance of the development to the existing settlements to the north of the site.
- iii) OPC is keen to work with the developer to agree the best use of the 0.25 hectare of land, as identified in the Neighbourhood Plan.
- iv) OPC would like to investigate the possibility of this development providing additional parking and electric vehicle charging points through the S106 agreement.
- v) OPC requests a traffic assessment for the proposed junction with B3349 and would like to see traffic calming measures on B3349 included in the S106 agreement, eg village gateway scheme.
- vi) OPC raises concerns on the capacity of the foul water network and extra demand on the North Warnborough pumping station.
- vii) OPC asks Hart DC to review the format of the documents added to the online application and consider re-naming the documents to make it easier for residents to use the system.

208/20 Reference: 21/00857/AMCON  
Address: Roughts Cottage, Bartley Heath  
Description: Variation of Condition 2 attached to Planning Permission 19/01749/FUL dated 21/12/2020 to allow an alteration to the finished floor levels

OPC Comments: No objection.

209/20 Reference: 21/00692/HOU  
Address: Farthings, West Street, Odiham RG29 1NX  
Description: Erection of a single storey wrap round side and rear extension and alterations to windows and doors



OPC Comments: No objection.

210/20 Reference: 21/00696/HOU  
Address: 16 Queens Road, North Warnborough RG29 1BA  
Description: Erection of a single storey side/front extension and front porch

OPC Comments: No objection.

211/20 Reference: 21/00964/LBC  
Address: Close Cottage, Alton Road, Odiham RG29 1PH  
Description: Re-roofing of existing cottage

OPC Comments: No objection.

212/20 Reference: 21/00969/FUL  
Address: Roughts Cottage, Bartley Heath, North Warnborough RG29 1HD  
Description: Erection of two new dwellings

OPC Comments: No objection. OPC asks Hart DC to note and consider the Rural Exception Site development adjacent to this site.

213/20 Reference: 21/00896/FUL  
Address: Darwins Farm, The Stables, Hillside, Odiham RG29 1HX  
Description: Erection of a 7 bedroom dwelling and garage with associated parking, turning, landscaping, boundary treatments and private amenity space following demolition of existing 2 bedroom dwelling, garage and store

OPC Comments: No objection.

214/20 Reference: 21/00891/HOU  
Address: 6 Nursery Terrace, Hook Road, North Warnborough RG29 1ER  
Description: Erection of a single storey rear extension and insertion of an obscure glass window to the side elevation  
Comments due: 12 May 2021

OPC Comments: Neutral. OPC requests similar building materials and painted, in keeping with the current property.

#### **P208/20 Previous planning application decisions**

Decisions as listed on the Planning List were noted. The Chair added a further decision which was not included with the agenda list – The Granary application had been granted with a condition for the separate building to be used as part of the main house.

#### **P209/20 Pre-Applications**

Pre-application advice as listed on the Planning List was noted. There were no pre-application decisions.



**P210/20 Planning Appeals**

Planning appeals as listed on the Planning List were noted.

**P211/20 Tree applications and decisions**

- i) 21/00970/CA - 1 Adams Close North Warnborough Hook RG29 1BP - Removal of 5 Fir trees.

OPC Comment – No objection.

- ii) 21/00985/CA - 11 Farnham Road Odiham Hook RG29 1AA - ASH trees 1, 2 and 5 on attached plan bordering garden of No1 Coronation Close, Odiham and overhanging main Farnham Road and pavement below. Fell as have now been identified by Arboricultural Specialist as having Ash dieback disease on 24.3.21.

OPC Comment - OPC requests a condition which requires replanting of trees which can achieve a similar growth to those removed.

Tree decisions as listed on the Planning List were noted.

**P212/20 To consider a request to write to residents of St David's Close regarding maintenance of verges owned by HCC**

Following OPC's action earlier in the year to write to the properties asking residents not to cut back or remove trees on public verges, The Odiham Society asked OPC to also send a similar letter sent to St David's Close residents.

OPC Comment – it was agreed to write to St David's Close residents as suggested.

**P213/20 Planning correspondence**

- i) Copy of letter from MP Jayawardena to Chair of Long Sutton & Well Parish Council regarding Ford Farm Solar Farm application clarifying that decision was made by officials on behalf of the Secretary of State.
- ii) Email received from Chair of Long Sutton & Well Parish Council relating to the number of solar farm applications and the potential environmental impact on Odiham & surrounding villages, asking to speak at Hart District Association of Parish and Town Council meeting.
- iii) Copy of letter of objection to Hart DC for the Bunkers Farm Solar Farm application. Unsigned.
- iv) Planning Application 21/00688/FUL – Fermoy application for a single storey commercial building for E(g) and B8 uses. Application in Dogmersfield on



edge of parish. Hart DC Planning Officer had confirmed there was time for OPC to submit a comment.

OPC comment – it was agreed to re-submit OPC's comment made for an earlier application that had been withdrawn.

OPC objects to this application. The application is for commercial use of greenfield land that lies within Dogmersfield Park. This land recently had unauthorised steel containers on the land which have now been removed and the land has never been a "brownfield" site. The land is listed as both a Site of Importance for Nature Conservation and Dogmersfield Historic Park. The development will have a detrimental effect on the visual landscape, open character and setting of the countryside. If approved there is the danger of continued "ribbon development" alongside this rural road.

The size of the building is large in relation to the site and close to the A287. It will have a large impact on the views from the road which will impact on the current rural aspect. There would be inadequate parking for the employees and not enough space for the large lorries visiting the site.

- v) Copy of email correspondence between Hart DC and The Odiham Society updating on the status of the Tree Protection Order (TPO) application on land behind St David's Close. St David's Close residents had been notified and were invited to object if they wished.
- vi) Email from a resident regarding the erection of a Summer house at 46 Runnymede Drive, over the height of a boundary wall. Clerk had reported this to Hart DC as a suspected planning breach.
- vii) Email from HCC relating to the proposed picking station and fines machinery at Calf Lane, Rye Common, Odiham Hook RG29 1HU (application number 20/02979/HCC) which included a Noise Survey provided as additional information and in response to OPC's previous questions and comments from a Hart officer.
- viii) Copy of email from a resident objecting to application 20/03185/FUL - Erection of a Solar Photovoltaic Farm with an output capacity not to exceed 49.9MW of energy, with associated battery storage and supporting infrastructure including inverters and a transformer, fencing, CCTV installation and landscaping works, Chosley Farm, Bidden Road North Warnborough, RG29 1BW

**P214/20 To note the date of the next meeting:**

The date of the next meeting was noted as Tuesday 11<sup>th</sup> May 2021 at 7.30pm. Members agreed the meeting would be held via Zoom, acknowledging any decisions would be comments only as Hart DC was the planning authority which



determines planning applications. Any decisions made at the meeting would be ratified by full Council when accepting and noting the meeting minutes.

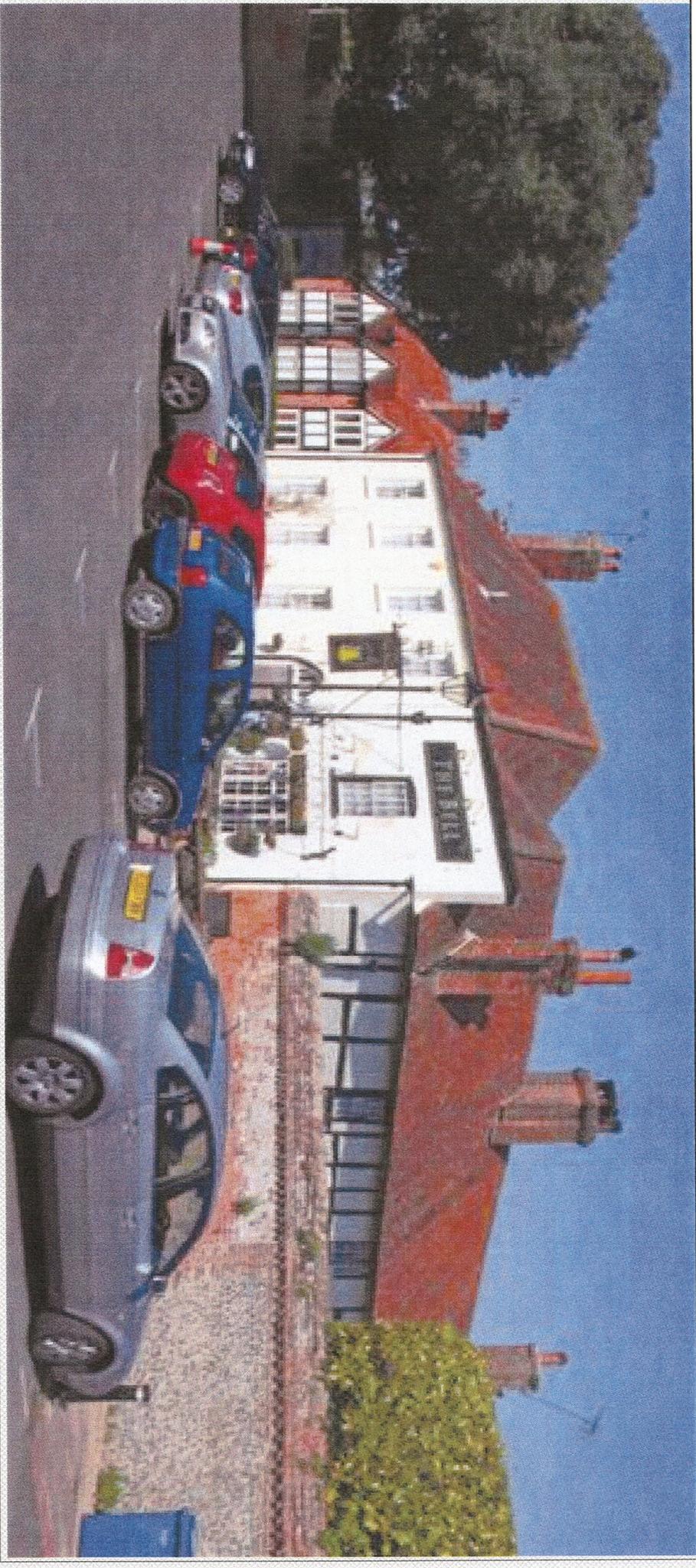
There being no further business the meeting closed at 8.15pm.

Signed.....

Date.....

DRAFT

# ***Odiham Bell Limited***



# *Introduction*

It is with our pleasure we present an overview of the carefully consider restoration for the grade two listed Bell PH, situated in Odiham, Hampshire, recently purchased by Odiham Bell Ltd

Sadly, due to neglect much structural work is required to restore the property, That, along with the restricted trading area and limited outside space, makes it unviable to continue as a Public House.

We propose to restore the main building to a three bed and a two bed cottage, along with conversion of the barn situated to the rear of The Bell, into a two bedroomed home.

We would welcome your support and working with you to ensure this historic building retains its position in the village.







# The Barn – Proposed Layout

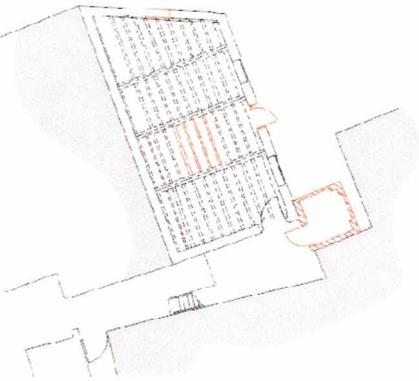
Existing First Floor Layout



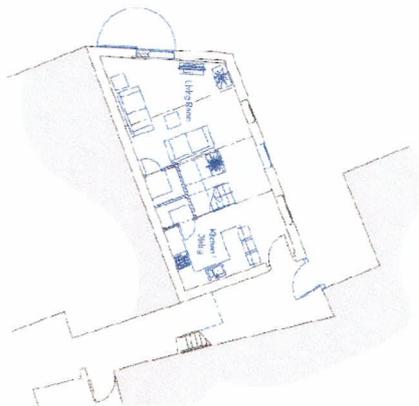
Proposed First Floor Layout



Existing Ground Floor Layout / Mezzanine / 1st Floor



Proposed Ground Floor Layout



Project Name: The Barn  
 Project Location: [Address]  
 Project Status: [Status]  
 Architect: [Firm Name]  
 Date: [Date]



Project Name: The Barn  
 Project Location: [Address]  
 Project Status: [Status]  
 Architect: [Firm Name]  
 Date: [Date]

# ***Appendices***

1. Structural Report
2. Report on Condition of Existing Footings & Rear Elevations
3. Defected Timber Areas

# ***Appendices***

## **1. Structural Report**

# Fast Calc Ltd

Structural Calculation and Details - FAST

Email: [office@fastcalconline.com](mailto:office@fastcalconline.com)

Telephone: 023 9281 4544

Our Ref 1260-1

Date 03/10/17

## Report on Repairs to Rear Elevation Bell Inn Odiham

Date of Site Visit 8<sup>th</sup> September 2017

The Bell Inn is a substantial two storey oak framed building. The straight angle bracing at first floor level indicates that this building dates from the late 16<sup>th</sup> Century. The brickwork infilling the panels appears to post date the frame of the building, as the bricks do not appear to be typically Tudor in size and shape. Like most buildings of a similar age it has been altered and modified from its original format. This part of the building was probably used as a barn or similar due to the absence of windows. The internal timber frames (on the flanking elevations) which support the floor and, the chimney are likely to be later additions. I understand from the occupier that the end panel which forms the rear elevation is single skin.

### Defects

In my opinion;

The masonry riser to the flank wall has failed.

A number of the timber elements can be seen to be rotten, it is likely that further rot and damage to the timbers will be revealed as the works progress.

There may be additional works required to the flanking elevations in order to satisfactorily restrain the corner posts. This is evidenced by cracking in the masonry panels adjacent to the corner posts.

### Scope of works

In order to safely reconstruct the masonry riser the brick panels infilling the frame will need to be removed. It is likely that a large percentage of the bricks can be recovered. In order to maintain the lateral stability of the building the works will have been carried out in stages. See attached sketch for details.

The existing masonry riser will have to be removed. The masonry riser should be rebuilt using similar materials (probably local stone). The new riser will have to be bonded into the adjacent masonry at the corners of the building. A new concrete footing should be constructed if the existing footings prove to be inadequate.

The timber frame repaired/renewed as required.

The masonry panels replaced with recovered bricks or similar materials.

In addition, the cracking seen between the corner posts and adjacent masonry infill panels will have to be repaired.

# FCL

FCL House  
Rodney Road, Portsmouth PO4 8SY  
Tel: 023 9281 4544  
Email: office@fastcalconline.com

Scheme: *The Bell Inn Odiham*

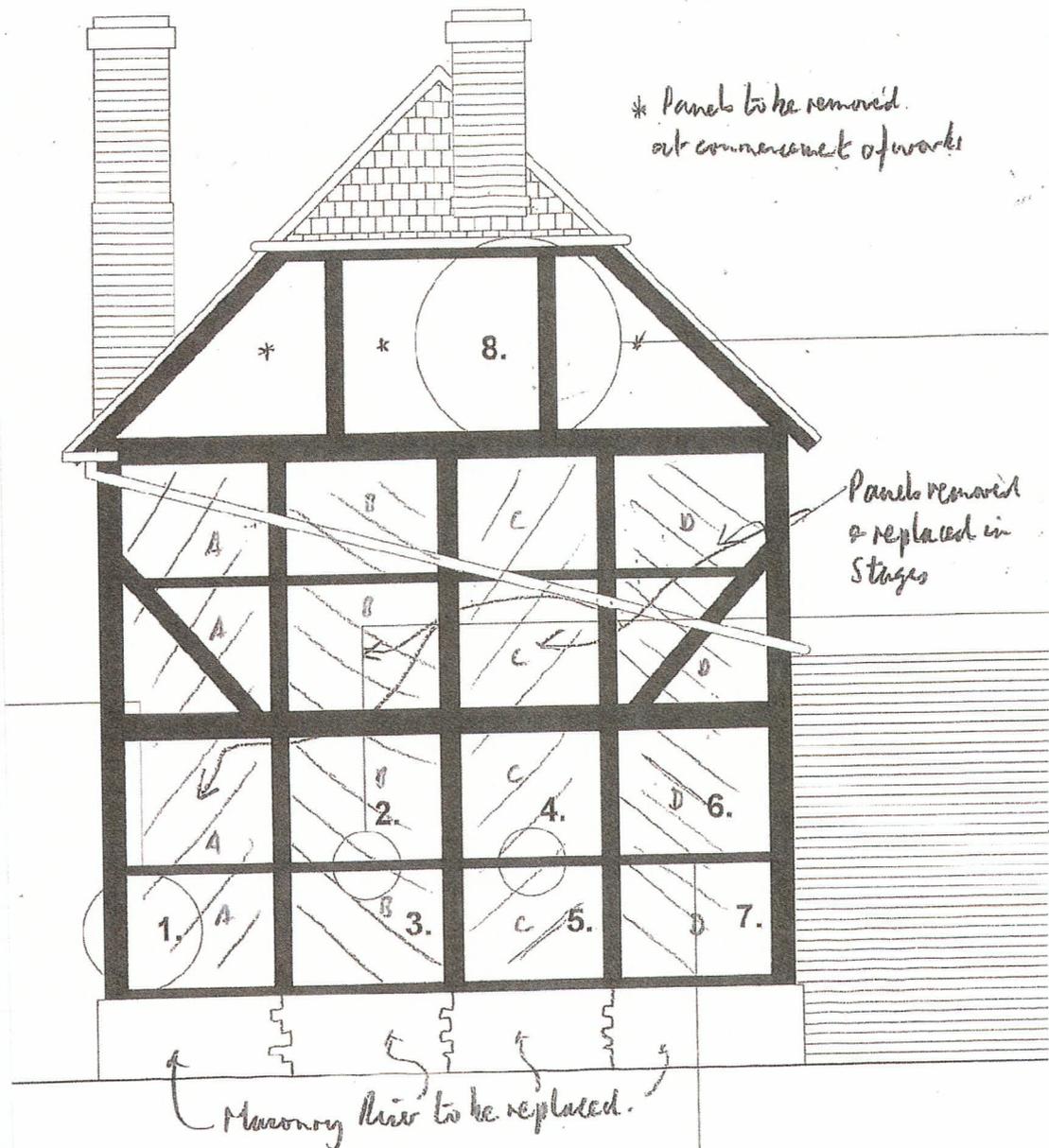
Title: *Skeld Showing Details*

Sheet: *A* Issue: *1*

Job No: *1260*

Date: *3/10/17*

By: *BM* Ck:



Where there is significant additional load on existing structural elements, including footings and existing lintels and beams, they should be exposed, inspected and assessed for adequacy of condition and load bearing capacity  
All structural steelwork to be hot finish, minimum S275 unless otherwise stated.

# ***Appendices***

2. Report on Condition of Existing Footings & Rear Elevations

[REDACTED]  
[REDACTED] Ltd  
[REDACTED]  
[REDACTED]  
[REDACTED]

Our Ref 3257-1

Date 27/11/18

## Report on Condition of Existing Footings Rear Elevation Bell Inn Odiham

Date of Site Visit 19<sup>th</sup> November 2018

The Bell Inn is a substantial two storey oak framed building. The straight angle bracing at first floor level indicates that this building dates from the late 16<sup>th</sup> Century. The brickwork infilling the panels appears to post date the frame of the building, as the bricks do not appear to be typically Tudor in size and shape. Like most buildings of a similar age it has been altered and modified from its original format. This part of the building was probably used as a barn or similar due to the absence of windows. The internal timber frames (on the flanking elevations) which support the floor and, the chimney are likely to be later additions. I understand from the occupier that the end panel which forms the rear elevation is single skin.

I visited the site on 19<sup>th</sup> November to examine a trial which had been dug to expose the existing footings (approx. depth 600mm). The existing footings are brickwork in extremely poor condition and considerably out of vertical. The subsoil was a firm chalky material.

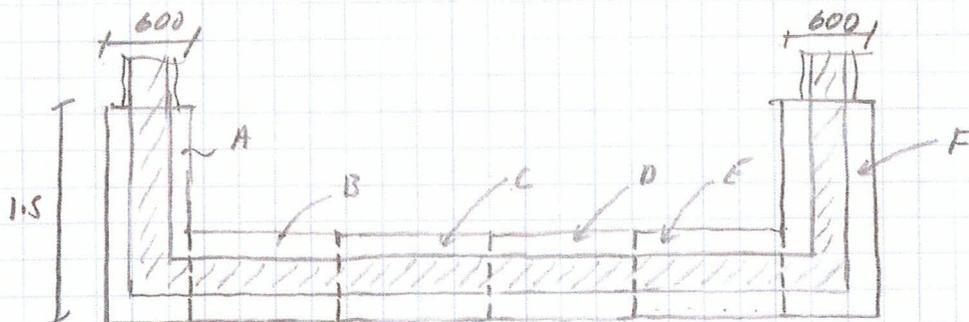
In my opinion, the footings have failed and should be replaced with a modern concrete trench footing. This possibility was included in my previous report dated 3<sup>rd</sup> October 2017.

I have attached a detail for the proposed new footings.

[REDACTED]

[REDACTED]

## Underpinning

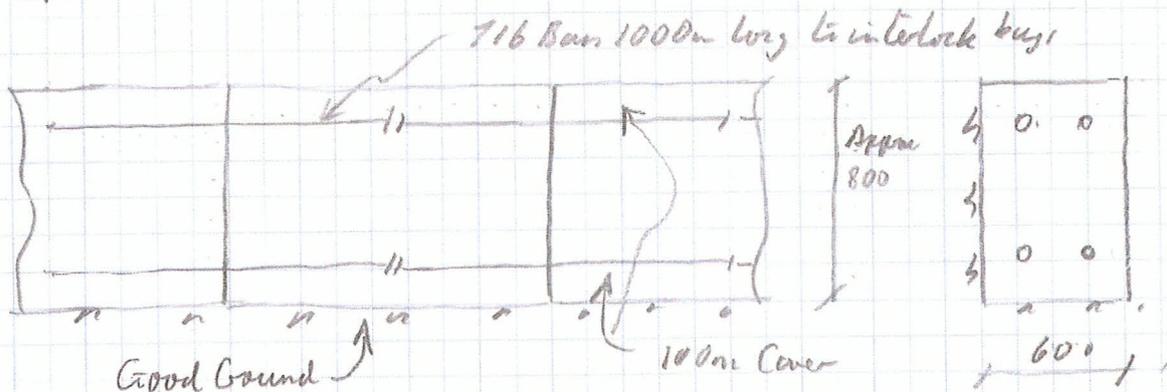


Plan of Concrete Bays

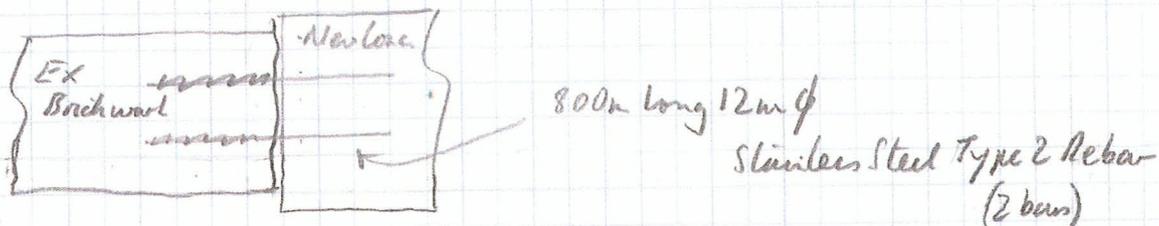
## Order of Bays to be installed

- B, E, A, D, F, C - Allow 3 days between adjacent bays

## Typical connection between



## Connection Between Existing Footings & New Concrete Pad



Where there is significant additional load on existing structural elements, including footings and existing lintels and beams, they should be exposed, inspected and assessed for adequacy of condition and load bearing capacity  
All structural steelwork to be hot finish, minimum S275 unless otherwise stated.

# ***Appendices***

## **3. Defected Timber Areas**

