

PETERSFIELD TOWN COUNCIL

A meeting of the Planning Committee was held at the Town Hall, Petersfield, on 30th January 2007.

PRESENT: Ms M Vincent (Chairman) (Heath)
Mrs H Ayer (St Peters)
Mr A Baird (St Peters)
Mrs L Daubney (Rother)
Mr P Molloy (Causeway)
Mr G Watkinson (Causeway)

ALSO IN ATTENDANCE: Mrs. G Rutter (Reception/Administration Assistant)
Petersfield Herald

P 0581 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Hick and Mr Sandeman

P 0582 APPROVAL OF MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 16th January 2007 be approved and signed with the following amendments:-

Also in Attendance: **6 Members of the Public**

P 0561 Mrs Ayer declared a prejudicial interest in **P.0563**

P 05863 Barham Road/King George Avenue development, P0568 refers.

'In response to the comment that District Councillors took no notice of Town Council's planning comments Mr Watkinson stated that in his experience this statement was not true. The only time town Council's comments are not made on by East Hampshire District Councillors is when the Planning Manager rules that the comments do not fall within the Planning Rules and Guidance.'

P 0567with objections to 34-56 Rival Moor Road, Petersfield development. **Copies attached to these minutes.**

21-25 High Street, Petersfield
Marks and Spencer plc

COMMENT: **NO OBJECTION SUBJECT TO THE NOISE LEVELS FROM THE CONDENSER NOT CAUSING DISTURBANCE TO THE ADJACENT RESIDENTS.**

F.22745/010/ADV/BMB DISPLAY OF ILLUMINATED FASCIA AND PROJECTING SIGNS AND WALL MOUNTED NON-ILLUMINATED SIGN
21-25 High Street, Petersfield
Marks and Spencer Ltd

COMMENT: **OBJECT TO THE INTERNALLY ILLUMINATED SIGN. MEMBERS WOULD HAVE NO OBJECTION TO AN EXTERNALLY ILLIMINATED SIGN WHICH WOULD COMPLY WITH THE RULINGS SET OUT IN THE EAST HAMPSHIRE DISTRICT COUNCIL'S SHOPFRONT GUIDE.**

F.22745/011/FUL/BMB ALTERATIONS TO SHOP FRONT AND REAR ELEVATIONS, WITH NEW TROLLEY STORE TO REAR
21-25 High Street, Petersfield
Marks and Spencer plc

COMMENT: **NO OBJECTION**

F.23396/006/ADV/SY DISPLAY OF THREE NON-ILLUMINATED FREE STANDING SIGNS POSITIONED ON ROOF OF BUILDING
The Courtyard, Heath Road, Petersfield
C J Edmund-White

COMMENT: **OBJECT ON THE GROUNDS THAT THE ROOF SIGNS ARE NOT APPROPRIATE IN A CONSERVATION AREA. IF SIGNS HAVE TO BE ERECTED MEMBERS WOULD PREFER TO SEE THEM FITTED TO THE SIDE OF THE BUILDING AS STATED IN THE TOWN COUNCIL'S PREVIOUS COMMENT ON APPLICATION F.23396/005.**

F.25725/017/CLUX/PF CERTIFICATE OF LAWFULNESS - CONTINUED USE AS STORAGE AND DISTRIBUTION CENTRE
Land North of Durford Road, Petersfield
David Graver

COMMENT: **NO OBJECTION**

F.27865/005/FUL/SY TWO STOREY EXTENSION TO REAR
32 College Street, Petersfield
Tara Wake

COMMENT: **NO OBJECTION**

F.28931/004/CAT/AMP FELL THREE ELMS AND ONE MOUNTAIN ASH
7 The Spain, Petersfield
Mr S Barnett

COMMENT: OBJECT TO THE FELLING OF 3 HEALTHY ELM TREES. MEMBERS WERE CONCERNED THAT THE REASON GIVEN FOR FELLING THE TREES WAS THAT THE GARDEN WAS TOO SMALL. THE PLANS SHOW THE GARDEN TO BE OF A REASONABLE SIZE.

F.29653/004/FUL/PF RETENTION OF ENLARGED DORMER WINDOW TO FRONT, ALTERATIONS TO ROOF INCLUDING REPLACEMENT OF FLAT ROOFS WITH PITCHED, ALTERATION TO WINDOW AT SIDE
56 Heath Road East, Petersfield
Mrs S M Roberts

COMMENT: NO OBJECTION

F.37549/001/FUL/SY REAR CONSERVATORY
8 Head Down, Petersfield
Mr Scott

COMMENT: NO OBJECTION

F.40141/001/TPO/AMP PRUNE ONE HOLLY TREE (rear of 31 Grenehurst Way)
Land on the east side of Grenehurst Way, Petersfield
Captain I C Borland

COMMENT: NO OBJECTION SUBJECT TO THE APPROVAL OF THE ARBORICUTURAL OFFICER.

F.50012/TPO/AMP PRUNE ONE OAK TREE
6 Bepton Down, Petersfield
Mr Simon Mackarness

COMMENT: NO OBJECTION SUBJECT TO THE APPROVAL OF THE ARBORICUTURAL OFFICER.

F.49932/ADV/SY DISPLAY OF ILLUMINATED FASCIA AND PROJECTING SIGN
Hargreaves, 12 Rams Walk, Petersfield
Premier Coffee Ltd

COMMENT: OBJECT TO AN INTERNALLY ILLUMINATED SIGN WHICH IS IN A CONSERVATION AREA AS IT DOES NOT CONFORM TO THE RULES LAID DOWN IN EAST HAMPSHIRE DISTRICT COUNCIL'S SHOPFRONTS GUIDE.

F.29721/004/FUL/DM BUILDING FOR A1 (RETAIL) USE WITH B1
(OFFICE) ABOVE (REVISED SCHEME)
Land at Pages Court, St Peters Road,
Petersfield
Larry Dunuley

COMMENT: NO OBJECTION

P 0587 LOCAL DEVELOPMENT FRAMEWORK

Members received from Chichester District Council copies of the Local Development Framework's Shaping the future for South of the District and Downs and North of the District together with a questionnaire to be completed by 2nd March 2007.

RESOVLED that the Chairman and Deputy Chairman complete the questionnaire for approval at the next planning meeting to beheld on Tuesday 13th February 2007.

P 0588 TEMPORARY ROAD CLOSURE

Members received and noted notification from Hampshire County Council of the following Temporary Road Closure:-

Road to be closed: Kings Fernsden Level Crossing 20m either side of the crossing gates.

Period of closure: 22.00hr Saturday 3rd February 2007 to 06.00hr Sunday 4th February 2007 or until the works are completed, whichever is the sooner. It is expected that the closure will be required for 2 days.

Reason for closure: Renewal of Barriers Pedestals at Level Crossing.

P 0589 WEST SUSSEX COUNTY COUNCIL

Members received from West Sussex County Council a CD with the following documents on it:-

- Statutory notice
- West Sussex Minerals and Waste Core Strategy DPD: Preferred Option
- West Sussex Minerals and Waste Core Strategy DPD: Draft Sustainability Appraisal Report
- West Sussex Strategic Waste Site Allocations DPD: Preferred Option

- West Sussex Strategic Waste Site Allocations DPD:
Draft Sustainability Appraisal Report

All comments on the draft documents to be received no later than 2nd March 2007.

P 0590

AFFORDABLE HOUSING

Members received from East Hampshire District Council copies of the following documents:-

- Implementation of The Policy for Affordable Housing
- Statement of Consultation - Implementation of The Policy for Affordable Housing.

There being no further business the meeting closed at 6.40 pm.

11, BARHAM ROAD,
PETERSFIELD
GU32 3EY

December 15th 2006.

Dear Sir,

**CONSIDERATION OF PLANNING APPLICATIONS TO THE EAST HAMPSHIRE
DISTRICT COUNCIL BY PETERSFIELD TOWN COUNCIL.**

I believe that there is currently a flaw in the arrangements existing for members of the public wishing for members of Petersfield Town Council to consider any concerns or observations relating to planning applications submitted to the EHDC.

I will use the example of a planning application currently submitted in respect of the site: 18 King George Avenue and 7 Barham Road, whereby an application for an additional building partly on the site of 20 King George Avenue and partly on the site described is sought. (F.31322/006/FUL/DM refers).

This Planning Application was not notified in the *Petersfield Post*, December 13th edition. The Petersfield Town Council are scheduled to deal with this matter on Tuesday 19th December 2006.

Unless interested persons have prior knowledge, they have no opportunity of submitting their concerns to their Town Councillors. This situation has regularly occurred in recent years. Unless the local Press, whether it be the *Petersfield Post* or *Petersfield Herald*, draw these matters to the attention of the public few people know what is being applied for. There is of course no duty by the Press to specifically draw attention to any planning application submitted by the EHDC.

When a 'Notification of Receipt of Planning Application' is received, one is invited to submit one's views on the proposal to the EHDC. These should then be considered by the Planning Committee. These submissions cannot be read by Town Councillors – they are not privy to them; unless they are also members of the EHDC Planning Committee. The Town Council will consider almost all planning applications without observations from interested parties as in some cases the 'Notification' is received after the Town Council has met and considered the matter. The closing date for comments to the EHDC is often three to four weeks after the Town Council has deliberated. It often takes time for residents to consider a suitable response or further research may be necessary, hence it is reasonable that generally a period of four weeks is allowed.

It is important that Town Councillors should be aware of the views of residents. The present arrangements preclude this. Many people believe that letters written to the EHDC concerning planning applications will also be read by Town Councillors.

Much upset and bad feeling has been caused by the two precursor planning applications to this one (F.31322/ 003 and /005) where the views of local residents and other interested parties have not been able to be considered by Town Councillors because of poor notification to residents, Town Councillors have then considered before anyone who wishes to has had time to react. I am aware that if certain aspects of concern relating to these two applications had been brought to the attention of one Councillor, he would have raised the matters raised for all present to consider.

The opportunity should be afforded for residents to approach their local Councillor before the matter is debated at the council meeting. I understand that the local Councillor may not be able to discuss the merits of the case if they are to be a member of the EHDC Committee. This should not preclude them from passing any correspondence or concerns to another Councillor who could represent their interests.

Please can you consider how this problem can be overcome and advise me accordingly.

Yours faithfully,


T.L. Norgate

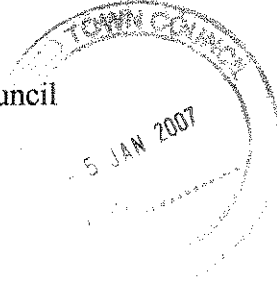
Copies to:
● The Town Clerk
Petersfield Town Council
Festival Hall, Petersfield.

The Chief Planning Officer
East Hampshire District Council
Penns Place, Petersfield.

planning
(copied to MV)

Mrs Patricia Pay
48 Rival Moor Road
Petersfield
Hampshire
GU31 4HD

Miss Mary Vincent
Planning Committee
Petersfield Town Council
Town Hall
Peters field



3 January 2007

Dear Miss Vincent

RE PROPOSED PLANNING APPLICATION – OUTLINE – TWO DETACHED DWELLINGS WITH ASSOCIATED PARKING AND ACCESS FROM FERN CLOSE.

SITE ADDRESS: LAND AT REAR OF 34-36, RIVAL MOOR ROAD, PETERSFIELD GU31 4HD.

I enclose letters of objection relating to the above from my neighbour, Mrs Ford, and myself, for the Committee's information.

Yours sincerely

A handwritten signature in cursive script that reads "Patricia Pay".

Patricia Pay

COPY

Your ref: F.33158/003/OUT/AMW

Mrs Patricia Pay
48 Rival Moor Road
Petersfield
Hampshire
GU31 4HD

EHDC
Planning Development
Penns Place
Petersfield
GU31 4EX

3 January 2007

Dear Sir

RE PROPOSED PLANNING APPLICATION – OUTLINE – TWO DETACHED DWELLINGS WITH ASSOCIATED PARKING AND ACCESS FROM FERN CLOSE.

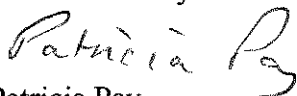
SITE ADDRESS: LAND AT REAR OF 34-56, RIVAL MOOR ROAD, PETERSFIELD GU31 4HD.

Regarding the notification I received from you of the above outline planning application dated 11 December 2006.

I object to this proposal and my reasons are:

- i) I will no longer have the privacy I currently enjoy in my back garden. From looking at the plans these dwellings will be just a few feet from my boundary. Although the plans are for two bungalows I am sure that the roof levels would still affect the light and brightness that I currently enjoy out there.
Please note that I have no privacy in my front garden.
- ii) The noise will also be a further issue and cause a nuisance as this is a very quiet area but with two family homes built there so close to residential flats it is bound to cause noise and have a direct effect on our quiet lifestyles.
- iii) I do not agree with the planned removal of the Silver Birch trees and other trees that do not have a TPO placed on them as they are a haven for birds. From my kitchen and bedroom windows I look out on this area and enjoy watching the birds, it would also not be environmentally friendly to Woodpeckers and Nuthatches that I have seen on occasions as both birds are of a nervous disposition so would be driven out by the proposed development. From an environment angle this area should not be disturbed.

Yours faithfully



Patricia Pay
cc Petersfield Town Council



COPY

Your ref: F.33158/003/OUT/AMW

Mrs Ann Ford
50 Rival Moor Road
Petersfield
Hampshire
GU31 4HD

EHDC
Planning Development
Penns Place
Petersfield
GU31 4EX

3 January 2007

Dear Sir

RE PROPOSED PLANNING APPLICATION – OUTLINE – TWO DETACHED DWELLINGS WITH ASSOCIATED PARKING AND ACCESS FROM FERN CLOSE.

SITE ADDRESS: LAND AT REAR OF 34-56, RIVAL MOOR ROAD, PETERSFIELD GU31 4HD.

Regarding the notification I received from you of the above outline planning application dated 11 December 2006.

I object to this proposal because:

- i) Very few areas are left as natural habitat for wildlife which thrives during the summer months with butterflies and insects. This development would impinge on the butterfly population that now exists out there.
- ii) As I can no longer leave my flat I enjoy watching, from my bedroom window, the wildlife etc ie squirrels at play. I would not like to look out on to a buildings in such close proximity and it would also completely spoil my view of that area.
- iii) My home is in a very quiet area and I want it to remain so and I do not want to be troubled by noise and disturbance that two additional family homes would probably cause.

Yours faithfully



Ann Ford

cc Petersfield Town Council

