



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE HELD AT THE BRIDEWELL, THE BURY,  
ODIHAM, HANTS, RG29 1NB on 5<sup>th</sup> OCTOBER 2021 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), K Ball, A Fraser and D Stewart.

In attendance: Andrea Mann (Parish Clerk) and two members of the public.

**P89/21 Apologies for absence**

Received and accepted from Cllrs Coleman and MacPhee.

**P90/21 Declarations of interests and requests for dispensation relating to any item on the agenda**

None.

**P91/21 Chair's announcements**

None.

**P92/21 Approval of previous minutes:**

The minutes (P78/21-P88/21) of the Planning & Development Committee held on 14 September 2021 were approved and signed by the Committee Chair.  
(Proposed by Cllr Verdon, seconded by Cllr Stewart, 3 in favour).

**P93/21 Public Session**

Mr Carter, spoke regarding application 21/02369/HOU (57/21) as agent for the application. Mr Carter explained that a previous application in 2014 for a 4 bay garage with stairs to the roof space, at the same property, had been refused with a number of objections cited. In 2016, OPC had supported a larger application for a 6 bay car port and a further application in 2018 for development in a roof space in nearby properties. In Mr Carter's view, both applications were visible from the highway and posed an impact on the environment.

Mr Carter explained that application 21/02369/HOU presented revised plans and the location was in fact a larger site than the 2014 and 2018 applications referenced. He believed the new application posed minimal visual impact on the highway due to screening. He referred to site photographs and plans and Councillors confirmed they had seen the plans but not the photographs.

**P94/21 Current planning applications**

51/21

Reference: 21/01990/FUL

Address: 75 High Street, Odiham, Hook, RG29 1LB

Description: Internal alterations and single storey rear extension to create 2 bedroom dwelling. Replacement shop front and replacement glass to ground floor windows on front Elevation.

OPC decision: Objection. OPC's considers this application to be contrary to NP Policy 9 Odiham High Street as it would leave the remaining retail space unviable as a retail unit with no space for storage or essential services. Any loss of retail units could adversely affect the success of the High Street.



- 52/21      21/01991/LBC  
Address: 75 High Street, Odiham, Hook, RG29 1LB  
Description: Internal alterations and single storey rear extension to create 2 bedroom dwelling. Replacement shop front and replacement glass to ground floor windows on front elevation
- OPC decision: Objection. OPC's considers this application to be contrary to NP Policy 9 Odiham High Street as it would leave the remaining retail space unviable as a retail unit with no space for storage or essential services. Any loss of retail units could adversely affect the success of the High Street.
- 53/21      Reference: 21/02313/HOU  
Address: 11 Farnham Road Odiham Hook RG29 1AA  
Description: Conversion of garage into habitable accommodation and erection of a single storey bay window to side elevation of garage, replacing door and window. Insertion of doors ground floor rear.
- OPC decision: Objection. OPC supports Hart's Conservation Officer's comments. The permanent loss of the garage, which would result in the ad-hoc parking on the small gravel area immediately to the back of pavement remaining highly visible in the street scene, continues to be a concern. The current parking arrangements are out of character with this part of the conservation area and fail to preserve its character and appearance. The application would result in a permanent loss of a garage for the property
- 54/21      Reference: 21/02314/LBC  
Address: 11 Farnham Road Odiham Hook RG29 1AA  
Description: Conversion of garage into habitable accommodation and erection of a single storey bay window to side elevation of garage, replacing door and window. Insertion of doors ground floor rear.
- OPC decision: Objection. OPC supports Hart's Conservation Officer's comments. The permanent loss of the garage, which would result in the ad-hoc parking on the small gravel area immediately to the back of pavement remaining highly visible in the street scene, continues to be a concern. The current parking arrangements are out of character with this part of the conservation area and fail to preserve its character and appearance. The application would result in a permanent loss of a garage for the property
- 55/21      Reference: 21/01526/HOU  
Address: 47 London Road, Odiham, Hook, RG29 1AJ  
Description: Erection of a single storey rear extension with raised glass lantern roof light
- OPC decision: No objection.



56/21 Reference: 21/02249/LBC  
Address: Danetree House 57 High Street Odiham Hook RG29 1LF  
Description: Variation of details of railings granted on application 20/02624/LBC

OPC decision: No objection.

57/21 Reference: 21/02369/HOU  
Address: Highfield, The Firs, Odiham, Hook, RG29 1PP  
Description: Erection of a detached pitched roof oak frame carport and stores.

OPC decision: No objection.

58/21 Reference: 21/02344/HOU  
Address: Bullocks Farmhouse Hillside Odiham Hook RG29 1HX  
Description: Erection of a two storey rear extension, removal of existing modern boiler chimney. Internal refurbishments. Replacement of windows to rear elevation and removal of hedges.

OPC decision: No objection.

59/21 Reference: 21/02345/LBC  
Address: Bullocks Farmhouse Hillside Odiham Hook RG29 1HX  
Description: Erection of a two storey rear extension, removal of existing modern boiler chimney. Internal refurbishments. Replacement of windows to rear elevation and removal of hedges.

OPC decision: No objection.

60/21 Reference: 21/02254/LDC  
Address: 38 Runnymede Drive Odiham Hook RG29 1FP  
Description: Application for a Lawful Development Certificate for a Proposed single storey rear extension with parapet wall.

OPC decision: No comment.

### **P95/21 Licence Applications**

To validate OPC's decision agreed by email to licence application:

**REFERENCE 21/00385/STREET  
NUMBER:**

**LOCATION: Colt Hill, Odiham, Hook, Hampshire**

**TRADING AS: Peppone's Street Food**

**SELLING: Chicken and beef gyros, wraps, hot dogs and soft drinks**

Objection

1. It is within the Basingstoke Canal Conservation Area.



2. It is on a public highway and the road is well used to access the popular canal side car park and picnic area.
3. Possible problem along London Road with littering as people walk away with their food.
4. The long hours of opening from 8.00 am all year and until 4 pm in the winter and 9.45 pm in the winter.
5. The proposed location is adjacent to Odiham Parish Council land and access gate.

**P96/21 Previous planning application decisions**

Decisions as listed on the Planning List were noted.

**P97/21 Pre-Applications**

Noted.

**P98/21 Planning Appeals and decisions**

- i) As reported with the agenda:  
2 applications for Kings Cottage, Buryfields, Odiham, Hook.  
Decision – Appeal allowed.
- ii) Additional decision received after agenda publication:  
Land At Chapel Bungalow, Potbridge, Odiham, Hook.  
Decision: Appeal dismissed.

**P99/21 Tree applications and decisions**

- i) 21/02524/CA – Wardens Office, Palace Gate, Odiham, Hook, RG29 1JZ  
1.2 x Yew (G1) – crown reduce by 1.5-2m in height and 1.5m in width.

OPC decision: No objection.

**100/21 Planning correspondence**

- i) Email from Whitewater Valley Preservation Society questions raising questions to Hart District Council on the Bunkers Hill Solar Farm application, near Hook raised by Candy Burnyeat, chairman of Whitewater Valley Preservation Society and circulated by Cllr Glen.
- ii) Notification from Hampshire County Council - Proposed picking station and fines machinery at Calf Lane, Rye Common, Odiham Hook RG29 1HU (application number 20/02979/HCC) will be considered by the Regulatory Committee on Wednesday 20 October 2021 at 10.00am in Ashburton Hall, at Elizabeth II Court The Castle, Winchester, Hants SO23 8UJ.
- iii) Update on the Swan development from Cllr Cookes –  
“The final bat survey took place at the end of July and during this survey, one long haired brown bat was seen emerging from the building. This required investigation and subsequently a licence to be sought from Natural England to allow us to schedule the removal of the roof tiles. I am



pleased to report that we received this licence yesterday. The licence is subject to conditions, one being that 3 bat boxes are required to be installed on a tree on the site boundary and this installation must be completed prior to the works commencing. This is due to be carried out next week, and subsequently the job of removing the roof tiles has now been scheduled for week commencing 18<sup>th</sup> October. This is estimated to take 4-5 days and once the tiles are safely stored, and the building is safe to enter, our surveyors can get in to do an assessment on the building to determine the future use.”

- iv) Email from resident raising objections to Street Trading Licence application 21/00385/STREET and supported by Cllr Crookes.
- v) Email from resident regarding pre-app advice and application for Cruck Cottage.
- vi) Notification from Hart DC that an Enforcement Notice was served on occupiers of Land Adjacent Five Acres Broad Oak Odiham Hook requiring them to cease the use of the land and to remove the mobile home along with the associated sheds etc. The notice comes into effect on 12h October unless the notice is appealed.
- vii) Email from resident including historic maps of are relating to agenda item P101/21. The Clerk was asked to circulate these to Committee members and also to send copies to CPRE for information about North Hampshire Downs.

**P101/21 Seeking Protection for the North Hampshire Downs**

Councillors reviewed the email correspondence from Cliddesden, Ellisfield and Winslade Parish Council’s asking for OPC’s support on the possible North Hampshire Downs designation area. Following discussion, it was

RESOLVED

To support the project and ask for the boundary to be extended to the north west of (but excluding) Basingstoke as far as Watership Down.

**P102/21 Rural Exception Site on land adjacent to Rough’s Cottage – road names**

Councillors considered proposed road names, as proposed by the developer of the site – Warren Andrew Close, Warren Close and Warren Andrew Drive.

RESOLVED:

To select Warren Andrew Close as OPC’s preferred name.

**P103/21 To note the date of the next meeting:**

Tuesday 26 October 2021 at 7.30 pm

There being no further business the meeting closed at 8.32pm.

**Signed..... Date.....**