

PETERSFIELD TOWN COUNCIL

Minutes of a meeting of the Planning Committee held at the Town Hall, Petersfield, on 26 June 2018.

PRESENT: Cllr P Humphries (Rother) (Chairman), Cllr J Deane (Rother), Cllr C Wilton (St Mary's), Cllr A Glendinning (Causeway), Cllr Mrs V Morgans (St Mary's), Cllr P Strawbridge (St Peter's), Cllr Ms M Vincent (Heath), Cllr G Watkinson (Causeway).

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

P 0127 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matthews, Cllr Palmer and Cllr Mrs Farrow.

P 0128 APPROVAL OF MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 5 June 2018 be approved and signed.

P 0129 DISPENSATION UNDER SECTION 33 OF THE LOCALISM ACT 2011

There were no requests received for dispensation.

P 0130 DECLARATIONS OF INTEREST

Cllr Humphries declared a non pecuniary interest in application SDNP/1802976/HOUS as he knows the applicant.

P 0131 CHAIRMAN'S COMMENTS

The Chairman thanked the Petersfield Society for their notes on the planning applications and welcomed the Arboricultural Officers from East Hampshire District Council.

P 0132 PRESENTATION BY EHDC ARBORICULTURAL OFFICER

Adele Poulton gave a presentation to Councillors on the process of tree applications on TPOs and TCAs. She explained that the

following points apply to TCA (tree in a conservation Area) applications:-

- TCA applications are a “Notification” of proposed work
- There is a statutory 6 weeks for dealing with such applications
- Officers look at the public amenity provided by the tree and any impact of the works on this.
- They also look at the health of the tree and potential detrimental impact on this the proposed works may have.
- The applicant has only to supply a sketch of enabling identification of the tree in question.
- Site visits are made for all applications.
- There is no power to refuse TCA applications other than taking out a TPO (Tree Protection Order) on the tree which has to be defensible in terms of the public amenity value of the tree.

For TPO applications similar criteria are used but here there is a power of refusal or of mandating replacement if felling is required. Works on a TPO protected tree without permission are a criminal offence and enforcement actions can be taken through the magistrates court with fines up to £20,000.

P 0133 PUBLIC PARTICIPATION

Mr Aston made a statement of objection on behalf of the neighbours to application SDNP/18/01714/FUL.

P 0134 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>
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SDNP/18/03055/TPO	(T1) MAGNOLIA - FELL 30 College Street, Petersfield Mr T Aldridge
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COMMENT:	OBJECT TO THE FELLING OF THE TREE AS THERE IS NO EVIDENCE AS TO JUSTIFICATION OF THIS SUPPLIED WITH THE APPLICATION. MEMBERS STRONGLY RECOMMEND PRUNING AND NOT FELLING OF THIS TREE.
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SDNP/18/01714/FUL DEMOLITION OF SIDE CAR PORT. ERECTION OF TWO AND A HALF STOREY SIDE EXTENSION WITH ENTRANCE CANOPY AND SINGLE STOREY REAR EXTENSION (AS AMENDED BY PLANS RECEIVED 13.06.2018)
11 The Avenue, Petersfield
Mr & Mrs Nadim and Andrea Khattar

COMMENT: MEMBERS OBJECT ON THE GROUNDS THE ADDITIONS AND ALTERATIONS TO THE BUILDING WOULD IMPACT ON THE STREET SCENE AND THE DESIGN IS OUT OF KEEPING WITH THE ARTS AND CRAFT MOVEMENT OF THE BUILDINGS IN THE AREA. THE COUNCIL ALSO REITERATE THEIR COMMENTS SUBMITTED TO THE PREVIOUS APPLICATION, THAT THE PROPOSED APPLICATION IS OVERBEARING AND DOES NOT COMPLY WITH POLICIES BEP1 AND BEP2 OF THE PETERSFIELD NEIGHBOURHOOD PLAN IN THAT THE DEVELOPMENT IS OF POOR DESIGN FOR THE SITE AND DOES NOT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF A BUILDING THAT LIES WITHIN THE CONSERVATION AREA. THE APPLICATION ALSO FAILS TO MEET THE REQUIREMENTS OF EHDC LOCAL PLAN SECOND REVIEW AND THE PETERSFIELD TOWN DESIGN STATEMENT.

SDNP/18/02413/HOUS CONVERSION OF STORE AND EXTENSION TO PROVIDE BEDROOM FOR DISABLED CHILD
27 Stafford Road, Petersfield
Joel Hiscutt

COMMENT: NO OBJECTION

SDNP/18/02560/HOUS PROPOSED REAR EXTENSION AND REPLACEMENT GARAGE
The Corner House, 5 King George Avenue, Petersfield
Mrs Canton

COMMENT: MEMBERS HAVE NO OBJECTION TO THE PROPOSED EXTENSION BUT HOWEVER WOULD LIKE CONSIDERATION GIVEN TO THE FINISH OF THE BUILDING TO BE MORE IN KEEPING WITH THE STREET SCENE IN USING A PEBBLEDASH FINISH TO THE EXTENSION WHICH WOULD BE AS THE EXISTING BUILDING AND NOT VERTICAL TIMBER BOARDING AS PROPOSED.

SDNP/18/02634/LDE **LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE – CONVERSION OF EXISTING OUTBUILDING TO PROVIDE CLASS (C3) USE AS PART OF THE MAIN DWELLING**
54 Pulens Lane, Peterfield
Mr & Mrs Pringle

COMMENT: MEMBERS DID NOT MAKE A COMMENT AS THIS IS A PROPOSED LAWFUL DEVELOPMENT APPLICATION.

SDNP/18/02662/HOUS **DEMOLITION OF EXISTING GARAGE AND STORE AND CONSTRUCTION OF SINGLE STOREY ANNEXE AND GARAGE**
1A Oaklands Road, Petersfield
Dr & Mr Strojan

COMMENT: NO OBJECTION

SDNP/18/02682/HOUS **SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH REAR DORMER AND ASSOCIATED LANDSCAPE AND DRIVEWAY WORKS**
13 Durford Road, Petersfield
Mr Maynard

COMMENT: NO OBJECTION

SDNP/18/02728/HOUS **DROPPED KERB AND HARDSTANDING TO FRONT**
10 Noreuil Road, Petersfield
Mrs M Gibson

COMMENT: NO OBJECTION

SDNP/18/02731/HOUS **CONVERSION OF LOFT SPACE TO FORM HABITABLE ROOM, INCORPORATING DORMER WINDOW TO THE REAR ELEVATION, HIP TO GABLE TO THE SIDE ELEVATION & 3 ROOF LIGHTS TO THE FRONT ELEVATION**
17 Cranford Road, Petersfield
Mr & Mrs Bailey

COMMENT: OBJECT ON THE GROUNDS THE REAR DORMER DESIGN DOES NOT COMPLY WITH THE EAST HAMPSHIRE DISTRICT COUNCILS SUPPLEMENTARY PLANNING GUIDE ON THE ADDITION OF DORMER WINDOWS TO RESIDENTIAL PROPERTIES.

Cllr Watkinson left the meeting at 6.15pm

SDNP/18/02748/LIS PROPOSED GROUND FLOOR INTERNAL
REFURBISHMENT OF EXISTING BANK
Lloyds TSB Bank Plc, 5 The square, Petersfield
Lloyds Banking Group

COMMENT: NO OBJECTION

SDNP/18/02818/FUL CONVERSION OF THREE EXISTING BUILDINGS TO
RESIDENTIAL AND COMMERCIAL DWELLINGS.
THIS COMPRISES OF THE CONVERSION OF THE
EXISTING BROADWAY PARK OFFICES INTO A
THREE BEDROOM DWELLING, THE EXISTING
DOUBLE GARAGE INTO A SINGLE OFFICE AND THE
EXISTING WORKSHOP TO BE CONVERTED INTO A
FOUR BEDROOM DWELLING
Broadway Park Homes, The Causeway, Petersfield
Fairfield Estates

**COMMENT: NO OBJECTION, HOWEVER MEMBERS ARE
CONCERNED AT THE LOSS OF PARKING SPACES
AND THE LACK OF CONSIDERATION GIVEN TO
THE RESIDENTS ON A SITE WHICH IS FOR THE
OVER 50S.**

SDNP/18/02953/HOUS TWO STOREY REAR EXTENSION, FIRST FLOOR SIDE
EXTENSION AND PORCH TO FRONT
23 Gloucester Close, Petersfield
Mr Allyn Royce Fuller

COMMENT: NO OBJECTION

SDNP/18/02963/FUL 5 DETACHED DWELLINGS
Land north of Borough Hill House, Borough Hill,
Petersfield
Mr Allen

COMMENT: NO OBJECTION

SDNP/18/02976/HOUS CONVERSION OF EXISTING ROOFSPACE TO
HABITABLE ACCOMMODATION, DEMOLITION OF
EXISTING REAR CHIMNEYS AND INTERNAL
ALTERATIONS
4B Charles Street, Petersfield
Mr W Ringwood

COMMENT: NO OBJECTION

SDNP/18/03038/TPO T1 ASH LOCATED 5M NORTH EAST OF FRT NO 123 (ADJ PARKING BAY) - REMOVE DEAD WOOD GREATER THAN 25MM DIAMETER, PRUNE BACK TO ACHIEVE CIRCA 3M CLEARANCE TO DWELLING.

T2 ASH LOCATED 7M NORTH EAST OF FRT NO 123 (ADJ PARKING BAY) - REMOVE DEAD WOOD GREATER THAN 25MM DIAMETER, REMOVE LOWEST BRANCH ON EAST SIDE OF CANOPY (ORIGIN AT 4M) EXTENDING LOW OVER CYCLE STORE.

T3 ASH CLOSEST TO NORTH EAST CORNER OF CYCLE STORE - BIFURCATED AT 0.6M, TWIN STEMS (15 & 20CM DBH) HEAVILY SUPPRESSED CROWN WEIGHTED OVER CAUSEWAY - FELL BOTH STEMS.

T4 ASH LOCATED 10M EAST OF CYCLE STORE - YOUNG, POOR VITALITY (14CM DBH) - FELL.

T5 ASH LOCATED 3M FROM EASTERN BOUNDARY OF THE CAUSEWAY - BIFURCATED AT 1.2M, 2 X 12CM DBH STEMS ABRADING CHAINLINK FENCE, SUPPRESSED CROWN WEIGHTED OVER CAUSEWAY - FELL.

T6 ASH LOCATED 2M FROM EASTERN BOUNDARY OF THE CAUSEWAY (ADJ TO PEDESTRIAN ACCESS TO PLAY AREA) 3X STEMS FROM BASE - LIFT CROWN TO ACHIEVE 3M CLEARANCE OVER FOOTWAY, SEVER IVY.

121 The Causeway, Petersfield
Mr M Healey

COMMENT: NO OBJECTION BUT REQUEST THAT WORK INCLUDES THE REMOVAL OF THE IVY COMPLETELY FROM THE T6 ASH OR LEAVE AS A BIODIVERSITY PLANT OR STRIP FROM TOP DOWN TO THE GROUND AND NOT JUST SEVER LEAVING THE JOB PARTIALLY DONE.

P 0135 TREE PRESERVATION ORDER

Members received and noted notification from East Hampshire District Council of Tree Preservation Order (EH1073) 2017 – 35

Tilmore Road, Petersfield was confirmed without modification by the Council on 5 June 2018.

P 0136

LICENSING

Members received and noted notification from East Hampshire District Council of a Minor Variation of Premises Licence for the Folly Wine Bar.

Details of proposed variation:-

Removal of condition restricting playing of recorded music through one speaker only.

Recorded music is played indoors only and the removal of the condition will not result in any increase in licensable activities and it is not considered that the removal of the condition will undermine any of the licensing objectives.

The condition is expressed to have been imposed for the prevention of public nuisance but its removal will not in the view of the applicant undermine that objective in that the premises are in an area of predominantly commercial properties largely unoccupied outside normal working hours which will not be adversely affected by the removal of the condition.

The playing of live and recorded music until 23.00 is now subject to a general exemption from the licensing requirements following the Live Music Act 2012 and the condition creates an artificial and unjustifiable distinction between the playing of live and recorded music.

P 0137

WEST SUSSEX JOINT MINERALS LOCAL PLAN

Members received and noted notification from West Sussex County Council of the proposed modifications to the Joint West Sussex Minerals Local Plan.

There being no further business the meeting closed at 6.30 pm.