

PETERSFIELD TOWN COUNCIL

Minutes of a meeting of the Planning Committee held at the Town Hall, Petersfield, on 19 February 2019.

PRESENT: Cllr P Humphries (Rother) (Chairman), Cllr J Deane (Rother), Cllr Mrs V Morgans (St Mary's), Cllr J Palmer (Bell Hill), Cllr Ms M Vincent (Heath).

ALSO IN ATTENDANCE: Mrs. G Rutter (Administration Officer)
1 Member of the Petersfield Society
3 Members of the Public

P 0693 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr. Wilton, Cllr Watkinson, Cllr Strawbridge and Cllr Farrow.

P 0694 **APPROVAL OF MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 29 January 2019 be approved and signed.

P 0695 **DISPENSATION UNDER SECTION 33 OF THE LOCALISM ACT 2011**

There were no requests for dispensation received.

P 0696 **DECLARATIONS OF INTEREST**

Cllr Deane declared a non pecuniary interest in application SDNP/19/00485/HOUS as he knows the resident of the house this development effects, has been involved in advising the applicant and contractors on the day of construction and has placed an objection on the SDNP planning website.

P 0697 **CHAIRMAN'S COMMENTS**

The Chairman thanked the Petersfield Society for their comments.

The Town Clerk has been in correspondence with East Hampshire District Council with regard to applications going through without the Town Council being notified.

P 0698 **PUBLIC PARTICIPATION**

Mr Botten who lives above the property made a statement of objection to application SDNP/19/00485/HOUS – Retention of Summerhouse – 2 Ray Close, Petersfield. He also stated that the erection of the summerhouse contravenes the terms of the Lease of the property.

Mrs Heffield made a statement of objection on application SDNP/18/06292/OUT – Land North of Buckmore farm, Beckham Lane, Petersfield.

P 0699 **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.

The Chairman evoked Standing Order 36c to alter the order of business to allow applications SDNP/19/00485/HOUS and SDNP/18/06292/OUT to be the first items to be discussed.

<u>Plan no.</u>	<u>Particulars of Application and Name of Applicant</u>
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Cllr Palmer joined the meeting at 6.40pm

SDNP/19/00485/HOUS	RETENTION OF SUMMERHOUSE 2 Ray Close, Petersfield Mr G Gancher
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COMMENT:	OBJECT TO THE RETENTION OF THE SUMMERHOUSE AS IT IS A HUGE OVERDEVELOPMENT OF THE SITE AND THERE IS A LOSS OF AMENITY TO THE SHARED GARDEN SPACE.
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SDNP/18/06292/OUT	DEVELOPMENT OF A BUSINESS SITE COMPRISING UP TO 4730 SQM (GROSS) OF EMPLOYMENT FLOORSPACE, A RESIDENTIAL SITE FOR UP TO 91 RESIDENTIAL DWELLINGS AND THE PROVISION OF A GREEN SPACE (INCLUDING DIVERSION OF A PUBLIC RIGHT OF WAY) TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND INFRASTRUCTURE – Land North of Buckmore farm, Beckham Lane, Petersfield Mr J Rockett & MA & MJ Carpenter
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COMMENT:	MEMBERS STRONGLY OBJECT TO THIS
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DEVELOPMENT ON THE FOLLOWING GROUNDS:-

- **THE DENSITY OF THE SITE IS MUCH HIGHER THAN THAT STATED IN THE PETERSFIELD NEIGHBOURHOOD PLAN**
- **LACK OF CLARITY AS TO THE SELF-BUILD AND AFFORDABLE HOUSING ON THE SITE.**
- **THE TRAFFIC FLOW TO AND FROM THE SITE WHICH WOULD IMPACT ON TO THE ALREADY BUSY WINCHESTER ROAD.**
- **THAT THIS IS AN OUTLINE APPLICATION WHICH SHOULD BE REPLACED WITH A FULL APPLICATION WITH DETAILS AS TO THE DESIGN, AFFORDABLE AND SELF-BUILD HOUSES AND TRAFFIC FLOW.**

SDNP/18/01388/CND REMOVAL OF CONDITION 4 OF
SDNP/13/00639/HOUS TO ALLOW USE OF ANNEXE
FOR BNB/HOLIDAY ACCOMMODATION
(ADDITIONAL INFORMATION RECEIVED 16.05.2018
AND AMENDED DESCRIPTION 21.01.2019)
Annexe at the 2 The Purrocks, Petersfield
Mr R Reynolds

**COMMENT: NO OBJECTION TO THIS ANNEXE BEING USED AS
A HOLIDAY LET AND SHOULD NOT BE SOLD AS
A SEPARATE ACCOMMODATION.**

SDNP/18/06581/HOUS TWO STOREY EXTENSION TO REAR AND SIDE OF
HOUSE (AS AMENDED BY PLANS RECEIVED
01.02.2019 – TO SHOW PROPOSED OTHER SIDE
ELEVATION PLAN AND CORRECTED EXISTING
ELEVATIONS)
Watson House, 7 Woodbury Avenue, Petersfield
Mr & Mrs Pinches

COMMENT: NO OBJECTION

SDNP/18/06597/HOUS INFILL EXTENSION TO SIDE FOLLOWING
DEMOLITION OF REAR CONSERVATORY (AS
AMENDED BY PLANS RECEIVED 29.01.2019 – TO
SHOW FRENCH DOORS WITH SIDE PANELS, AND
BLACK OUT BLINDS)
12 Penns Road, Petersfield
Mr D Wilson

COMMENT: NO OBJECTION

SDNP/19/00135/FUL CONVERSION OF VACANT ROOMS INCLUDING THE MASONIC HALL INTO HOTEL ROOMS INCLUDING FORMING A NUMBER OF NEW OPENINGS AND REINSTATING OLD OPENINGS IN THE MASONIC HALL.
Red Lion, 3 College Street
Mr J Woolford

COMMENT: **NO OBJECTION. MEMBERS STRONGLY WELCOME AND SUPPORT THIS APPLICATION.**

SDNP/19/00136/LIS LISTED BUILDING CONSENT – CONVERSION OF VACANT ROOMS INCLUDING THE MASONIC HALL INTO HOTEL ROOMS INCLUDING FORMING A NUMBER OF NEW OPENINGS AND REINSTATING OLD OPENINGS IN THE MASONIC HALL
Red Lion, 3 College Street, Petersfield
Mr J Woolford

COMMENT: **NO OBJECTION. MEMBERS STRONGLY WELCOME AND SUPPORT THIS APPLICATION.**

SDNP/19/00330/FUL ALTERATIONS TO EXISTING ELEVATIONS INCLUDING REPOSITIONING 2 WINDOWS PREVIOUSLY APPROVED (SDNP/18/00967/FUL), INSTALLATION OF ADDITIONAL WINDOWS, CURTAIN WALLING, REVOLVING DOOR AND ACCESS DOOR, INFILL TO LOUVRES, NEW FIRE EXIT DOOR AND CONSTRUCTION OF CONCRETE AND BRICKWORK ACCESS STEPS, RAMP AND HANDRAILS
The New Mint House, Bedford Road, Petersfield
Mr N Twiddy

COMMENT: **NO OBJECTION**

SDNP/19/00362/TCA SILVER BIRCH – FELL
5 Tilmore Road, Petersfield
Miss H Massie

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

SDNP/19/00376/HOUS PITCHED ROOF TO PORCH AND DINING ROOM
26 Monks Orchard, Petersfield
Mr J Stuckey

COMMENT: **NO OBJECTION**

SDNP/19/00384/HOUS SINGLE STOREY SIDE EXTENSION AND BALCONY
Old House, Durford Road, Petersfield
Mrs L Caines

COMMENT: NO OBJECTION

SDNP/19/00453/TPO T1 OAK – REDUCE LOWER BOUGH WITH DECAY ON
THE SOUTH WEST SIDE BY 3 METRES BACK TO
SUITABLE GROWTH POINT LEAVING A FINISHED
LENGTH OF 2.5 METRES. T2 ASH – CROWN LIFT
OVER PARKING AREA TO 5 METRES ABOVE
GROUND LEVEL WITHOUT REMOVING ANY MAJOR
LIMBS. T3 AND T4 OAK – CROWN LIFT OVER
PARKING AREA TO 5 METRES ABOVE GROUND
LEVEL WITHOUT REMOVING ANY MAJOR LIMBS
Parking Area South West of 49-55 Upper Heyshott,
Petersfield
Ms J Robinson

COMMENT: NO OBJECTION

SDNP/19/00558/HOUS SINGLE STOREY LINK EXTENSION TO REAR,
CONVERSION OF STUDIO TO KITCHEN AND
ALTERATIONS TO FENESTRATIONS
11 Frenchmans Road, Petersfield
Mrs P Evans

COMMENT: NO OBJECTION

SDNP/19/00628/FUL TWO STOREY EXTENSION, CONVERSION OF
EXISTING GARAGE TO HABITABLE
ACCOMMODATION, SUB-DIVISION OF EXISTING
DWELLING TO CREATE AN ADDITIONAL
DWELLING
1 Ryefield Close, Petersfield
Mr & Mrs K Spice

COMMENT: NO OBJECTION

P 0700 STREET NAMING

Members received correspondence from East Hampshire District Council on the street naming for the development on land to the rear of Borough Hill House, Borough Hill, Petersfield. The developer has suggested the name of Swift Close as there is a flock of swifts in the

area and it is their hopeful intention to install swift boxes into the new homes to encourage more.

Members presented agree with the name of Swift Close for the development.

P 0701

EXTRACTS

Members received and noted extracts from the decisions of East Hampshire District Council's Planning Committee notified up until 12 February 2019.

P 0702

SOUTH DOWNS LOCAL PLAN EXAMINATION – MAIN MODIFICATIONS

Members received and noted notification from South Downs planning that there is a consultation is to be held on the South Downs Local Plan Examination – Main modifications from 1 February 2019 until Thursday 28 March.

P 0703

CHICHESTER DISTRICT COUNCIL – SITE ALLOCATION DEVELOPMENT PLAN 2014-2029

Members received and noted notification from Chichester District Council that the Site Allocation Development Plan Document 2014-2029 has been formally adopted and there now follows a 6 week Judicial Review period until the 5 March 2019.

P 0704

SOUTH DOWNS LOCAL PLAN

Members received and noted correspondence from AECOM of the Statement to Inform Habitats Regulations Assessment of the Main Modifications to the South Downs Local Plan following public hearings: Public Consultation version dated 31 January 2019.

There being no further business the meeting closed at 7.15pm.