

## PETERSFIELD TOWN COUNCIL

Minutes of a meeting of the Planning Committee held at the Town Hall, Petersfield, on 3<sup>rd</sup> November 2015.

**PRESENT:** Cllr Mrs H Ayer (St Peter's), Cllr J Deane (Rother), Cllr Mrs V Morgans (St Mary's), Cllr G Watkinson (Causeway).

**ALSO IN ATTENDANCE:** Mr. S Field (Office & Committee Manager)  
Member of Petersfield Society

### SELECTION OF CHAIR

In the absence of their being a Chair or Vice Chair, Cllr J Deane offered to chair the meeting

**RESOLVED** It was agreed that Cllr Deane should chair the meeting

### P 0462 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Vincent, Humphries, Matthews and Palmer.

### P 0463 APPROVAL OF MINUTES

**RESOLVED** that the minutes of the meeting of the Planning Committee held on 13 October 2015 be approved and signed.

### P 0464 DISPENSATION UNDER SECTION 33 OF THE LOCALISM ACT 2011

There were no requests for dispensation received.

### P 0465 DECLARATIONS OF INTEREST

There were no declarations of interest

### P 0466 CHAIRMAN'S COMMENTS

Cllr Deane welcomed everyone to the meeting, and distributed the notes from The Petersfield Society

### P 0467 PUBLIC PARTICIPATION

There was no public participation.

P 0468

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.

Plan no.

Particulars of Application and Name of Applicant

SDNP/15/04960/FUL

ALTERATION TO ROOF (Alternative to SDNP/14/06628/FUL)  
38C Dragon Street, Petersfield  
Mr David Graver

COMMENT

Unable to comment due to no information

SDNP/15/05133/LDP

CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED WORKS - FOR THE MIXED USE OF THE BUILDING AS CLASS A2 (OFFICES) ON GROUND FLOOR, AND TO RESIDENTIAL (A3) FLATS ABOVE  
Humberts 24 Lavant Street, Petersfield  
Mr Mark Ellis

COMMENT

**No objection as long as living accommodation has adequate storage and disposal of rubbish waste**

SDNP/15/05076/HOUS

SINGLE STOREY REAR EXTENSION  
13 Rother Close, Petersfield  
Miss Anne Barford

COMMENT

**No Objection**

SDNP/15/05083/CND

VARIATION OF CONDITION 5 OF PERMISSION SDNP/12/00261/FUL AND SDNP/12/00250/COND TO EXTEND THE OPENING HOURS TO 08:00 TO 22:00 MONDAY TO SATURDAY AND 10:00 TO 16:00 HOURS SUNDAY AND BANK HOLIDAYS  
Lidl, Station Road, Petersfield  
Mr Jason Gratton

COMMENT

**No Objection**

SDNP/15/05127/FUL

REPLACEMENT OF EXISTING 15M HIGH MONOPOLE WITH 17.5M HIGH MONOPOLE, REPLACEMENT OF 3

NO. EXISTING ANTENNAS WITH 3 NO. PROPOSED ANTENNAS, INSTALLATION OF 2 NO. DISH ANTENNAS OF 300 MM DIA, REPLACEMENT OF 1 NO EXISTING CABINET WITH 3 NO. PROPOSED CABINETS WITHIN CABIN, PLUS MINOR ANCILLARY APARATUS  
Vodafone Site 3017 Station Road, Petersfield  
CTIL Ltd & Vodafone Ltd

COMMENT                      **No objection**                      /

SDNP/15/05189/HOUS      SINGLE STOREY FRONT EXTENSION ENCLOSING THE CAR PORT AND EXTENDING THE PORCH  
12 Kimbers, Petersfield  
Mr & Mrs Hockley

COMMENT                      **No Objection**                      /

SDNP/15/05077/HOUS      TWO STOREY FRONT EXTENSION, FOLLOWING DEMOLITION OF ATTACHED GARAGE AND CONVERSION TO LOFT INTO HABITABLE ACCOMODATION, INCLUDING THREE DORMER WINDOWS TO FRONT, AND THREE ROOF LIGHTS TO REAR  
111 Sussex Road, Petersfield  
Mr. T Dames

COMMENT                      **No Objection**                      /

SDNP/15/04860/HOUS      REMOVAL OF PART OF THE REAR ELEVATION (NORTH) TO BE EXTENDED TO ACCOMMODATE NEW STAIRS AND UTILITY ROOM. NEW RENDER AND TIMBER CLADDING TO ALL WALLS TO ALLOW FOR NEW INSTALLATION TO OUTSIDE DACE OF EXISTING WALLS. NEW SOUTH DORMER WINDOW. NEW GARAGE OUTBUILDINGS.  
Spinners Ash, Tilmore Gardens, Petersfield  
Mr John-Paul Brand

COMMENT                      **No Objection**                      /

SDNP/15/05166/HOUS      SINGLE STOREY REAR GARAGE EXTENSION, FOLLOWING REMOVAL OF REAR EXTERNAL STAIRCASE.  
13 Heath Road, Petersfield  
Mr G Wilson

COMMENT                      **No Objection**                      /

SDNP/15/5287/HOUS DETACHED THREE BAY TIMBER FRAMED GARAGE  
65 Bell Hill, Petersfield  
Mr & Mrs K Forbes

COMMENT No objection as long as it doesn't affect major trees along Bell Hill. Local authority arboriculturist advice should be obtained.

**P 0469**

To receive notification from East Hampshire District Council that a road closure application has been issued for the east and south side of Petersfield Market Square between 15:30 hours and 22:30 hours for the occasion of Petersfield Christmas Lights switch on Friday 27th November 2015.

**RESOLVED**

**There were no objections to this**

**P 0470**

To receive notification from Patrick Barry for the proposal to redevelop the DCM Tews site off Lavant Street, Petersfield.

**RESOLVED**

**Notes provided (email attached) by Patrick Barry of WYG were received and accepted as an initial response to the questions raised by Councillors at the DCM Tews meeting. It is expected that changes to the proposal will be received once plans had been revised**

There being no further business the meeting closed at 6.05pm.

**Steve Field**

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**From:** patrick.barry <patrick.barry@wyg.com>  
**Sent:** 29 October 2015 11:42  
**To:** Steve Field  
**Cc:** Huw Thomas Architects  
**Subject:** RE: REDEVELOPMENT OF DCM TEWS - PETERSFIELD

**Categories:** Planning

Dear Stephen,

Thank you again for agreeing to meet with us yesterday. It was a very useful meeting from my perspective and we left with a much clearer understanding of how the Town Council views the site and the redevelopment proposals.

I have set out below the main points to emerge from our discussions. I would be most grateful if you could review these in liaison with the other attendees and let me know if you agree with my interpretation.

The Site Context:

1. Perception that the site has been operating at a low key level in recent years with little activity and low employment levels
2. General acceptance that the site is a suitable location for redevelopment
3. Important gateway to Petersfield and the South Downs National Park
4. The existing retail unit is important strategically
5. Parking provision in the area is an issue

The Policy Context:

1. The site was not promoted directly for redevelopment in the Neighbourhood Plan and was retained due to requirement the Joint Core Strategy to allocate 3ha of employment land in Petersfield
2. Neighbourhood Plan restricts loss of employment land unless evidence is provided to justify this loss – 6 months marketing
3. Neighbourhood Plan supports conversion of residential above ground floor retail but not a loss of retail floorspace

Redevelopment Proposals:

1. The design approach was well received – loss of an unattractive building in a prominent location within the Conservation Area is positive.
2. The layout is considered an improvement on the 2006 proposal but parking is still an issue that needs to be considered.
3. Existing retail floorspace should be reprovided in full – potential to accommodate this in a new 3 storey corner building subject to relationships with the Train Station building and the Lavant Road Streetscene
4. Loss of employment an issue – general acceptance that reprovision of the existing industrial/light industrial use in this location (particularly if intensified) was not ideal given the town centre location. Similarly, redevelopment of the site for retail or other A uses use would create a sub retail centre and conflict with primary shopping area in the town centre. It was agreed that office space would work in theory and it was agreed that in the absence of marketing evidence the applicant would be advised to look at this option.

These were the main issues as I understood them. However, please feel free to update/edit as you see fit.

Kind Regards

**Patrick Barry**  
Associate

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