

2.05.2023							
OPC Ref	Reference	Address	Description	Comments due	OPC meeting	OPC Comments	Hart DC Decision
	PLANNING DECISIONS						
122/22	23/00534/HOU	St Helens King Street Odiham Hook Hampshire RG29 1NF	Insertion of double french doors within the existing ground floor rear elevation bay window	-	21.03.23	No objection.	Grant
123/22	23/00506/HOU	1 Fleurs Cottages, Broad Oak, Odiham, Hook, Hampshire RG29 1AH	Replacement front door	-	21.03.23	No objection.	Grant
121/22	23/00475/LBC	Hunting Lodge Bagwell Lane Odiham Hook Hampshire RG29 1JG	Installation of stays (gable supports)	-	06.03.22	No objection.	Grant
83/22	22/02611/FUL	Swallow Cottage Rye Common Odiham Hook RG29 1HU	Erection of a four-bedroom dwelling and detached garage following demolition of the existing two-bedroom dwelling and adjacent stables (in the southeast corner of the application site), internal access road and formation of a new access from the highway (A287) part retrospective	-	22.11.22	Objection.  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. No bat emergence surveys have been supplied. No evidence of how the proposals seek to reduce its contribution to climate change through energy efficiency measures and sustainable construction methods.	<a href="#">Link to refusal</a>
129/22	23/00652/HOU	10 Addison Gardens Odiham Hook Hampshire RG29 1AS	Erection of a first floor side extension and conversion of garage into habitable accommodation to include the replacement of the garage door with a window	-	04.04.22	No objection.	Grant
127/22	23/00641/FUL	The Oaks Farnham Road Odiham Hook Hampshire RG29 1HR	Proposed fenestration and driveway alterations.	-	04.04.22	No objection.	Grant
128/22	23/00615/HOU	8 Burlingham Grange North Warnborough Hook Hampshire RG29 1FB	Retention of 12 solar panels on the roof.	-	04.04.22	No objection.	Grant
124/22	23/00552/HOU	1 Maple Fields Odiham Hook Hampshire RG29 1GD	Erection of a single storey side extension	-	04.04.22	No objection.	Grant
126/22	23/00501/HOU	8 Castle Bridge Cottages Hook Road North Warnborough Hook Hampshire RG29 1EU	Replacement front door and frame and fitting chimney pot to east side of flue and re-opening of west side for ventilation with either chimney pot or ventilation cover.	-	04.04.23	No objection, subject to agreement by the Hart Conservation Officer.	<a href="#">Link to refusal</a>
126/22	23/00501/HOU	8 Castle Bridge Cottages Hook Road North Warnborough Hook Hampshire RG29 1EU	Replacement front door and frame and fitting chimney pot to east side of flue and re-opening of west side for ventilation with either chimney pot or ventilation cover.	-	04.04.23	No objection, subject to agreement by the Hart Conservation Officer.	<a href="#">Link to refusal</a>
109/22	23/00120/LBC	The Bridewell The Bury Odiham Hook Hampshire RG29 1NB	Installation of new toilet cubicle	-	13.02.23		<a href="#">Grant (2 conditions)</a>
97/22	22/02837/FUL	Bullocks Farmhouse Hillside Odiham Hook Hampshire RG29 1HX	Retention of pond	-	04.01.2023	Support. Odiham Parish Council strongly supports the provision of biodiversity areas in the parish.	Grant
38/22	22/01516/LBC	113A High Street Odiham Hook Hampshire RG29 1LA	Change of use of part of ground floor and first floor to residential to provide 1 x one bedroom apartment with associated internal alterations	-	30.08.22	Request approval of the Conservation Officer. Objection, due to: i) Overlooking. ii) Access to the rear of the property is unclear. iii) Lack of parking.	<a href="#">Link to refusal</a>
39/22	22/01515/FUL	113A High Street Odiham Hook Hampshire RG29 1LA	Change of use of part of ground floor and first floor to residential to provide 1 x one bedroom apartment with associated internal alterations	-	30.08.22	Request approval of the Conservation Officer. Objection, due to: i) Overlooking. ii) Access to the rear of the property is unclear.	<a href="#">Link to refusal</a>
	PLANNING APPLICATIONS						
1/23	23/00867/FUL	Lydcoate Alton Road Odiham Hook Hampshire RG29 1PJ	Erection of a single storey rear extension and change of use from residential to part residential and part home boarding and welfare facility for dogs	18.05.23 (extension requested)	22.05.23		<a href="#">Link</a>
2/23	21/03176/FUL	Lord Derby Bartley Heath North Warnborough Hook RG29 1HD	Installation of extraction system including flue, jet cowl and fitted silencer (updated description of development).	23.05.23	22.05.23		<a href="#">Link</a>

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3/23	23/00681/HOU	Crispins 12 Archery Fields Odiham Hook Hampshire RG29 1AE	Enclose the space between house and garage and enclose porch area.	23.05.23	22.05.23		<a href="#">Link</a>
4/23	23/00675/FUL	51A High Street Odiham Hook Hampshire RG29 1LF	Change of use from office to flexible use comprising two independent studio flats and/or office units (Units 2 and 3) and one office unit (Unit 1) and associated internal alterations and parking	02.06.23	22.05.23		<a href="#">Link</a>
5/23	23/00723/LBC	The Parish Room The Bury Odiham Hook Hampshire RG29 1LF	Provision of grab rail for the purpose of disabled access and signage	06.06.23	22.05.23		<a href="#">Link</a>
6/23	23/00722/FUL	The Parish Room The Bury Odiham Hook Hampshire RG29 1LF	Provision of grab rail for the purpose of disabled access	06.06.23	22.05.23		<a href="#">Link</a>
APPROVAL OF CONDITIONS							
	23/00276/CON	The White House 36 High Street Odiham Hook Hampshire RG29 1LG	Approval of Conditions 2-window, doors and glazing panels- 3- materials- 4- internal alterations- 5- rainwater goods-6- method statement for creation of opening- 7- details of proposed insulation- 8- details of proposed stud wall- 9- method statement for vertical tongue and matchboard- and 10- method statement for roof works- pursuant to 20/00320/LBC Conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing w.c./store area and insertion of timber studwork.		-	-	<a href="#">Link to split decision</a>
	23/00274/CON	The White House 36 High Street Odiham Hook Hampshire RG29 1LG	Approval of Conditions 3- window, doors and glazing panels- and 4- materials- pursuant to 20/00319/HOU Conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing w.c./store area and insertion of timber studwork.		-	-	<a href="#">Link to split decision</a>
	22/02189/CON	Springwell House The Street North Wamborough Hook Hampshire RG29 1BD	Approval of Condition 2- materials- pursuant to 22/02189/LBC Repairs to brick wall and replacement of existing wooden fence fronting The Street and Tunnel Lane with railings		-	-	Grant
	23/00159/CON	The White House 36 High Street Odiham Hook Hampshire RG29 1LG	Approval of Conditions 2- windows, doors and glazing panels- 3- details and samples of bricks, brick bond and mortar-4- internal works- 7- insulation- 8- stud wall- 9- removal of "matchboard" and 10- roof works- pursuant to 20/00320/LBC Conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing w.c./store area and insertion of timber studwork.		-	-	<a href="#">Link to split decision</a>

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	23/00152/CON	The White House 36 High Street Odiham Hook Hampshire RG29 1LG	Approval of Conditions 3- windows, doors and glazing panels- and 4- details and samples of bricks, brick bond and mortar- pursuant to 20/00319/HOU Conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing w.c./store area and insertion of timber studwork.		-	-	Grant
107/22	23/00033/CON	Land On The West Sides Of Alton Road Odiham Hook Hampshire	Approval of Condition 12- Surface Water Drainage Maintenance- 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		01.02.23	No objection.	Condition discharged.
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		01.11.2022	Neutral. There is insufficient information provided with the application to enable a decision.	Condition discharged.
	PRE-APP ADVICE 23/00870/PREAPP	The Cat Hook Road North Warnborough Hook Hampshire RG29 1EU	Internal alterations to bathroom, landing, snug and kitchen, replacement of a flat roof with a hipped roof, replacement of workshop, change garage to wood cladding and installation of new double roller door with change of shingle driveway to block paving.				<a href="#">Link</a>
	PRE-APP DECISION 23/00078/CON	Little Rye Farm House Rye Common Odiham Hook Hampshire RG29 1HU	Approval of Condition 2- schedule of repairs - pursuant to 23/00078/LBC Repair and reinstatement of granary roof and associated minor repairs			Opinion issued.	<a href="#">Link</a>
	PLANNING APPEALS						

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OPC Ref	Reference	Address	Description	Comments due	OPC meeting	OPC Comments	Hart DC Decision
11/22	22/01034/PRIOR	Land On The North Side Of Dunleys Hill Odiham Hook Hampshire	Erection of an agricultural barn		31.05.22	Decision: This application for lawful development is for a large agricultural building in an important Conservation Area. It would be sited on a virgin site very close to public footpaths it will clearly have a detrimental impact on landscape, heritage and amenity. Article 4 directions apply to all the buildings in this Conservation Area and Hart should consider making an Article 4 Direction to remove all permitted development rights in the Deer Park in view of the impending threat from 2 of 6 Minutes 220531 FINAL this agricultural barn proposal and to protect this important area from inappropriate and unsightly agricultural buildings. The Statement in support of this application states that the land is leased to Newlyn Farm for grazing of sheep and cattle. As far as the Parish Council is aware, sheep have not been grazed on the land in recent times. The Statement also says that during the winter both sheep and cattle will not be on the land, the sheep being at Upton Grey and the cattle inside barns on the Newlyn Farm site. It therefore makes sense to have feed storage on the main Newlyn site as the feed is needed more during winter. Little feed / hay is brought onto the application site (Deer Park) where summer grazing is the main source of food making this building unnecessary. Vehicular access to a building on the main Newlyn site would also be much easier. Therefore this building would be far better sited on other side of road ie outside CA and close to other existing agricultural and commercial buildings.	
						The Statement has not provided details of the proposed access and private way to the building. This should be requested by Hart. Also, the proposed site is low lying and very wet so details of levels and drainage should also be requested by Hart. It is also questionable that the application site which is leased to the farmer should be considered to form part of the Newlyn Farm agricultural unit. Not only is it physically separated by the canal and main road but also in different ownership. There is no information as to how long that lease is for and if the owner of the land were to cease the lease he would be left with a large agricultural building on his land without the associated agricultural use that this application is based upon. This could leave a building on the land with no required agricultural use which could give rise to a future application to change the use of the building eg to residential use. If the application site is considered to be a separate parcel of land divorced from the Newlyn farm agricultural unit then there would be no recourse to agricultural permitted development rights.	
14/22	22/00146/OUT	Land On The South West Side Of, Dunleys Hill, Odiham, Hook, Hampshire	for up to 33 residential dwellings with all matters reserved except access		12.07.22	Registered OPC's intention to attend and make statement.	Notification of appeal hearing date 18.07.23.
	PLANNING APPEALS - DECISIONS						
97/21	21/03045/HOU	14 Derbyfields North Wamborough Hook RG29 1HH	Erection of two storey extension to side of property following demolition of existing conservatory.		04.01.22	OPC decision: Objection. OPC considers the proposals to be: - An overdevelopment of the site. - Create a possible loss of light for neighbouring properties. - Contrary to NP Policy 5, design principles.	Appeal dismissed.
	TREE DECISIONS						
	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.		04.01.23	No objection.	Grant

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	23/00655/CA	Wharf House Colt Hill Odiham Hook Hampshire RG29 1AL	1. 2 x Fraxinus excelsior (Common Ash) - Fell to ground level. Numbers 1&2 on Sketch plan	-	04.04.23	Objection to the removal of these healthy trees which are in the Basingstoke Canal Conservation Area and are part of the important views around the canal. Trees in private gardens make an important contribution to the rural character of the conservation area, connecting the built environment to the surrounding countryside. As stated in the updated Odiham Conservation Area Appraisal dated November 2022 "... HDC will place great weight on the preservation of trees within the conservation area..." "All trees within the Conservation Area should therefore be afforded high level of protection and felling of trees should be exceptional." If permission is granted a condition should be made to replace these trees with native species.	<a href="#">Grant</a>
	TREE APPLICATIONS						
1/23T	23/01058/CA	Willow Tree Cottage Broad Oak Odiham Hook Hampshire RG29 1AQ	1. T1. Willow Tree- Reduce by approx 3-4m and re shape				<a href="#">Link</a>
2/23T	23/01026/CA	Wardens Office Palace Gate Odiham Hook Hampshire RG29 1JZ	1. T1 Fig - Crown reduce by 3m to previous points leaving tree at height of 3m. so as to maintain tree at a proportional size for space it grows in and prevent damage to and from passing vehicles. 2. T2 Indian bean tree - crown lift to 4-5m as encroaching onto neighbouring property and causing extensive shading 3. T3 Hornbeam - Crown reduce by 4m to leave at 8m height with crown radius of 3m as tree is touching fabric of building causing extensive shading and contributes to movement and cracking of adjoining garden wall				<a href="#">Link</a>
			4. T4 Yew - Fell as in decline. Thin crown and yellowing foliage. Felling would alleviate to some extent shading that has been an issue to closest house for a number of years 5. G5 x2 Yew - Trim back faces by up to 0.5m as previously undertaken. to alleviate shading of property and maintain width at there present extent and prevent further encroachment 6. T6 Cherry - Crown reduce by 2m to previously reduce points to maintain size at 4.5m height and 2.5m radius. relative to its position and prevent encroachment onto paths and over parking bays				
	APPLICATIONS WITHDRAWN						
	20/01082/HCC	Robert Mays School West Street Odiham Hook RG29 1NA	Provision of two new grass pitches (with no floodlighting), retention of large areas of the existing natural habitat, provision of fencing to control access and new gated link paths from the main school campus at Robert Mays School, West Street, Odiham Hook RG29 1NA				<a href="#">Link</a>