



**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

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 to 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 reporting 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 11th 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.....

Odiham Bell Limited



Introduction

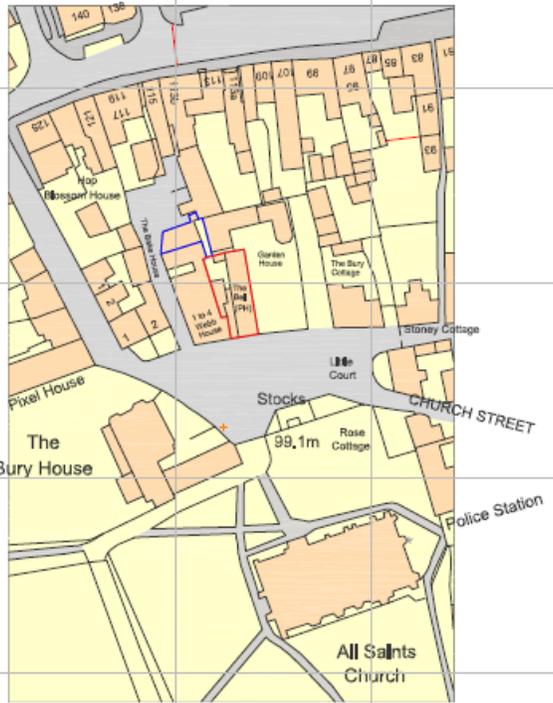
It is with our pleasure we present an overview of the carefully consider restoration for the grade two listed Bell PH, situated in Odiham, Hampshire, recently purchased by Odiham Bell Ltd

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.

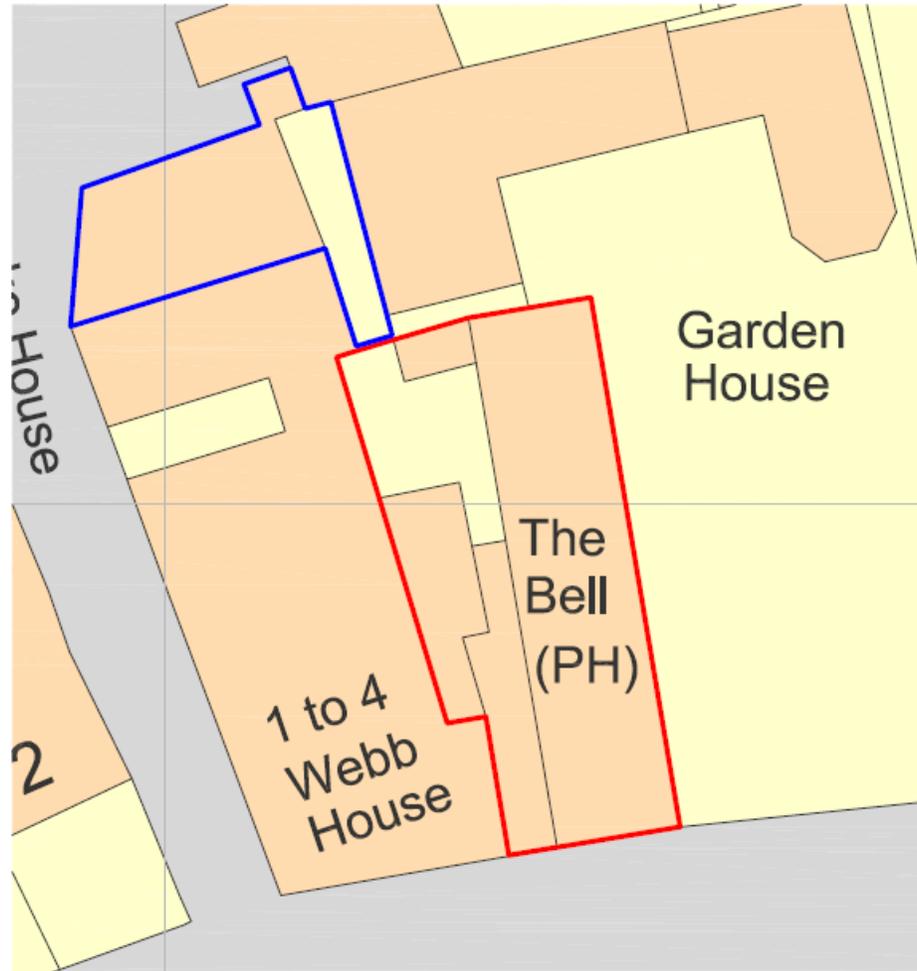
We would welcome your support and working with you to ensure this historic building retains its position in the village.





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Location Plan
 (1:1,250)



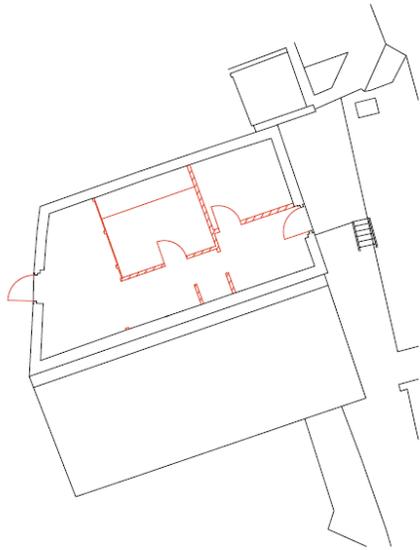
Site / Block Plan
 (1:200)

The Project

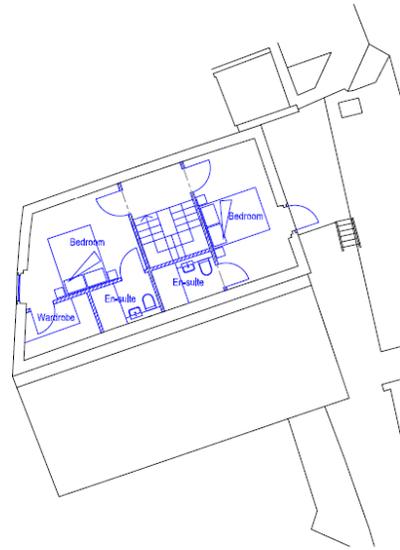
- The Main building will be restored to form a pair of cottages outlined in red.
- The 'Barn', currently used as storage will be restored to form a 2 bedroom home outlined in blue



The Bell – Proposed Layout



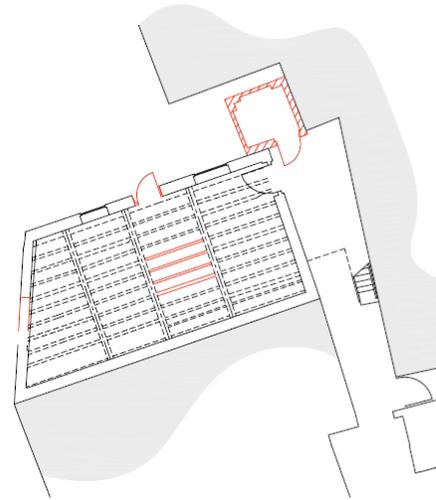
Existing First Floor Layout



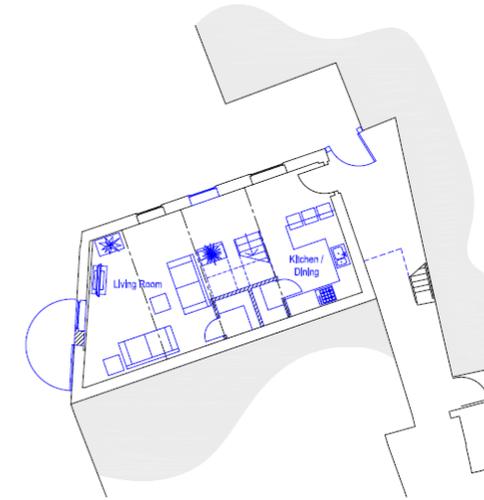
Proposed First Floor Layout



• Version: 08/21
 No. Annotations: 0
 Work Stage: Heavy work
CONSILIAN
 ARCHITECTS
 40 Rankine Gardens, London, W8 0TE
 020 7726 6973
 Project:
 The Bull
 Church Street
 Oakham
 RG29 1LY
 Client:
 Oakham Bull Ltd
 Drawing No:
 Annex
 First Floor
 Existing and Proposed Layouts
 Title:



Existing Ground Floor Layout / Reflected Ceiling Plan



Proposed Ground Floor Layout



• Version: 08/21
 No. Annotations: 0
 Work Stage: Heavy work
CONSILIAN
 ARCHITECTS
 40 Rankine Gardens, London, W8 0TE
 020 7726 6973
 Project:
 The Bull
 Church Street
 Oakham
 RG29 1LY
 Client:
 Oakham Bull Ltd
 Drawing No:
 Annex
 Ground Floor
 Existing and Proposed Layouts

The Barn – Proposed Layout

Appendices

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

Appendices

1. Structural Report

Mr G Gregory
Brynwell Southern Ltd
207-217 Copnor Rd
Portsmouth
PO3 5BY

Our Ref 1260-1
Date 03/10/17

Report on Repairs to Rear Elevation Bell Inn Odiham

Date of Site Visit 8th 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 16th 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 bonded into the adjacent masonry at the corners of the building. A new concrete footing should constructed if the existing footings prove to be inadequate

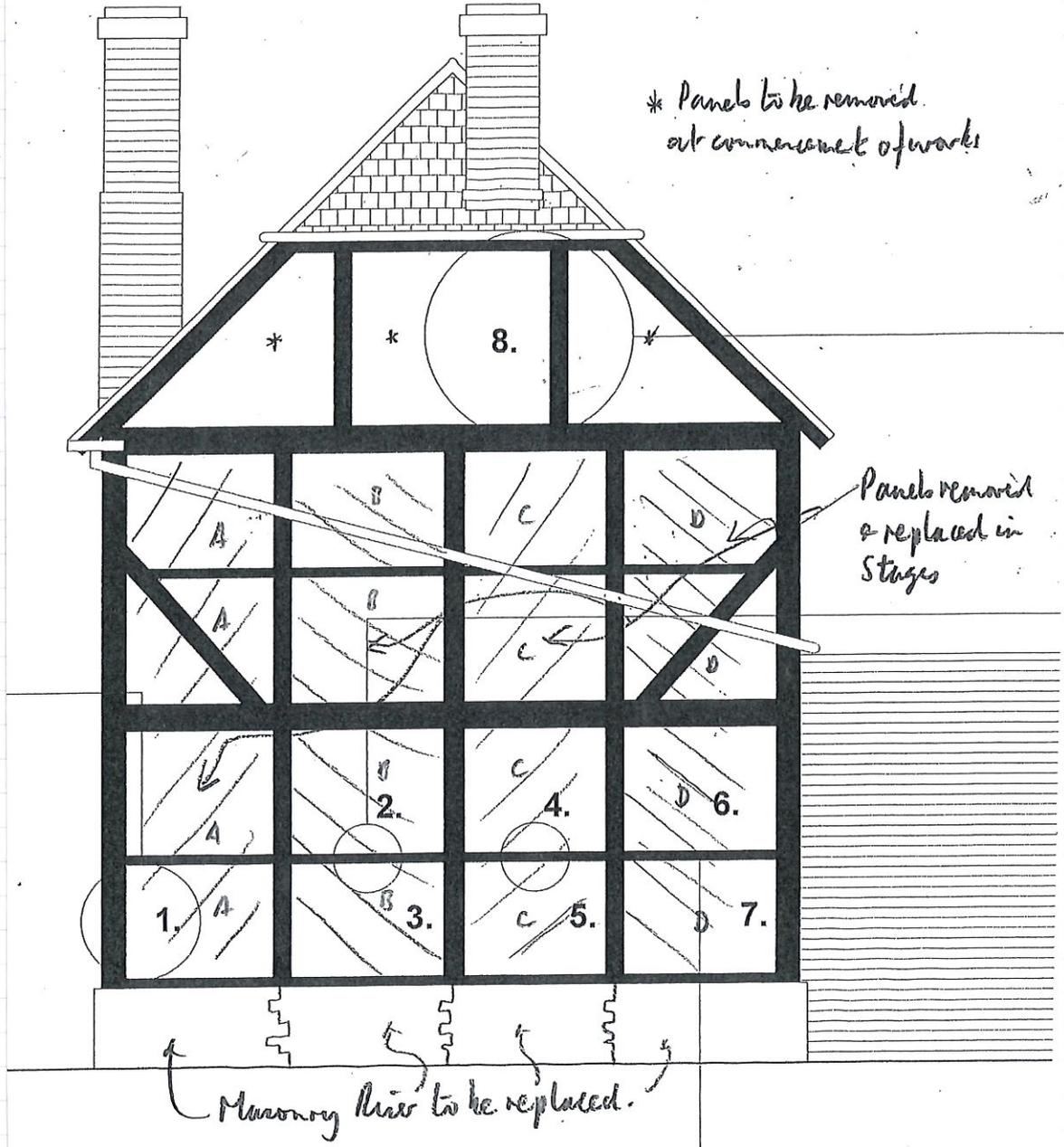
The timber frame repaired/renewed as required.

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.



Brian Masters BSc MSc CEng MICE



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

Mr G Gregory
Brynwell Southern Ltd
207-217 Copnor Rd
Portsmouth
PO3 5BY

Our Ref 3257-1

Date 27/11/18

Report on Condition of Existing Footings Rear Elevation Bell Inn Odiham

Date of Site Visit 19th 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 16th 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 19th 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.

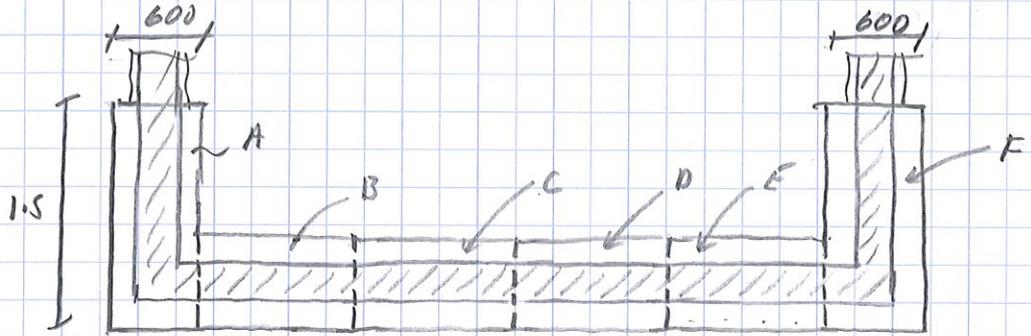
In my opinion, the footings have failed and should be replaced with a modern concrete trench footing. This possibility was included in my previous report dated 3rd October 2017.

I have attached a detail for the proposed new footings.



Brian Masters BSc MSc CEng MICE

Underpinning

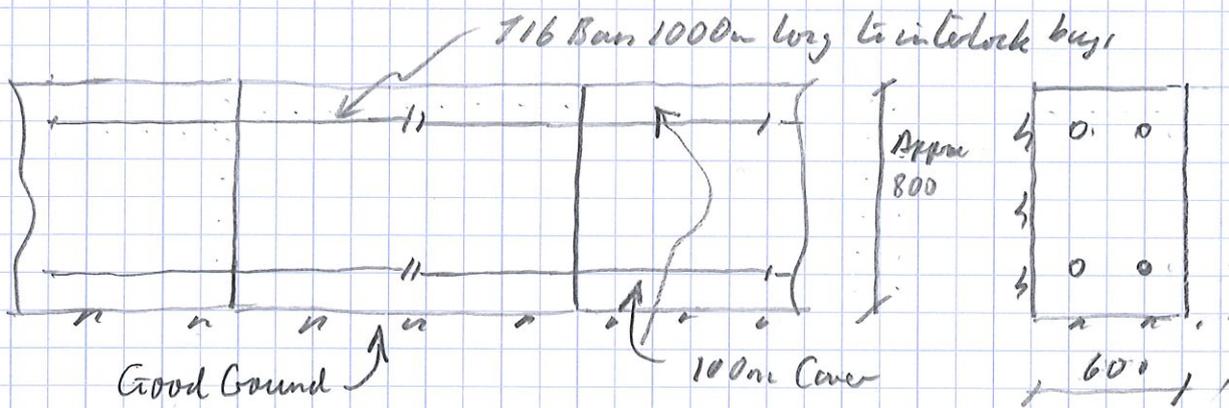


Plan of Concrete Bays

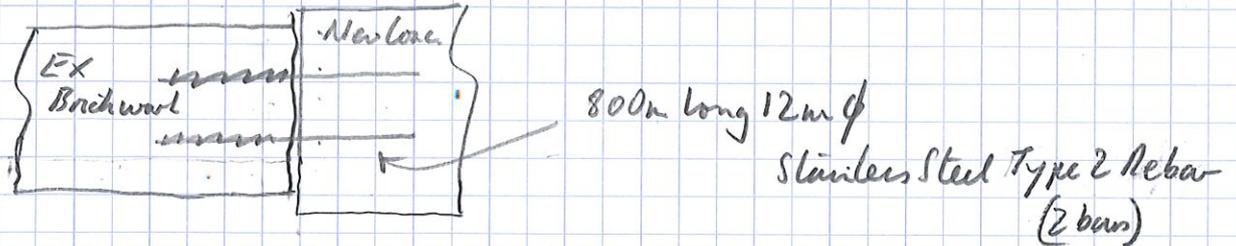
Order of Bays to be installed

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

Typical connection between



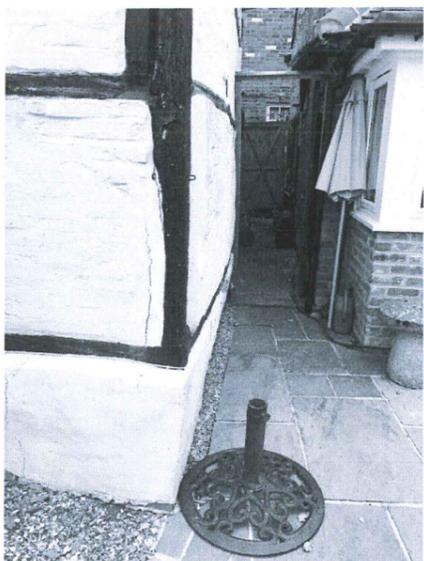
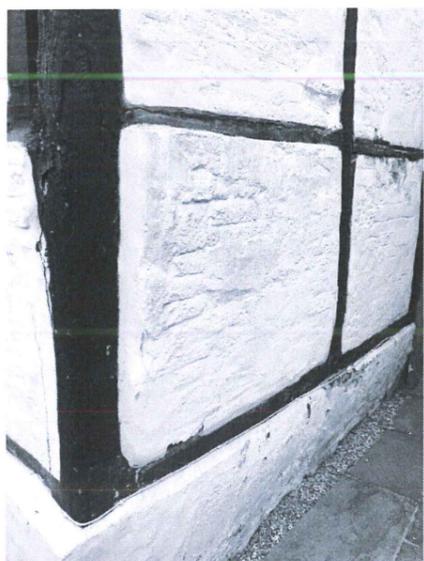
Connection Between Existing Footings & New Concrete Pad



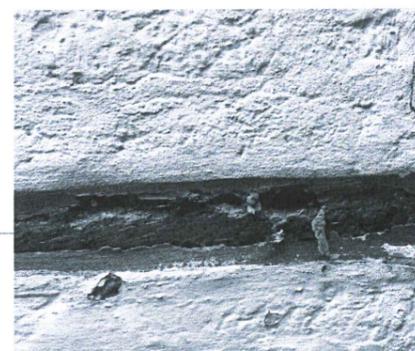
Where there is significant additional load on existing structural elements, including footings and existing lintels and beams, they should be exposed, inspected and assessed for adequacy of condition and load bearing capacity
All structural steelwork to be hot finish, minimum S275 unless otherwise stated.

Appendices

3. Defected Timber Areas



— INDICATES AREAS OF TIMBER TO BE REPAIRED WITH SCARFING DETAIL.



Notes:
The lower half of the rear elevation shows clear signs of protrusion as a result of the brickwork panels coming away from the frame. There is evidence of the timber framework being defective and rotten in places.

Please refer to elevation above with highlighted areas showing areas of concern. This elevation is to be read in conjunction with the full report which was submitted as an additional document.

All work to be carried out to be agreed with conservation officer prior to works commencing. Conservation officer to confirm if areas are to be repaired, replaced or to remain.

EXISTING REAR ELEVATION
SCALE 1:50@A3



BRYNWELL SOUTHERN
207-217 Copnor Road, Portsmouth, PO3 5BY
www.brynell.com
info@brynell.com
02392 650780

Site Address: BELL INN, ODIHAM, RG29 1LY	REVISION	DATE / BY	AMENDMENT
Drawing Title: EXISTING REAR ELEVATION			
Status: LISTED BUILDING CONSENT	SKETCH	NOTES	ADDED
Drawing No: BE-0-020	Revision: -	Date: 08/17	
*All dimensions to be checked on site before undertaking works! 11/17			