



**MINUTES OF ODIHAM PARISH COUNCIL'S PLANNING AND DEVELOPMENT  
COMMITTEE MEETING HELD ON ZOOM  
ON TUESDAY 3<sup>rd</sup> SEPTEMBER 2024 COMMENCING AT 7.30PM**

Present: Cllrs P Verdon (Chair), S Bell, L Cornall and C Seabrook.

In attendance: A Mann (Parish Clerk) and no members of the public.

**P49/24 Apologies for absence**

Apologies were received and accepted from Cllrs Tate and Woods.

**P50/24 Declarations of interests and requests for dispensation relating to any item on the agenda**

Cllr Seabrook declared an interest in 36/24 Land at Mapletons and took no part in the discussions.

**P51/24 Chair's announcements**

None.

**P52/24 Public Session**

There were no members of the public present.

**P53/24 Current Planning Applications**

Decisions would be submitted to Hart District Council under the Clerk's delegated authority and validated by full Council on 17<sup>th</sup> September 2024.

OPC Ref	Hart Ref	Address	Details	Decision
29/24	24/01007/FUL	Welfare And Community Centre Kersley Crescent Odiham Hook Hampshire	Erection of an extension to the existing community centre.	Support.
30/24	24/01504/HOU	45 Runnymede Drive Odiham Hook Hampshire RG29 1FP	Removal of upper section of existing shallow porch canopy and erection of an open sided timber framed porch.	No objection.
31/24	24/01557/AMCON	Chosley Farm Bidden Road North Warnborough Hook Hampshire RG29 1BW	Variation of Condition 2 (approved plans) attached to Planning Permission 20/03185/FUL dated 11/11/2021 to rationalise the approved battery units into a single compound.	Objection, due to the visual impact and noise nuisance to the overlooking residential properties. As stated in the submission the units will be visible for 15 years.



OPC Ref	Hart Ref	Address	Details	Decision
32/24	24/01219/HOU	7 Terrys Cottage The Street North Warnborough Hook RG29 1BL	Demolition of existing rear outbuildings and erection of a single storey extension (amended plans).	No objection.
33/24	24/01644/HOU	Denholme West Street Odiham Hook Hampshire RG29 1NR	Erection of a single storey rear extension, rear lobby, replacement windows and installation of canopy over side door.	No objection.
34/24	24/01659/LBC	The Bothy Palace Gate Farm Odiham Hook Hampshire RG29 1JX	Erection of porch at entrance door.	No objection.
35/24	24/01651/LBC	108 High Street Odiham Hook Hampshire RG29 1LP	Minor structural alterations and refurbish the existing rear commercial unit. Remove non-structural stud partition walls to create open working zones within the main salon floor to accommodate up to 7 x Sections (chairs & mirrors). Create small kitchenette. Remove section of partition wall and reconfigure the existing sink area/WC cubicle into one cubicle. Create an area to accommodate a freestanding reception desk and shelving for merchandise. Install 1 x combined air conditioning and heating unit. Install new spotlights within ceiling - create a new suspended ceiling if required to house the tracks and spotlight. Redecorate (paint) the interior walls, ceiling and windows. Redecorate (paint) the communal entrance corridor.	No objection, subject to the decision of the Hart Conservation Officer.
36/24	24/01631/FUL	Land Adjacent The Mapletons Farnham Road Odiham Hook Hampshire	Application for Technical Details Consent for the erection of three dwellings in accordance with Permission in Principle 23/02313/PIP	Cllr Seabrook declared an interest and abstained from the discussion and vote.  Objection: See below



**OBJECTION**

The site is outside the settlement boundary as proposed in the review of the Neighbourhood Plan (which is as per the existing NP) and is proposed to be designated as local green space.

Further objections relate to:

**Access and highways safety**

The speed of traffic along the Farnham Road and the problem of achieving the required visibility splay.

**Layout of the proposed buildings**

The layout proposed is not the same as that shown on the PIP application. The three houses face in different directions. There is no sense that the three houses proposed comprise a logical or attractive grouping with any particular rationale.

**Design and appearance of the buildings**

Plot 1 is in keeping with the nearby properties but Plots 2 and 3 are totally out of keeping with their large brick appearance close to listed buildings.

**Impacts on the listed buildings at Hatchwood Farm/Place**

The paddock is part of the setting of Hatchwood Farm/Place, where there are two listed buildings. The impact on these should be taken into account.

OPC Ref	Hart Ref	Address	Details	Decision
37/24	24/01650/ADV	108 High Street Odiham Hook Hampshire RG29 1LP	Display of one hanging sign	No objection.

**P54/24 Previous planning applications and decisions**

Noted, as presented with the agenda.

**P55/24 Approval of Conditions**

Noted, as presented with the agenda.

**P56/24 Pre-Applications**

Noted, as presented with the agenda.

Members agreed to submit the following comment to Hart for pre-application 24/01701/PREAPP – construction of 34 retirement apartments at Longwood, West Street:

OPC has many concerns about this proposal:

This proposal is against Neighbourhood Plan Policies:

Policy 2

2i – 9 dwellings

2i (d) Layout, building forms and design shall have regard to nearby dwellings and the buildings shall be no more than two storeys high



Policy 5 General Design principles

3.35 In the Hart District Council Urban Characterisation and Density Study Appendix 2 pg 9 Longwood is shown as an important building.

**Area A: Longwood House**

- *An isolated two storey Victorian property originally built as a double fronted house but now considerably extended*
- *Red brick with a plain tile roof with exposed gables*
- *One surviving chimney stack and sash windows*
- *Stands parallel to the road with a deep set back*

*Sensitivity to change: High*

The height and massing of the proposal would have a detrimental impact on all surrounding properties. A large secondary school cannot be used as a reason for allowing this over development. It would be very visible from the local gap between the settlements.

Traffic problems – 34 apartments would produce many vehicles into an area which is well known for serious problems with regard to traffic movements relating to the school.

Lack of need for this type of development – already 2 developments for older residents in the village and in nearby Hook a very large McCarthy & Stone property.

**P57/24 Planning Appeals and decisions**

One appeal decision was noted which had been received since agenda publication:

Applications: 22/00938/FUL and 22/00939/LBC

Address: 108 High Street, Odiham, Hook, RG29 1LP

Details: 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.

Decision: Appeal dismissed.

**P58/24 Tree applications and decisions**

Decisions will be submitted to Hart District Council under the

Clerk's delegated authority and validated by full Council on 17th September 2024.

OPC Ref	Hart Ref	Address	Details	Decision
7/24T	24/01661/CA	Land At Palace Gate Odiham Hook Hampshire RG29 1JZ	G1 - Field Maple, Goat Willow, Ash and Hazel - Fell	Objection – removal of these trees will have a detrimental impact on the Conservation Area affecting views into and out of it. An application should only be considered when a plan to repair the wall has been agreed.



OPC Ref	Hart Ref	Address	Details	Decision
8/24T	24/01624/TPO	5 Mildmay Court Reyntiens View Odiham Hook RG29 1AX	T1 - Lime - reduce height by 4.5 m, reduce northern, eastern and western radial spread by 1.8 m and reduce southern radial spread by 1.2 m.	No objection.
9/24T	24/01598/CA	Brent House The Street North Warnborough Hook RG29 1BE	T1 - Sorbus - Fell T2 - Cladastris - Crown reduction of upto 3 m.	No objection

**P59/24 Proposed reforms to the National Planning Policy Framework and other changes to the planning system**

Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK ([www.gov.uk](http://www.gov.uk))

Cllr Verdon reported that she would be meeting a resident and local planning expert the following day to prepare a draft response to the questions likely to impact the local area. The draft response would be forwarded to other parishes and councillors who had asked to see OPC's responses and presented to full Council on 17<sup>th</sup> September for approval. The meeting would include a review of the responses circulated from Crookham Village Parish Council.

**P60/24 Date of the next meeting**

It was agreed to refer applications to the 17<sup>th</sup> September full Council meeting before deciding whether a meeting on 24<sup>th</sup> September was required.

There being no further business the meeting closed at 8.03pm.

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