

**PETERSFIELD TOWN COUNCIL**

A meeting of the Planning Committee was held at the Town Hall, Petersfield, on Tuesday 25<sup>th</sup> October 2005.

**PRESENT:** Mr P Molloy (Chairman) (Causeway)  
Mr R Ayer (Rother)  
Mr A Baird (St Peters)  
Mr K A Hick (St Mary's)  
Mr C P Jenner (Bell Hill)  
Mr H Sandeman (Bell Hill)  
Ms M Vincent (Heath)  
Mr G Watkinson (Causeway)

**ALSO IN ATTENDANCE:** Mrs. G Rutter (Reception/Administration Assistant)  
Petersfield Herald  
Members of the Public 32

**P 0421 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mrs Ayer and Mr Dutton.

**P 0422 APPROVAL OF MINUTES**

**RESOLVED** that the minutes of the meeting of the Planning Committee held on 11<sup>th</sup> October 2005 be approved and signed.

**P 0423 DECLARATIONS OF INTEREST**

The following personal interest was declared:

Mr Sandeman declared a prejudicial and personal interest in application F.30804/003/OUT/JR as he is an objector to this scheme. Mr Sandeman also declared a personal interest in application F.40097/FUL/SY as the applicant is a personal friend and F.24093/005/OUT/JN as the applicant's neighbour is a personal friend and a fellow Councillor.

Mr Ayer declared a personal and prejudicial interest in application F.40101/FUL/SY as he is a Member of the Drum Housing Board. Mr Ayer also declared a personal interest in application F.24093/005/OUT/JN as the applicant's neighbour is a personal friend and a fellow Councillor.

Ms Vincent declared a personal interest in application F.20972/015/FUL/JP as the property adjoins her business.

Mr Watkinson declared a personal interest in application F.30804/003/OUT/JR as a fellow Town Councillor is an objector to the scheme.

Mr Molloy declared a personal interest in application F.24093/005/OUT/JN as the applicant's neighbour is a personal friend and a fellow Councillor.

**P 0424      CHAIRMAN'S COMMENTS**

The Chairman informed members that he attended the official opening of the Elizabeth Fitzroy Centre by Princess Alexander on the 19<sup>th</sup> October 2005.

Mr Molloy evoked Standing Order 36c to change the order of business to move F.30804/003/OUT/JR to be the first on the list of applications to be discussed.

Mr Sandeman left the meeting at 5.35pm

**P 0425      PUBLIC PARTICIPATION**

Mr Mark Cooper made a statement on behalf of the residents of Buckmore Avenue, Woodbury and The Petersfield Society to their objections to planning application F.30804/003/OUT/JR

**P 0426      PLANNING APPLICATIONS**

**RESOLVED** that the following comments on the Planning applications received from the Head of Planning and Development Services, EHDC, be passed to East Hampshire District Council.

<u>Plan no.</u>	<u>Particulars of Application and Name of Applicant</u>
F.30804/003/OUT/JR	OUTLINE - TWO BLOCKS OF 6 FLATS (TWO STOREY) FOLLOWING DEMOLITION OF NOS 2 & 4 BUCKMORE AVENUE Land at 2 & 4 Buckmore Avenue, Petersfield Kebbell Homes

**COMMENT:**                      **OBJECTION ON THE FOLLOWING GROUNDS:**  
**ROI INTENSIFICATION OF SUBURBAN FORM** *The proposed development would be an undesirable expansion and intensification of the existing pattern of development in this rural area detrimental to its present character, contrary to the Countryside Policies of the Hampshire County Structure*

*Plan 1996-2011 (Review) and the General Strategy, Environment and Housing Policies of the East Hampshire District Local Plan: First Review.*

**RO40 OVERDEVELOPMENT** *In the opinion of the Planning Authority the proposal constitutes an unacceptable overdevelopment of the site where the form and mass of development is at variance with that of the immediately adjoining properties, which in general provide the essential character of the area, contrary to Policies UB3 and H5 of the Hampshire County Structure Plan 1996-2011 (Review) and General Strategy Policy GS5 of the East Hampshire District Local Plan: First Review.*

**R12C INADEQUATE LAND OWNED FOR PARKING**

*Adequate provision cannot be made within land controlled by the applicant for the parking of vehicles clear of the highway in accordance with the adopted standards of the Planning Authority to the detriment of highway safety and the danger and inconvenience of other highway users. The proposal would therefore conflict with policies GS5 and T-6 of the East Hampshire District Local Plan: First Review.*

**R12E INADEQUATE PARKING AND MANOEUVRING**

*The proposal incorporates inadequate provision for the parking and manoeuvring of vehicles clear of the highway which would result in vehicles interfering with the free flow of traffic on the adjoining highway to the detriment of highway safety and cause inconvenience to other highway users. The proposal is therefore contrary to Policy GS5 of the East Hampshire District Local Plan: First Review.*

**R12J INCREASE IN TRAFFIC - SUB-STANDARD**

**JUNCTION** *The proposal is likely to generate an unacceptable increase in vehicular traffic using a sub-standard access junction to the detriment of highway safety. The proposal is therefore contrary to Policy GS5 of the East Hampshire District Local Plan: First Review.*

**RO4C BACKLAND GENERAL** *The proposal constitutes an undesirable backland form of development inappropriate to and at variance with the prevailing form of development in the vicinity: and the proposal would therefore be contrary to the established development pattern and if permitted sets an undesirable precedent for further such proposals which would significantly and adversely affect the character of the locality contrary Policies UB3 and H5 of the Hampshire County Structure Plan 1996-2011 (Review) and General Strategy Policy GS5 of the East Hampshire District Local Plan: First Review.*

**RO5L EXTENSION - HARMS APPEARANCE** *The proposed buildings by virtue of their size and proposed occupancy represents an unacceptable addition to the area which will be detrimental to the character and appearance of the street scene and existing property contrary to Policy GS5 of the East Hampshire District Local Plan: First Review and the adopted Supplementary Planning Guidance.*

Mr Sandeman rejoined the meeting at 6.00pm

F.20972/015/FUL/JP CONVERSION OF THIRD FLOOR TO THREE FLATS AND ASSOCIATED CAR PARKING  
15-17 The Square Petersfield  
Corovest International Ltd

**COMMENT:** NO OBJECTION. MEMBERS WOULD HAVE PREFERRED TO SEE MORE IDENTIFIED PARKING SPACES FOR THE PROPOSED FLATS.

F.22619/013/FUL/JN THREE NEW WINDOWS ON GROUND FLOOR LEVEL (TOWN LANE ELEVATION)  
The Little School, Unit 4 & 5 Lockyer Court,  
Inmans Lane, Sheet, Petersfield  
Mr N J Lockyer & Mr N Beasley

**COMMENT:** NO OBJECTION

F.22996/003/FUL/JN DETACHED DWELLING  
Land Rear of 27 and 31 Pulens Lane,  
Petersfield  
Mr & Mrs L Kail

**COMMENT:** NO OBJECTION

F.23396/004/TEMP/JR RENEWAL OF TEMPORARY PERMISSION F23396/003  
CHANGE OF USE FROM COMMERCIAL TO  
SOCIAL/COMMUNITY USE, MINOR ALTERATIONS  
Units 7 and 8 The Courtyard, Heath Road,  
Petersfield

**COMMENT:** **NO OBJECTION. MEMBERS SUPPORT THIS MOST  
USEFUL ORGANISATION IN PETERSFIELD.**

F.24093/005/OUT/JN OUTLINE - DWELLING (REVISED SCHEME TO  
F.24093/004)  
Land Rear of 3 Torberry Drive, Petersfield  
Mr A V Langham

**COMMENT:** **DESPITE THE SMALL INCREASE IN THE AREA FOR  
OUTLINE APPLICATION MEMBERS OBJECT ON THE  
GROUNDS OF:**

**RO4J INADEQUATE SITE, VISUAL IMPACT AND  
NEIGHBOURS** *The proposal represents the  
unacceptable development of this inadequate  
plot resulting in a cramped and confined  
development inappropriate to the character  
and appearance of the locality and the  
amenities of the occupiers of the adjacent  
dwellings contrary to Policies UB3 and H5 of  
the Hampshire County Structure Plan 1996-  
2011 (Review) and General Strategy Policy  
GS5 of the East Hampshire District Local  
Plan: First Review.*

F.30473/094/ADV/SY DISPLAY OF NON-ILLUMINATED FASCIA AND  
PROJECTING SIGN  
17 Rams Walk, Petersfield  
Tchibo Great Britain Ltd

**COMMENT:** **NO OBJECTION**

F.30473/095/FUL/SY SHOP FRONT AND INTERNAL ALTERATIONS  
17 Rams Walk, Petersfield  
Tchibo Great Britain Ltd

**COMMENT:** **NO OBJECTION**

F.35903/003/TPO/AMP TO PRUNE ONE MAGNOLIA TREE  
30 College Street, Petersfield  
Miss M L Jones

**COMMENT:** **NO OBJECTION SUBJECT TO THE APPROVAL OF THE  
ARBORICULTURAL OFFICER.**

- F.35916/002/TPO/AMP TO PRUNE ONE OAK AND FELL ONE OAK  
 Infants Play Area/Public Open Space, Hanger  
 Way, Petersfield  
 East Hampshire District Council
- COMMENT:** NO OBJECTION. MEMBERS WOULD DRAW THE  
 ARBORICULTURAL OFFICER'S ATTENTION THAT THE  
 TREES ARE IN LOWER MEAD AND NOT HANGER WAY  
 AS STATED ON THE APPLICATION.
- F.37252/004/FUL/JR DETACHED DWELLING  
 Land North of Lisane and South of Monks Lea,  
 Tilmore Gardens, Petersfield  
 The Classic Homes Company
- COMMENT:** OBJECTION. MEMBERS FEEL THAT THE ALTERATIONS  
 DO NOT ADDRESS EAST HAMPSHIRE DISTRICT  
 COUNCIL'S RECOMMENDATIONS THAT THE PROPOSED  
 DWELLING IS TOO LARGE FOR THE PLOT.
- F.40097/FUL/SY CONSERVATORY TO REAR  
 5 Sandringham Road, Petersfield  
 Mr & Mrs Eaton
- COMMENT:** NO OBJECTION
- F.40101/FUL/SY SINGLE STOREY REAR EXTENSION  
 21 Highfield Road, Petersfield  
 Drum Housing Association
- COMMENT:** NO OBJECTION
- F.40104/FUL/SY ENLARGEMENT OF DORMER WINDOW AT SIDE  
 75 Bell Hill, Petersfield  
 Mr A J Steed
- COMMENT:** NO OBJECTION
- F.40107/FUL/SY LOFT CONVERSION WITH PITCHED ROOF DORMERS TO  
 FRONT AND FLAT ROOFED DORMERS TO REAR  
 71 Rushes Road, Petersfield  
 Mr R Burleigh & Ms S Jones
- COMMENT:** NO OBJECTION
- F.40115/FUL/SY CREATION OF HARDSTANDING TO FRONT OF  
 PROPERTY AND ROLLER SHUTTER DOOR TO CAR PORT  
 12 Barentin Way, Petersfield  
 Mr & Mrs D P Hughes
- COMMENT:** OBJECT ON THE GROUNDS TO THE CHANGE OF A  
 RECENTLY DESIGNED STREET SCENE.

**P 0427**      **TREE PRESERVATION ORDER**

Tree Preservation Order (E.H.619) 2005 - Land north east of Ramscote (Skinners Farm) Ramshill, Petersfield has been confirmed without modification by the Council on 30<sup>th</sup> September 2005.

Received from East Hampshire District Council.

**P 0428**      **TRAFFIC REGULATIONS**

Received and Noted from Hampshire County Council copy of a public notice concerning Traffic Regulation Proposals in Pulens Lane/Heath Road East and Sussex Road, Petersfield.

**P 0429**      **TEMPORARY STREET BARRIERS**

a) The east side of the Market Square, Petersfield from junction with the High Street to junction with St Peters Road, allowing traffic to flow from St Peters Road in front of St Peters church, between 1600 hours and 2200 hours for the occasion of Children in Need on Friday 18<sup>th</sup> November 2005.

Received and Noted from East Hampshire District Council

b) The east side of the Market Square, Petersfield from junction with the High Street to the junction with St Peters Road, allowing traffic to flow from St Peters Road in front of St Peters church, between 1600 hours and 2200 hours for the occasion of turning on the Christmas Lights on Friday 25<sup>th</sup> November 2005.

Received and Noted from East Hampshire District Council

**P 0430**      **TEMPORARY ROAD CLOSURE**

**Road to be closed:** Part of the Farnham Road, between its junction with Mill Lane and appoint 50 metres north of the railway bridge.

**Period of closure:** From 28<sup>th</sup> October 2005 for a period of three months or until completion of the works whichever is sooner. It is expected that the closure will be required for no longer than three days.

**Reason for closure:** Bridge repair works to be undertaken.

Received and Noted from Hampshire County Council

Mr Hick left the meeting at 7.00pm

**P 0431      BUS SERVICES**

Received and Noted from Hampshire County Council letter in connection with Bus services 94 and 95 operated by Minerva Accord.

**P 0432      LICENCES**

The following applications were noted:-

Application for Final Order & Transfer	Esso, Ramshill Service Station, London Road, Petersfield
Transfer of Licence Old Drum 16 Chapel Street Petersfield	To Natalie Elizabeth Buckley

**P 0433      BUS SHELTERS - ADVERTISING**

After much discussion members deferred making a decision regarding the advertising until the new shelters have been erected. Members agreed to reschedule discussions for 6 months time to allow more information to be obtained as to the advertising.

**P 0434      LOVE LANE SPORTS PAVILION**

Mr Molloy put forward that a working party be formed to gather all the information available relating to Love Lane Sports Pavilion before lodging an appeal. After much discussion it was

RESOLVED that the Town Clerk and Mr George Watkinson meet with Darryl Phillips and Michael Lawther at East Hampshire District Council to find out the relevant information.

There being no further business the meeting closed at 7.30 pm.