

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
MONDAY 28 JANUARY 2019 COMMENCING AT 7.30PM**

Present: Cllrs Faulkner (Chair), Fellows, Fleming, Hale (7.52pm), Robinson-Giannasi, Stewart and Worboys (7.33pm)

In attendance: Mrs Anderson (Deputy Clerk)

Also present: District Cllr Crookes and 4 members of public

157/18 RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Hale who advised that he would be late. Apologies were also received from County Cllr Glen.

158/18 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA

None.

159/18 PUBLIC SESSION

None.

160/18 APPROVAL OF THE FOLLOWING MINUTES

8 January 2019 143/18 - 156/18
The above minutes were approved as an accurate record.

161/18 CHAIR'S ANNOUNCEMENTS

None.

162/18 PREVIOUS PLANNING APPLICATIONS

The Chair advised that due to the large number of current planning applications for the committee's consideration this evening that he proposed to consider item 162/18 as read and received by the committee and that there would be no further discussion on this item.

Case: 18/02586/FUL
Address: Lothams, Farnham Road, Odiham, Hook. RG29 1HR
Description: Erection of two detached dwellings with associated garages, parking and landscaping.
Decision: Refuse
OPC Comment: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council objects to this application on the basis that the proposed dwellings are outside of the settlement boundary, contrary to RUR 2 in the Local Plan Policy, which requires a special reasoning and there is no such justification included in the plan.

Case: 18/02609/FUL and 18/02610/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF

Description: Demolition of existing single storey rear extension. Erection of new two storey rear extension. Demolition of internal walls and ground floor stair case to facilitate new open kitchen area, 2 sets of French doors on side elevations, reinstatement of existing wall to boot room and cloak room, provision of 3 bathrooms at first floor level with services to be provided under raised floors, new opening between master bedroom and bathroom 1 and closure of existing door. New soil pipe behind existing parapet wall. Change of use of property from B1 office to C3 residential for use as a single dwelling house.

Decision: Refuse

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

Odiham parish council is pleased to see the proposal to bring Danetree House back into good condition as a private residence. However, OPC must also ask that the Conservation Officer pays extremely close attention to the internal alterations.

OPC also asks that Hart DC ensures that the application adheres to Hart DC's Parking Provision Interim Guidance 2008 bearing in mind the potential for extra parking requirements due to the new extension and that there are no ambiguities regarding the number of parking spaces available for the direct use of the property. OPC request that this is made a condition.

OPC also request a condition that the proposed extension should not become a separate dwelling from the main Danetree house.

Case: 18/02603/HOU

Address: 5 Queens Mead Gardens, Odiham, Hook, Hampshire. RG29 1LJ

Description: Erecting open square wooden trellis on top of courtyard garden wall and boundary fence, new fence and replacement back gate.

Decision: Grant

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

Odiham parish council raises no objection to this planning application.

Case: 18/02584/LBC and 18/02583/FUL

Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF

Description: Demolition of existing single storey rear extension. Erection of new two storey rear extension. Demolition of internal walls and ground floor stair case to facilitate new open kitchen area, 2 sets of French doors on side elevations, reinstatement of existing wall to boot room and cloak room, provision of 3 bathrooms at first floor level with services to be provided under raised floors, new opening between master bedroom and bathroom 1 and closure of existing door. New soil pipe behind existing parapet wall. Change of use of property from B1 office to C3 residential for use as a single dwelling house. New boundary wall and metal railings.

Decision: Refuse

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

Odiham parish council is pleased to see the proposal to bring Danetree House back into good condition as a private residence. However, OPC must also ask that the Conservation Officer pays extremely close attention to the internal alterations.

OPC also asks that Hart DC ensures that the application adheres to Hart DC's Parking Provision Interim Guidance 2008 bearing in mind the potential for extra parking requirements due to the new extension and that there are no ambiguities regarding the number of parking spaces available for the direct use of the property. OPC request that this is made a condition.

OPC also request a condition that the proposed extension should not become a separate dwelling from the main Danetree house.

Case: 18/01832/HOU
Address: 4 Waverley Close, Odiham, Hook. RG29 1AT
Description: Erection of a single storey side and rear extension, loft conversion with dormer window, front porch and alterations to fenestration.
Decision: Refuse
OPC Comment: Odiham parish council has no objection to this planning application. The parish council notes the substantial increase in bulk and massing, albeit substantially to the rear of the property. The parish council would ask the Case Officer to consider the adequacy of parking provision as the property would become a 5 bedroom residence.

163/18 CURRENT PLANNING APPLICATIONS

Case: 18/02767/LBC
Address: Cruck Cottage, The Street, North Warnborough, Hook. RG29 1BL
Description: To install one electric vehicle charging point at parking bay to front of property.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council objects to this planning application. It is concerned that the charging point installation is an unnecessarily intrusive addition to the public elevation of this cottage.

OPC would ask the applicant to consider an alternative installation sympathetic to the cottage. For example; a separate installation post or an installation to the side of the cottage.

Case: 19/00001/LBC
Address: Cruck Cottage, The Street, North Warnborough, Hook. RG29 1BL
Description: Restoration of dark painted beams to allow for restoration of cruck timber frame and restore the natural colour to internal oak beams.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to this planning application subject to the Conservation Officer being satisfied with the process undertaken and the final result.

Case: 18/02804/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Repair, maintain and draft proof all windows.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to the repair work subject to the Conservation Officer being satisfied with the method and result. However, we are concerned with the potential for damage caused by work that has already been undertaken. We question whether an application should have been submitted for the addition of boarding on the ground floor front elevation windows.

Case: 18/01977/LBC
Address: Danetree House, 57 High Street, Odiham, Hook, Hampshire. RG29 1LF
Description: Replace broken glass in W3, W6 and W7 with heritage glass.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to the repair work subject to the Conservation Officer being satisfied with the method and result. However, we are

concerned with the potential for damage caused by work that has already been undertaken. We question whether an application should have been submitted for the addition of boarding on the ground floor front elevation windows.

Case: 18/01902/LBC
Address: Danetree House, 57 High Street, Odiham, Hook. RG29 1LF
Description: Repairs and redecoration of existing external masonry surfaces.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to the repair work subject to the Conservation Officer being satisfied with the method and result. However, we are concerned with the potential for damage caused by work that has already been undertaken. We question whether an application should have been submitted for the addition of boarding on the ground floor front elevation windows.

Case: 18/02677/HOU
Address: 7 Hillside Cottages, Hillside, Odiham, Hook, Hampshire. RG29 1HX
Description: Two storey side extension with porch over front door.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to this planning application.

A representative spoke on behalf of the applicant in support of the below planning application. The representative handed out a site drawing to the committee at the meeting (Appendix 1). The Chair thanked them for their address.

Case: 19/00020/FUL
Address: Darwins Farm, The Stables, Hillside, Odiham, Hook. RG29 1HX
Description: Erection of replacement dwelling, with associated parking, turning, landscaping and private amenity space.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to this planning application.

Case: 18/02857/HOU
Address: Mulberry Cottage, King Street, Odiham, Hook. RG29 1NF
Description: Single storey front extension, two storey rear extension and alterations to fenestration. Remove front dormer window and insert a roof light.
Conversion of two dormer windows to juliette balconies.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council objects to this planning application. It considers the design inappropriate for a property within the Conservation Area. We would expect the applicant to consider more sympathetic architectural ques to the front elevation in keeping with the property location.

A resident spoke to object to the below planning applications for Buryfields House. The Chair thanked the resident for their address.

Case: 18/02849/LBC
Address: Buryfields House, Buryfields, Odiham, Hook. RG29 1NE
Description: Erection of a single storey rear extension.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to this planning application but would encourage the Conservation Officer to fully consider the impact of this addition to this important listed building.

Case: 18/02848/HOU
Address: Buryfields House, Buryfields, Odiham, Hook. RG29 1NE
Description: Erection of a single storey rear extension.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

Odiham parish council raises no objection to the principle of this planning application. However, we draw the Case Officer's attention to the concerns raised by a neighbour relating to the impact of the extension on security to the rear of the property and to issues of compromised amenity to neighbouring properties.

Case: 19/00080/LBC
Address: Shepherds Cottage, The Street, North Warnborough, Hook, Hampshire. RG29 1BL
Description: Strip and relay roof of Shepherds Cottage and Oakholme and replace with new.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

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

Case: 19/00069/FUL
Address: Land East Of Hook Road, North Warnborough, Hook, Hampshire
Description: Erection of 21 no. dwellings, access, landscaping and associated infrastructure.
Decision: OPC wishes to draw the Case Officer's attention to the planning policies in the Odiham and North Warnborough NH Plan.

The proposal for this site which was identified for development in the NH Plan has raised the following concerns from OPC;

1. Water management. This is a difficult site with a history of flooding and OPC would strongly urge Hart DC to ensure a robust technical approach to water management, to include water harvesting for the individual properties.
2. OPC is concerned at the height of some of the proposed buildings which we do not see any justification for with reference to neighbouring properties.
3. OPC is concerned about the long term maintenance responsibilities for this difficult site with regard to water management within the site. It would be a substantial failure for this site to become an ongoing water management issue for the village.
4. There is a lack of screening on the northern side of the development.
5. We feel that plots 8 and 9 design are not compatible with policy development principle B in the NH Plan for this site.
6. OPC is disappointed that this site has been designated as Zone 2 in the Hart DC Parking Provision Interim Guidance 2008 rather than its previous classification as Zone 3 and would urge the Case Officer to ensure that there is no possibility of overspill parking.

164/18 PRE-APP ADVICE APPLICATIONS WITH HART DC

Case: 19/00038/PREAPP
Address: Selsey, Dunleys Hill, Odiham, Hook, Hampshire. RG29 1DU
Description: Demolition of existing garage and construction of double extension to the rear and right hand side of the property. Demolition of existing rear of the property and rear and side extension built onto existing front.
Status: Registered

Case: 19/00121/PREAPP
Address: Cruck Cottage, The Street, North Warnborough, Hook, Hampshire. RG29 1BL
Description: 1: Repairs to Cruck frames (no.s 1-4) and associated ground timber elements. Removal of plastic paints to all timbers* and brickwork.
2: Rebuilding / repointing of all affected brickwork infill panels abutting the timber frame using lime mortars so allowing all timbers to breathe.
3: Temporary repairs to cruck frames no.s 1, 2 & 3 at 1st floor & attic level.
4: Reduction of external ground levels. perimeter surface water drainage, french drains and soakaways.
5: Associated window repairs to casements.
Status: Registered

165/18 TREE APPLICATIONS AND DECISIONS

Tree Applications:

None.

Tree Decisions:

Case: 18/02685/TPO
Address: 124 High Street, Odiham, Hook. RG29 1LS
Description: Horse chestnut - Rear garden - Fell due to poor structural condition and concerns for safety detailed in submitted Arboricultural report. Replant.
Decision: Refuse
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02807/CA
Address: 43A High Street, Odiham, Hook. RG29 1LF
Description: T1 Lime- clean out & thin the canopy by 20% & also remove mistletoe to relieve stress on limbs & sail effect.
Decision: No objection
OPC Comment: Odiham parish council did not comment on this tree application.

Case: 18/02627/TPO
Address: Yew Tree House, The Old Orchard, Angel Meadows, Odiham, Hook, Hampshire. RG29 1AR
Description: T1 Hornbeam - Reduce crown on south and south western side back to previous pruning points. Shorten northern and north western aspect of crown by up to 3m. Shorten top of crown by up to 3m to leave a pleasing aesthetical shape. Griffola fondosa at base of tree so alleviate due to being in close proximity of house.
T2 Hornbeam - Overall crown reduction by 3-4m to near previous points of pruning. Alleviate sail area as in close proximity to dwellings.
T3 Hornbeam - Fell - dead.
Decision: Split decision
OPC Comment: Odiham parish council did not comment on this tree application.

166/18 ENFORCEMENTS OPENED AND CLOSED

Enforcements Opened:

Case: 19/00006/LIST2
Address: Pond House, Rye Common, Odiham, Hook, Hampshire. RG29 1HT
Complaint: Unauthorised building works.

Enforcements Closed:

Case: 18/00185/XPLAN3
Address: Fincham View, Rye Common, Odiham, Hook. Hampshire
Complaint: Alleged sewerage package treatment plant outside site curtilage in agricultural land.
Conclusion: Not expedient to take enforcement action

167/18 PLANNING CORRESPONDENCE

Correspondence from a resident providing feedback and raising concerns on the proposal by Lucas Design on land adjacent to Crownfields and the response to the resident from the office had been circulated to all prior to the meeting (Appendix 2) and was received by the committee.

Correspondence from a planning consultant on land to the east of Hook Road, North Warnborough advising that the application has now been finalised and submitted to Hart DC and a revised site plan layout drawing had been circulated to all prior to the meeting (Appendix 3) and was received by the committee.

Correspondence from a developer regarding land adjacent to Crownfields to thank the committee for their response to the questions had been received by the office prior to the meeting and was noted by the committee (Appendix 4).

168/18 RECEIVE AN UPDATE FROM THE WORKING PARTY SET UP TO REVIEW THE ODIHAM CONSERVATION AREA APPRAISAL

The Chair advised that there was no update from the working party set up to review the Odiham Conservation Area Appraisal.

There being no further business the meeting closed at 9.23pm.

Signed..... Date.....