



**NOTES OF ODIHAM PARISH COUNCIL'S (OPC) PLANNING AND DEVELOPMENT  
COMMITTEE MEETING HELD BY ZOOM  
ON TUESDAY 14th May 2024 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon, S Bell, M Tate, L Cornall

In attendance: B Tate (Deputy Parish Clerk) and no members of the public

**P156/23 Apologies for absence**

Apologies of absence from Cllrs C Seabrook, and H woods.

**P157/23 Declarations of interests and requests for dispensation relating to any item on the agenda**

Cllr Verdon declared an interest in item 106/23

**P15823 Chair's announcements**

None

**P159/23 Public Session**

None

**P160/23 Current Planning Applications**

Decisions will be submitted to Hart District Council under the Clerk's delegated authority and validated by full Council on 20<sup>th</sup> May 2024.

OPC Ref	Hart Ref	Address	Details	OPC response
105/23	24/00633/HOU	10 Canal Close North Warnborough Hook Hampshire RG29 1EL	Erection of a single storey side extension to form a garage, alterations to existing porch and installation of a dropped kerb.	No Objection
106/23	24/00792/FUL	Lodge Farm Hook Road North Warnborough Hook Hampshire	Erection of a single storey extension on to existing gym facility (unit 1A, Arena Fit Ltd)	No Objections
107/23	24/00662/FUL	The Bell Ph The Bury Odiham Hook Hampshire RG29 1LY	Change of use of existing public house, residential accommodation and associated annex building to public house with three residential units (2 one bed and 1 two bed) and alterations to fenestration, erection of a single storey side extension to annex and alterations to fenestration and demolition of existing outbuilding.	Objection, Please see below *



OPC Ref	Hart Ref	Address	Details	OPC response
108/23	24/00663/LBC	The Bell Ph The Bury Odiham Hook Hampshire RG29 1LY	Change of use of existing public house, residential accommodation and associated annex building to public house with three residential units (2 one bed and 1 two bed) and alterations to fenestration, erection of a single storey side extension to annex and alterations to fenestration and demolition of existing outbuilding.	Objection Please see below *
109/23	24/00842/HOU	2 Salmons Road Odiham Hook Hampshire RG29 1NY	Erection of a two-storey side and rear extension, single storey rear extension and extension to dropped kerb.	No Objections

**\*OBJECTION TO 24/00662/FUL and 24/00663/LBC The Bell Public House \***

The Bell Pub is registered as an Asset of Community Value, the Community has a well established and well organised campaign to save the pub, the campaign has secured substantial funding from government to contribute to buying and repairing the pub as a heritage asset in the conservation area, and that there is no planning justification for converting any section of the property from a pub to residential usage”.

The applicant's proposal to replace a historic real ale pub with a wine bar and three residential dwellings is not required to secure the long term viability of the building. The proposal would have a significant detrimental reduction in community facility, with reduced space available to the community, and significantly constrained capacity available for community use. A wine bar would typically have a higher price point than a real ale pub, and would likely be less financially inclusive than a real ale community pub.

There is no evidence that the only viable long-term usage of the building and outbuilding is residential. To the contrary, Odiham Community Interest Company has made a formal offer to buy the pub including its outbuilding. It has a fully funded business plan to buy, repair, renovate and reopen the pub. The pub will be owned by the community, and its primary objective will be to provide a traditional real ale pub, with a simple inexpensive food and non-alcoholic drinks offering, with a social venue for a maximum number of residents in Odiham.

The proposed Public House (although stated as a Wine Bar on the drawings) does not meet the applicants own minimum criteria of size 280-600 sq m or 60 covers as presented previously in support of non-viability of the existing establishment. The application for such a small Public House is hypocritical, in the probable knowledge that given the lack of storage space, kitchen and cellar it could only be termed a bar and liable to fail as did the recently failed wine bar at the High Street- GrapeVine premises.

The Inspector when he dismissed the appeal in October 2023 concluded on this matter that there would be a distinctly higher level of “less than substantial” harm that would occur due to the proposed conversion to residential use, conflicting with the heritage protection objections of LP policy NBE8 HLP saved policy GEN1, NP policy 6 and national guidance.

The public benefit of retention of the public house use would be far in excess of the benefit of providing a net increase of 3 dwellings to the housing stock.



If the property was granted change of use to residential there is insufficient parking and cycle storage for three properties. If the use as a public house is retained most of the customers would be able to walk to the property.

**P161/23 Previous planning application decisions**

Noted as presented with the agenda.

**P162/23 Approval of Conditions**

24/00853/CON OPC is concerned that badger’s sets are preserved and not damaged

**P163/23 Pre-Applications**

Noted as presented with the agenda.

**P164/23 Planning Appeals and decisions**

Noted as presented with the agenda.

**P165/23 Tree applications and decisions**

OPC Ref	Hart Ref	Address	Details	Decision
36/23T	24/00811/CA	5 Western Lane Odiham Hook Hampshire RG29 1TJ	Silver Birch- reduce height by up to 2.5m	No Objection

**P166/23 Planning correspondence**

The chair contacted the case officers for two of the Neighbourhood Plan sites which have submitted applications:

- i. Land at Hook Road - the case officer replied that there are concerns about the affordable housing for this site and they are still having discussion with the developer.
- ii. Albion Yard - a response to the pre-application for 4 large houses is expected by the end of next week.

The Chair has been in contact with Action Hampshire about the provision of rural exception sites and how they can help with developing one.

**P143/23 Date of next meetings**

4<sup>th</sup> June 2024

There being no further business the meeting closed at 19.50

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