



**NOTES OF THE INFORMAL MEETING OF ODIHAM PARISH COUNCIL'S PLANNING AND DEVELOPMENT COMMITTEE HELD ON ZOOM ON 1<sup>st</sup> NOVEMBER 2022 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), R Coleman and L Cornall (Vice Chair).  
In attendance: Andrea Mann (Parish Clerk).

**P74/22 Apologies for absence**

Received and accepted from Cllrs Ball, Bell and Tyler.

**P75/22 Declarations of interests and requests for dispensation**

None.

**P76/22 Chair's announcements**

None.

**P77/22 Approval of previous notes, to be ratified by full Council 15<sup>th</sup> November**

The notes of the Zoom Planning & Development meeting held on 12<sup>th</sup> October (P62/22-P73/22) were agreed as a true record of the meeting.  
(Proposed by Cllr Verdon, seconded by Cllr Cornall, all in favour).

**P78/22 Public Session**

Not required.

**P79/22 Current Planning Applications, to be ratified by full Council 15<sup>th</sup> November**

OPC Ref	Hart Ref	Address	Details	OPC decision
69/22	21/00777/CON	Land On The West Sides Of Alton Road Odiham Hook Hampshire	Approval of Condition 6(a)- archaeological assessment- pursuant to 21/00777/OUT Erection of 60 bed care home and 30 dwellings (10 x 2 bed houses, 12 x 3 bed houses, 4 x 4+ bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access	No comment.
70/22	22/02422/LDC	Wychwood Carp Farm Farnham Road Odiham Hook Hampshire RG29 1HS	Erection of a warehouse facility and site compound (use class B8, storage and distribution)	Neutral. OPC requests that the enforcement order for the illegal containers is dealt with prior to granting a lawful development certificate.



71/22	22/02447/CON	Land On The West Sides Of Alton Road Odiham Hook Hampshire	Approval of Condition 5- surface water drainage scheme- pursuant to 21/00777/OUT Erection of 60 bed care home and 30 dwellings (10 x 2 bed houses, 12 x 3 bed houses, 4 x 4+ bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access	Neutral. There is insufficient information provided with the application to enable a decision.
72/22	22/02450/REM	Land On The West Sides Of Alton Road Odiham Hook Hampshire	Application for Approval of Reserved Matters for the landscaping pursuant to outline planning permission 21/00777/OUT	See below.

The above submission is not acceptable.

Due to the size of the site there is an expectation of a high quality approach to landscaping and there is no evidence of a design led approach. In addition to a detailed list of trees and shrubs giving their size, expected growth size, number and positioning we would also ask that the pre-school area should have some extra landscaping. The actual parking spaces should be made of grass-crete rather than tarmac to reduce their appearance and hedging should be planted on the north side to prevent cars driving onto the grassed area. On the south side of the car park a post and rail fence should be erected to prevent access to the road other than by the designated driveway.

The committee report in the initial outline application which was granted details conditions regarding landscaping:

*Landscaping is a reserved matter at this stage and outline information has been provided. Full details would be provided at a later stage through a future detailed reserved matters application. Existing hedgerows and trees would be retained apart from at the Alton Road access. Additional planting is proposed. The landscape plan (PL200) shows new planting on the south and west boundaries as sought in the site allocation. In response to the previous application, the Council's Landscape Officer stated that the landscape buffer should be 4.5-5m and this is acceptable to the current application.*

*This proposed landscaping to the south and west boundaries of the site would need to be demonstrated to be a 'significant landscape buffer' at detailed landscaping stage as required by ONWNP Police 2vii (criteria f) and sought by the Council's Landscape Officer. A landscape management plan would also be required to ensure that soft and hard landscape is properly managed and would retain its function.*

*New trees are proposed on the new streets with the proposed development. Details would need to be provided at reserved matters stage, but this positively responds to recent NPPF requirements in respect of tree-lines streets (para 131).*



73/22	22/02466/CON	Land On The West Sides Of Alton Road Odiham Hook Hampshire	Approval of Condition 9- Environmental and Ecological Management Plan- pursuant to 21/00777/OUT Erection of 60 bed care home and 30 dwellings (10 x 2 bed houses, 12 x 3 bed houses, 4 x 4+ bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access	No comment.
74/22	22/02470/PDTEL	Roke Farm Hillside Odiham Hook Hampshire RG29 1HZ	Notification under the Electronic Communications Code Regulation of the intention to install Electronic Communications Apparatus to an Existing Telecommunications installation - removal of 3no. antennas fixed to existing mast at 20m to be replaced with 3no. antennas fixed to existing mast at 16.5m.	No comment.
75/22	22/01338/CON	58-60 High Street Odiham Hook Hampshire RG29 1LN	Approval of Condition 3- door details- pursuant to 22/01338/LBC Provision of a side doorway adjacent to the shopfront to access the ground floor commercial unit and internal alterations to the layout of the building, all associated with the conversion of the commercial floorspace at 1st and 2nd floor of the building into a one bedroom flat. The internal alterations proposed are to: <ul style="list-style-type: none"> <li>- create a treatment room to the front area of the commercial unit;</li> <li>- separate the existing internal staircase leading to the upper floors from the commercial unit;</li> <li>- create a toilet at ground floor and a full bathroom at first floor;</li> <li>- remove a wall to connect the reception and a treatment room to the rear of the commercial unit.</li> </ul>	No objection, subject to approval by the Hart Conservation Officer.



76/22	22/02480/CON	82 Land At Rear High Street Odiham Hook Hampshire RG29 1LP	Approval of Condition 5 (c)- New ceiling ties and collars- 5 (d)- New rafters and associated fixings- 8- Timber Frame- and 9- Historic Floor Joists- pursuant to 19/02836/LBC Change of use of barn to a 1 bedroom dwelling with alterations to fenestration and the provision of 1 parking space	No objection, subject to approval by the Hart Conservation Officer.
77/22	22/02187/AMC ON	1 Bridge Road North Warnborough Hook Hampshire RG29 1EW	Variation of Condition 4 attached to Planning Permission 15/01277/HOU dated 20/07/2015 to allow alteration to the external materials	Support. OPC considers this application will improve the existing street scene.
78/22	22/02503/LBC	75 High Street Odiham Hook Hampshire RG29 1LB	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.	Neutral, subject to approval by the Hart Conservation Officer that the alterations won't harm the viability of a retail premises or heritage value of the property.
79/22	22/02502/FUL	75 High Street Odiham Hook Hampshire RG29 1LB	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.	Neutral, subject to approval by the Hart Conservation Officer that the alterations won't harm the viability of a retail premises or heritage value of the property.
80/22	22/02550/LDC	Mount Farm The Green North Warnborough Hook Hampshire RG29 1HF	The use of Mount Cottage as a self-contained dwelling has been operational for a period exceeding 4 years.	Objection. OPC acknowledges that the 4 year period has passed but considers it to be unfortunate that this matter was not brought to Hart District Council's attention before this application was submitted.

**P80/22 Previous planning application decisions**  
Decisions as listed on the Planning List were noted.

**P81/22 Pre-Applications**  
None.

**P82/22 Planning Appeals**

Ref	Address	Details	OPC Decision
22/00146	Land On The South West Side Of Dunleys Hill Odiham Hook Hampshire	Outline planning permission for up to 33 residential dwellings with all matters reserved except access.	It was agreed that OPC should submit a comment to the Inspector dealing with the Appeal explaining the importance of the link between the two Neighbourhood Plan sites; for the public open space (Policy 14) and Policy 2. It was agreed that Cllr Verdon would draft a response which would be validated by full Council on 15 <sup>th</sup> November.



**P83/22 Tree applications and decisions, to be ratified by full Council 15<sup>th</sup> November**

<b>Ref</b>	<b>Address</b>	<b>Details</b>	<b>OPC Decision</b>
22/02571/CA	Broad Oak Cottage Broad Oak Odiham Hook Hampshire RG29 1QA	Ash tree (front left side boundary) – shape back and lift canopy to provide 2.5metres clearance from structure of adjacent building to abate a nuisance.	No objection.

**P84/22 Planning correspondence**

The following correspondence received was reviewed and noted:

- i) Notification from Winchfield Parish Council of the Winchfield Neighbourhood Plan 2022-2037 Pre-Submission Consultation, Statutory Body and Community Consultation according to Regulation 14 of the Neighbourhood Planning (General) Regulations.
- ii) Notification from Hart District Council relating to prohibition and restriction of waiting and loading and parking places changes in the parish for sections of Palace Gate and King Street.
- iii) A copy of an email from the Villages Opposing Warehouse campaign group highlighting the potential harm to footpaths.

**P85/22 Boundary wall betwixt, Odiham Palace and Royal Deer Park, Odiham**

Members reviewed the letter from the Odiham Society and agreed to write to the Hart District Council Chief Executive showing support and asking whether Hart can offer any help or advice.

**P86/22 Date of future meetings**

22<sup>nd</sup> November and 13<sup>th</sup> December.

There being no further business the meeting closed at 8.10pm.

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