

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
MONDAY 16 JULY 2018 COMMENCING AT 8.40PM**

Present: Cllrs Faulkner (Chair), Fellows, Hale, Robinson-Giannasi, and Worboys

In attendance: Mrs Anderson (Deputy Clerk)

Also present: 4 members of public

41/18 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received from County Cllr Glen.

42/18 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

None.

43/18 PUBLIC SESSION

None.

44/18 APPROVAL OF THE FOLLOWING MINUTES

25 June 2018 28/18 - 40/18
The above minutes were approved as an accurate record.

45/18 CHAIR'S ANNOUNCEMENTS

None.

46/18 PREVIOUS PLANNING APPLICATIONS

Case: 17/03023/FUL
Address: 2 Western Lane, Odiham, Hook. RG29 1TJ
Description: Construction of 2 x 4-bed dwellings and subdivision of land at 2 Western Lane and garage replacement at no. 2 (following demolition of existing garage).
Decision: Grant
OPC Comment: Odiham parish council raises no objection to this planning application however; we would draw Hart DCs attention to the Hart Parking Provision Interim Guidance 2008 with respect to parking provision on the site.

Case: 17/02310/LBC and 17/02309/HOU
Address: Roke Farm, Hillside, Odiham, Hook. RG29 1HZ
Description: Conversion of existing barn to a Home Office.
Decision: Grant
OPC Comment: Odiham parish council would expect that granting of permission be accompanied by a condition that the Home Office remains ancillary to the main house and is precluded from becoming an independent residence.

Case: 18/01041/HOU
Address: Honeymans Cottage, Palace Gate Farm, Odiham, Hook. RG29 1JX
Description: First floor extension over existing dining room.
Decision: Refuse

OPC Comment: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Odiham parish council raises no objection to this planning application and refers it to the Conservation Officer.

Planning appeal decision:

Case: 17/02159/HOU
Address: The Old Cottage, Rye Common, Odiham, Hook. RG29 1HT
Description: Proposed 1 and 2 storey extensions, new porch, replacement windows and replacement roof covering.
Appeal decision: Appeal allowed
OPC Comment: Odiham parish council raises no objection to this planning application.

47/18 CURRENT PLANNING APPLICATIONS

Case: 18/01070/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Repairs and redecoration of existing timber windows and doors including internal shutters.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

OPC defer to the judgement of the Conservation Officer on this work.

Case: 18/01359/FUL and 18/01360/LBC
Address: Danetree House, 57 High Street, Odiham, Hook, Hampshire. RG29 1LF
Description: Insertion of 5 rooflights and 1 dormer window, repair of roof and 4 dormer windows, new staircase to second floor, addition of internal walls on second floor.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

Other than the addition of the dormer window OPC raises no objection to this planning application. However, OPC would draw the Conservation Officer's attention to the addition of the dormer window on the front elevation of Danetree House for consideration on whether this is an appropriate treatment for a property on Odiham High Street.

Case: 18/01465/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Removal of existing painted brick stub walls and slate top from basement to reveal historic staircase. Internal works to make basement watertight - see proposed schedule of works for more information.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

OPC raises no objection to this planning application and would refer to the Conservation Officer.

The agent, on behalf of the applicant spoke in answer to the chair to confirm some aspects of the below planning application.

Case: 18/01375/FUL
Address: The Stables, Darwins Farm, Hillside, Odiham, Hook, Hampshire.
Description: Demolition of existing dwelling and erection of replacement dwelling; with associated parking, turning, landscaping, private amenity space and access arrangements - as approved under previous Application No. 15/00495/FUL.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

OPC raises no objection to this planning application.

Case: 18/01400/LBC
Address: April Cottage, The Street, North Warnborough, Hook. RG29 1BD
Description: Proposed reconfiguration of staircase.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

OPC raises no objection to this planning application and have confidence in the Conservation Officer's consideration of this work.

Case: 18/01435/LBC
Address: Forge House, King Street, Odiham, Hook. RG29 1NL
Description: Installation of a bathroom 'pod' on the first floor landing with associated services.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

OPC raises no objection to this planning application subject to the Conservation Officer's positive review.

Case: 18/01380/LBC
Address: Queen Anne House, 46 High Street, Odiham, Hook. RG29 1LN
Description: Refurbishment of five windows on the south elevation of the building.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

OPC raises no objection to this planning application.

Case: 18/01242/LBC
Address: Heathers, Church Street, Odiham, Hook, Hampshire. RG29 1LU
Description: To take down a small garden wall at the rear of the property and rebuild it.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough Neighbourhood Plan.

OPC raises no objection to this planning application.

48/18 PRE-APP ADVICE APPLICATIONS WITH HART DC

None.

49/18 TREE APPLICATIONS AND DECISIONS

Tree Applications:

Case: 18/01530/TPO
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Yew tree - sever ivy and reduce and reshape branches by 20% so tree is symmetrical. T1
Mulberry tree- sever ivy and lift low canopy to approx. 2.5 metres, to ease weight and strain from tree. T2
Also to cut back all ivy on top of car park wall, fell one small hornbeam and lift low canopy on one hazel, cut back all shrubs to base, sever ivy from 2 false Acacia.
Status: Registered
OPC Comment: OPC did not comment on this tree application.

Tree Decisions:

Case: 18/01197/CA
Address: 45 Runnymede Drive, Odiham, Hook, Hampshire. RG29 1FP
Description: Fig 1- Fell left of two Goat Willows marked with an X.

Fig 1.5 - Reduce right Willow to where marked on Fig 1.
Fig 2 - Reduce in height the mixed species hedging that has lapsed and grown into the canopy of the neighbouring trees.
Fig 3 - Fell to ground level the small Field Maple stem shown with an X.
Fig 4 - Cut back overhanging Willow marked with an X to just below the fence height.
Fig 5 - Reduce to specified points the Goat Willow.

Decision: No objection
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/01178/CA
Address: 3 Goodchild Square, Odiham, Hook, Hampshire. RG29 1FA
Description: Reduce back lateral spread of Beech trees that hang over the rear boundary into the garden by 2m.
Decision: No objection
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/01220/TPO
Address: 2 The Mapletons, Odiham, Hook, Hampshire. RG29 1DJ
Description: T1 - Lift one Macrocapra by removing first 3 - 4 limbs which are at 4m to leave a balanced crown and crown clean due to continued branch loss and poor form.
Decision: Split decision
OPC Comments: Odiham parish council did not comment on this tree application.

The chair noted that tree applications at new developments will need to be monitored by the committee.

50/18 ENFORCEMENTS OPENED AND CLOSED

Enforcements Opened:

Case: 18/00162/LIST3
Address: Kings Restaurant, 65 High Street, Odiham, Hook, Hampshire. RG29 1LF
Complaint: Alleged unauthorised works to restaurant frontage including installation of lighting, change to menu board and visual clutter arising from failure to remove redundant former ducting/cable housing.

Case: 18/00168/OPERT
Address: 7 South Ridge, King Street, Odiham, Hook, Hampshire. RG29 1NG
Complaint: Alleged unauthorised erection of summerhouse.

Enforcements Closed:

Case: 18/00097/COND3
Address: Hatchwood Cottage, Farnham Road, Odiham, Hook, Hampshire. RG29 1AB
Complaint: Alleged breach of conditions
Conclusion: Breach ceased

Case: 18/00145/COU3
Address: Land West Of Mill Corner, North Warnborough, Hook, Hampshire.
Complaint: Change of use of land.
Conclusion: Not a breach of planning control

51/18 PLANNING CORRESPONDENCE

Correspondence was noted from a Cllr regarding a concern raised by a resident on the newly installed television aerials at the conversion of the Spectro offices at Palace Gate. The resident is querying whether these have the necessary permission, given that the building is within the Conservation Area.

It was agreed that the office would write to the Cllr to make a suggestion that the resident could submit

their concerns to Hart DC's planning department.

52/18 RECEIVE AN UPDATE FROM THE WORKING PARTY SET UP TO REVIEW THE ODIHAM CONSERVATION AREA APPRAISAL

The chair advised the committee that he would be arranging a meeting of the working party set up to review the Odiham Conservation Area Appraisal.

53/18 REVIEW OF THE 5 YEAR BUSINESS PLAN FOR THE COMMITTEE

The 5 year business plan for the committee had been circulated by the office to all prior to the meeting (Appendix 1).

It was agreed that Cllr Fellows would make a list of possible items to be included in the 5 year business plan for the committee which includes the review of the North Warnborough Conservation Area Appraisal, for review and approval by the committee at the next meeting.

54/18 RECEIVE CORRESPONDENCE FROM A DEVELOPER REGARDING LAND ADJACENT TO CROWNFIELDS, ODIHAM AND AGREEMENT ON A RESPONSE

A report by the deputy clerk on correspondence received from a developer regarding Land adjacent to Crownfields, Odiham had been circulated to all prior to the meeting. Included with the report was the letter from the developer, OPC's guidelines for initial developer consultation and Hampshire CC Early Years requirements in major new developments (Appendix 2).

The correspondence from a developer and their request to meet with OPC to agree a way forward regarding the issues raised in the letter was noted by the committee.

The chair reminded the committee that reference is made to OPC's guidelines for initial developer consultation that the committee is not agreeable to meet outside of a public meeting. The deputy clerk confirmed that this document had been sent to the developer.

It was agreed by the majority vote for the chair to draft a response to the developer advising them that the committee have no mechanism for a private meeting and to invite them to attend a future meeting which would be approved by the committee via email.

There being no further business the meeting closed at 9.32pm.

Signed.....

Date.....