

04.01.2023							
OPC Ref	Reference	Address	Description	Comments due	OPC meeting	OPC Comments	Hart DC Decision
PLANNING DECISIONS							
63/22	22/02132/HOU	Queensmead 140 High Street Odiham Hook Hampshire RG29 1LT	Conversion of the left-hand-side store into a kitchen/dining room, thermal lining applied to the inside of external walls where required, removal of the existing spiral staircase, removal of the existing kitchen partition and door, removal of the existing stores external doors and replacement with new external doors, infill the existing void where the existing spiral staircase was at first floor, creation of a new opening to incorporate a new timber staircase, removal of the existing bathroom partition and door, installation of a new partition to create a new bathroom to the south of the building, new window to the newly positioned bathroom and new suspended ceiling to house a re-routed soil-vent-pipe	-	12.10.2022	No objection	Permission granted
64/22	22/02133/LBC	Queensmead 140 High Street Odiham Hook Hampshire RG29 1LT	Conversion of the left-hand-side store into a kitchen/dining room, thermal lining applied to the inside of external walls where required, removal of the existing spiral staircase, removal of the existing kitchen partition and door, removal of the existing stores external doors and replacement with new external doors, infill the existing void where the existing spiral staircase was at first floor, creation of a new opening to incorporate a new timber staircase, removal of the existing bathroom partition and door, installation of a new partition to create a new bathroom to the south of the building, new window to the newly positioned bathroom and new suspended ceiling to house a re-routed soil-vent-pipe	-	12.10.2022	No objection. OPC requests that the Hart DC Conservation Officer is consulted on this application.	Permission granted
75/22	22/01338/CON	58-60 High Street Odiham Hook Hampshire RG29 1LN	Discharge of Condition no.3 (door details) pursuant to listed building consent (ref: 22/01338/LBC) of the 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: - create a treatment room to the front area of the commercial unit; - separate the existing internal staircase leading to the upper floors from the commercial unit; - create a toilet at ground floor and a full bathroom at first floor; - remove a wall to connect the reception and a treatment room to the rear of the commercial unit	-	01.11.2022	No objection, subject to approval by the Hart Conservation Officer.	Condition discharged

77/22	22/02187/AMCON	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	-	01.11.2022	Support. OPC considers this application will improve the existing street scene.	Permission granted
81/22	22/02602/CON	Land On The West Sides Of Alton Road Odiham Hook Hampshire	Approval of Condition 3- Construction Management Plan - Housing- 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	-	22.11.2022	No objection	Condition discharged
85/22	22/02686/HOU	15 Burgess Close Odiham Hook Hampshire RG29 1PG	Erection of a single storey rear extension StatusGrant	-	22.11.2022	No objection	Permission granted
79/22	22/02502/FUL	75 High Street Odiham Hook 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.	-	01.11.2022	Neutral, subject to the 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 01.11.2022 meeting refers).	Link to refusal
78/22	22/02503/LBC	75 High Street Odiham Hook 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.	-	01.11.2022	Neutral, subject to the approval by the Hart Conservation Officer that alterations won't harm the viability of a retail premises or heritage value of the property (78/22 01.11.2022 meeting refers).	Link to refusal
	21/00896/CON	The Stables Darwins Farm Hillside Odiham Hook Hampshire RG29 1HX	Approval of Conditions 3- external materials- 4- Construction Method Statement- 5- Tree Protection- 6- Landscaping- and 7- Ecological Enhancement Plan- pursuant to 21/00896/FUL 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	-	04.01.2023		Condition discharged
03/22	22/00938/FUL	108 High Street Odiham Hook RG29 1LP	Subdivision of the existing ground floor retail unit into two retail units, change of use of part of the ground floor to C3, subdivision of the existing first floor flat into two flats to provide a total of 2 x retail units and 3 x flats and alterations to two windows to ground floor side	-	31.05.2022	Decision: Neutral. OPC raises the following concerns: i) The application does not meet Hart's Interim Parking Guidelines. ii) The proposals don't include any amenity space. iii) The parking survey presented with the planning application is not relevant and does not reflect true figures because of the minimal days and times surveyed. iv) OPC requests that the Hart DC Conservation Officer is consulted throughout the application process.	Link to refusal
04/22	22/00939/LBC	108 High Street Odiham Hook RG29 1LP	Subdivision of the existing ground floor retail unit into two retail units, change of use of part of the ground floor to C3, subdivision of the existing first floor flat into two flats to provide a total of 2 x retail units and 3 x flats and alterations to two windows to ground floor side	-	31.05.2022	Decision: Neutral. OPC raises the following concerns: i)The application does not meet Hart's Interim Parking Guidelines. ii)The proposals don't include any amenity space. iii)The parking survey presented with the planning application is not relevant and does not reflect true figures because of the minimal days and times surveyed. iv)OPC requests that the Hart DC Conservation Officer is consulted throughout the application process.	Link to refusal

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.	-	01.11.2022	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.	Link to refusal
97/22	22/02686/HOU	15 Burgess Close Odiham Hook Hampshire RG29 1PG	Erection of a single storey rear extension.	-	22.11.2022	No objection. 85/22 22.11.2022 meeting refers.	Permission granted
06/22	21/02878/LBC	The Bell Ph The Bury Odiham Hook RG29 1LY	Change of use of public house to form 2 x two bedroom dwellings with associated internal and external alterations (following part demolition of external toilet block).	-	31.05.2022	Object. See minutes of P&D meeting 31.05.22	Link to refusal
07/22	21/02877/FUL	The Bell Ph The Bury Odiham Hook RG29 1LY	Change of use of public house to form 2 x two bedroom dwellings with associated internal and external alterations (following part demolition of external toilet block).	-	31.05.2022	Object. See minutes of P&D meeting 31.05.22	Link to refusal
08/22	22/00229/LBC	The Bell Ph The Bury Odiham Hook RG29 1LY	Change of use of public house to form 2 x two bedroom dwellings with associated internal and external alterations (following part demolition of external toilet block).	-	31.05.2022	Object. See minutes of P&D meeting 31.05.22	Link to refusal
09/22	22/00234/FUL	The Bell Ph The Bury Odiham Hook RG29 1LY	Change of use of public house to form 2 x two bedroom dwellings with associated internal and external alterations (following part demolition of external toilet block).	-	31.05.2022	Object. See minutes of P&D meeting 31.05.22	Link to refusal
29/22	22/01283/LBC	107 High Street Odiham Hook Hampshire RG29 1LA	Minor works of refurbishment and improvement including replacement window and roof covering, new porch detail and replacement rainwater goods.	-	02.08.2022		Link to refusal
PLANNING APPLICATIONS							
95/22	22/02870/HOU	Farmhouse Palace Gate Farm Odiham Hook Hampshire RG29 1JX	Erection of a garden room and store	23.12.2022 - extension of 05.01.2023 agreed	04.01.2023		Link
96/22	22/02450/REM	Land On The West Sides Of Alton Road Odiham Hook Hampshire	Crownfields landscaping - Application for Approval of Reserved Matters for the landscaping pursuant to outline planning permission 21/00777/OUT (Updated planting plan received 14/12/2022)	03.01.2023 - request extension - also for related application	01.11.2022 (72/22) & 28.11.2022 (82/22)	See OPC's comments below previously submitted and subsequent comment of 18/12/2022: NOTE: PLANTING SCHEME NOW PROVIDED	
<p>Objection. Councillors still consider the Landscape Plan falls short of what is expected for this development, repeating the previous submitted comment below and adding: There is no detail of the boundary treatment on the Alton Road. There is no sense of quality of materials or detail of planting. There is no evidence this application meets section 15 of the NPPF Conserving and enhancing the natural environment or Policy 12 of the Odiham and North Warnborough Neighbourhood Plan. 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 Policy 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). I apologise we have made several changes along the way but confirm this is the final minuted decision. Extension requested for a related application</p>							

PRE-APP DECISION						
22/02739/PREAPP	Land To The South East Of Clump House The Firs Odiham Hook Hampshire RG29 1PP	Detached 4 bedroom house plus a 2- car garage with accommdation over			22.11.2022	Refuse - decision Link
PLANNING APPEALS						
None						
PLANNING APPEALS - DECISIONS						
22/00029/REFUSE (22/00638/HOU)	6 Nursery Terrace Hook Road North Warnborough Hook Hampshire RG29 1PP	Erection of a single storey rear extension and insertion of an obscure glass window to the side elevation.	13.12.2022		04.01.2023	Appeal dismissed
TREE APPLICATIONS						
22/02946/CA	Kingston House 126 - 132 High Street Odiham Hook Hampshire RG29 1LT	1 x lime (T1) - Re-pollard to previous points	not available as at 13.12.2022 - determination		04.01.2023	Link
22/03014/TPO	15 Archery Fields Odiham Hook Hampshire RG29 1AE	1. Ash- Crown reduction from 18m height to 16m with a horizontal radial canopy spread of 7.5m from 9m.	not available as at 22.12.2022		04.01.2023	Link
TREE DECISIONS						
None						