



**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S  
PLANNING AND DEVELOPMENT COMMITTEE HELD AT THE BRIDEWELL, THE BURY,  
ODIHAM, HANTS, RG29 1NB on 7<sup>th</sup> DECEMBER 2021 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), K Ball, R Coleman, W Macphee and D Stewart.

In attendance: Sara Jones (Deputy Clerk) and two members of the public.

**P130/21 Apologies for absence**

Received and accepted from Cllr Fraser.

**P131/21 Declarations of interests and requests for dispensation relating to any item on the agenda**

Cllr R Coleman declared an interest at item 70/21 and 77/21. Cllr P Verdon declared an interest at 76/21. Cllr Stewart requested a dispensation to speak on item 79/21. Councillors agreed.

**P132/21 Chair's announcements**

None.

**P134/21 Approval of previous minutes:**

Minutes from the previous meeting held on 17 November (P117/21-P129/21) and 26 October (P104/21-P116/21) were approved.

**P134/21 Public Session**

A resident spoke relating to 21/02519/HOU explaining that although the carport was described as a simple structure it would actually be very overbearing, would make the shared driveway like a tunnel and the visitor parking space would be lost. There was also a risk to the healthy ash tree that is situated in the resident's garden very close to the boundary and there is concern that the roots of the tree would be damaged. There was also concern regarding the surplus water from the guttering and drainage.

**P135/21 Decisions from previous meetings**

Decisions on items 70/21 and 71/21 were validated as the decisions were made by email under delegated authority due to there being insufficient members available at the previous meeting:

70/21 Reference: 21/02793/AMCON  
Address: The Oaks, Broad Oak, Odiham, Hook, RG29 1AG  
Description: Removal of Condition 5 attached to Planning Permission 18/02056/HOU dated 31/10/2018 so Permitted Development Rights under Class E are reinstated.  
All Cllrs agreed to validate the Decision: Objection. OPC objects to reinstatement to ensure the retention of a satisfactory appearance on the development, to avoid further overdevelopment on the site.



71/21 Reference: 21/02808/HOU  
Address: The Oaks , Broad Oak, Odiham, Hook, RG29 1AG  
Description: Erection of a swimming pool, ancillary buildings and associated landscaping.

Decision: No objection to this application but request Hart considers conditions are imposed to reduce the carbon footprint of this development.

### **P136/21 Current planning applications**

73/21 Reference: 21/02498/HOU  
Address: 7 Oak Tree Close Odiham Hook RG29 1FT  
Description: Conversion of an existing roof space above garage to habitable accommodation with front and rear dormer windows, insertion of 2 no velux roof lights on side elevation.  
Comments due: 08.12.21

OPC decision: No objection

74/21 Reference: 21/02711/HOU  
Address: Farmhouse Palace Gate Farm Odiham Hook RG29 1JX  
Description: Removal of a wall, erection of a new section of wall and two timber gates  
Comments due: 09.12.21

OPC decision:

Objection on the grounds that it goes against policy 6 of the Conservation Area in that the alleyway between properties is one of the characteristics of the Odiham Conservation Area. We request that the Conservation Officer be consulted on this application. Also, although not a planning consideration there are questions as to the existence of a rights of way through this alleyway to neighbouring properties.

75/21 Reference: 21/02712/LBC  
Address: Farmhouse Palace Gate Farm Odiham Hook RG29 1JX  
Description: Removal of a wall, erection of a new section of wall and two timber gates  
Comments due: 09.12.21

OPC decision:

Objection on the grounds that it goes against policy 6 of the Conservation Area in that the alleyway between properties is one of the characteristics of the Odiham Conservation Area. We request that the Conservation Officer be consulted on this application. Also, although not a planning consideration there are questions as to the existence of a rights of way through this alleyway to neighbouring properties.



- 76/21 Reference: 21/02373/FUL  
Address: 2 Derbyfields North Warnborough Hook Hampshire RG29 1HH  
Description: Change of use for area of land outside of curtilage to facilitate garage extension  
Comments due: 10.12.21  
Cllr P Verdon had declared an interest, Cllr D Stewart chaired the item.
- OPC decision:  
Objection on the grounds that the proposed development would remove an important part of the transition from rural to urban landscape and would set a precedent for other similar developments. It would be detrimental to the open aspect to the entrance of the development especially given that this area was originally intended to be an open space.
- 77/21 Reference: 21/02722/HOU  
Address: Little Thatch Broad Oak Odiham Hook Hampshire RG29 1AH  
Description: Erection of a sunroom following partial demolition of existing (part retrospective)  
Comments due: 14.12.21
- OPC decision:  
Objection and OPC request that the Conservation Officer is consulted as it is an interesting characterful building. OPC does not object to the extension of the sunroom but objects to the style of roof which is out of keeping to the rest of the property.
- 78/21 Reference: 21/02499/HOU  
Address: 5 Heronswood London Road Odiham Hook RG29 1HJ  
Description: Erection of a single storey side and front extension.  
Comments due: 15.12.21
- OPC decision:  
Objection on the grounds that it is an overdevelopment of the site and would cause damage to the neighbouring trees. The property is close to two conservation areas. It also goes against Policy 5 of the Neighbourhood Plan concerning general design principles
- 79/21 Reference: 21/02070/HOU  
Address: Playford Mill Corner North Warnborough Hook RG29 1HE  
Description: Erection of a wall to front boundary and relocate gate  
Comments due: 16.12.21  
Cllr D Stewart described the access along the road and that the hedge had encroached onto the roadway down to The Green. The proposed new gate and continuation of the brick wall would make the access narrower than at present.
- OPC decision: Objection due to concerns of the position of the boundary line due to the encroaching hedge. If the proposed wall is built in line with the hedge and



abutting onto the side fencing then the access may be restricted. OPC requests that Hampshire Highways reviews this application to ensure that there is reasonable access for emergency vehicles.

80/21 Reference: 21/02935/HOU  
Address: Fairfield The Firs Odiham Hook RG29 1PP  
Description: Replacement of garage roof with a single hip roof, installation of solar panels and exterior concrete walls to be clad with timber boards.  
Comments due: 17.12.21.

OPC decision: No objection.

81/21 Reference: 21/02877/FUL  
Address: The Bell Ph , The Bury, Odiham, Hook, RG29 1LY  
Description: Change of use of public house to form two dwellings with associated single storey side extensions, demolition and internal and external alterations  
Comments due: 20.12.21.

OPC decision:

Objection for the following reasons:

- i. The property is listed Asset of community value which means that the listing will be considered as a material planning consideration and has not been advertised properly to the community.
- ii. Request the Conservation Officer to carefully consider this application so that the building retains the original features
- iii. There is no amenity space for the two properties
- iv. Does not meet the Hart DC planning parking guidance as there is no parking for the properties which together comprise 5 bedrooms. OPC emphasises the current parking difficulties for existing residents in the Bury.

82/21 Reference: 21/02878/LBC  
Address: The Bell Ph , The Bury, Odiham, Hook, RG29 1LY  
Description: Change of use of public house to form two dwellings with associated single storey side extensions, demolition and internal and external alterations  
Comments due: 20.12.21.

OPC decision: Objection for the following reasons:

- i. The property is listed Asset of community value which means that the listing will be considered as a material planning consideration and has not been advertised property to the community.
- ii.
- iii. Request the Conservation Officer to carefully inspect so that the building retains the original features
- iv. There is no amenity space for the two properties



- v. Does not meet the Hart DC planning parking guidance as there is no parking for the properties which together comprise 5 bedrooms. OPC emphasises the current parking difficulties for existing residents in the Bury.

83/21 Reference: 21/02519/HOU  
Address: 11 Jolly Miller Close, North Warnborough, Hook, RG29 1GA  
Description: Erection of an oak framed open sided carport  
Comments due: 21.12.21.

OPC decision:

Objection on the grounds of being outside the curtilage of the property.. It would be overbearing and detrimental to the open aspect of the development which is in the Conservation Area. There are concerns about the impact on the healthy Ash tree and impact on flooding from rainwater drainage from the structure. We request that the Conservation officer be consulted on this application.

84/21 Reference: 21/02977/HOU  
Address: Terry's Alley, The Foundry, The Bury, Odiham, Hook, RG29 1LZ  
Description: Conversion of garage to habitable accommodation, replacement of garage door, brick up opening to ground floor front and internal alterations  
Comments due: 22.12.21.

OPC decision: Objection on the grounds that removing the parking space in a property that currently does not meet the PPIG.

85/21 Reference: 21/02978/LBC  
Address: Terry's Alley, The Foundry , The Bury, Odiham, Hook, RG29 1LZ  
Description: Conversion of garage to habitable accommodation, replacement of garage door, brick up opening to ground floor front and internal alterations  
Comments due: 22.12.21.

OPC decision: Objection on the grounds that removing the parking space in a property that currently does not meet the PPIG.

**P137/21 Previous planning application decisions**

Decisions as listed on the Planning List were noted.

**P138/21 Pre-Applications**

Noted.

**P139/21 Planning Appeals and decisions**

Noted.



**P140/21 Tree applications and decisions**

There were no applications for consideration.

**P141/21 Draft S106 agreement for the Crownfields NP development site**

Councillors noted discussion by full Council 16.11.21, to review the new site plan (circulated to Councillors by email) and agreed that the parking was situated in the right place.

**P142/21 Cholsey Farm Solar Farm**

The Chair updated Councillors on correspondence received from DLP Planning Ltd regarding community benefit funds and the recently approved Cholsey Farm application.

**P143/21 Yateley, Darby Green and Frogmore Neighbourhood Plan**

<https://www.hart.gov.uk/yateley>

Noted that it was ready for consultation and offered no comments.

**P144/21 Planning correspondence**

Noted that correspondence had been circulated to Councillors regarding Cholsey Farm Solar application and Crownfields.

A resident had contacted the council with regard to the late notification to neighbouring properties of a nearby planning application

**P145/21 To note the date of the next meeting:**

Tuesday 4<sup>th</sup> January 2022 at 7.30 pm

There being no further business the meeting closed at 8.35pm.

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