

PETERSFIELD TOWN COUNCIL
PLANNING ADVISORY GROUP MINUTES
MEETING HELD 10TH JANUARY 2023 at 6.30pm

PRESENT: Cllr S Dewey (Heath) (Chairman), Cllr JC Crissey (Ramshill), Cllr J Deane (Rother), Cllr Mrs L Farrow (Heath), Cllr N Khattar (St Peter's), Cllr J Lees (Causeway), Cllr J Matthews (Bell Hill), Cllr P Milner (Ramshill), Cllr C Paige (St Peter's), Cllr P Shaw (Ramshill)

ALSO IN ATTENDANCE: Mrs G Rutter (Administration Officer)
Cllr P Clist (Town Mayor)

1. APOLOGIES FOR ABSENCE

Apologies for absence was received from The Petersfield Society.

2. APPROVAL OF MINUTES

That the minutes of the meeting of the Planning Advisory Group held on 13th December 2022 be approved and signed.

3. DISPENSATION UNDER SECTION 33 OF THE LOCALISM ACT 2011

There were no request for dispensation received.

4. DECLARATIONS OF INTEREST

Cllr Deane declared a non-pecuniary interest in SDNP/22/04347/FUL as his property is close to the location of the application. He also declares a non-pecuniary interest in application SDNP/22/05067/HOUS as he knows the applicant.

All councillors present declared a non-pecuniary interest in application SDNP/22/05705/TCA as they know the applicant.

Cllr Lees declared a non-pecuniary interest in SDNP/22/05643/FUL as his property is close to the location of the application.

Cllr Milner and Cllr Mrs Farrow joined the meeting.

5. CHAIRMAN'S COMMENTS

The Chairman informed members that Mr Allen of the Petersfield Society has been in touch with him to ask if there is any way that the Society could improve on the notes that they give the council on application.

6. **PUBLIC PARTICIPATION**

There was no public participation.

7. **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/21/04347/FUL

DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF 22 RESIDENTIAL (CLASS 3) DWELLINGS, COMPRISING 15 FLATS AND SEVEN HOUSES, AND A COMMERCIAL UNIT (CLASS E), PROVISION OF PARKING WASTE STORAGE AND EXTERNAL LANDSCAPING
Trademark House, Ramshill, Petersfield
Mr & Mrs Baumber

COMMENT:

MEMBERS AGREE TO A DEVELOPMENT ON THIS SITE BUT FEEL THIS APPLICATION IS OVERDEVELOPMENT OF THE SITE AND THE DESIGN DOES NOT CONFORM TO POLICY BEP1 OF THE PETERSFIELD NEIGHBOURHOOD PLAN. THERE IS INSUFFICIENT PARKING AND THE ACCESS AND EGRESS TO THE SITE IS ON TO AN ALREADY BUSY ROAD AT PEAK TIMES OF THE DAY.

SDNP/22/05027/HOUS

SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION, PORCH TO FRONT AND NEW CROSS OVER FOLLOWING DEMOLITION OF EXISTING GARAGE
1 Gloucester Close, Petersfield
Mr & Mrs E & M Barnett

COMMENT:

NO OBJECTION

SDNP/22/05066/ADV

2 HALO ILLUMINATED FASCIA LETTERING SIGNS, 2 NON-ILLUMINATED HANGING SIGNS
HSBC 30 The Square, Petersfield
Gail's Ltd

COMMENT:

OBJECT TO THE INTERNALLY ILLUMINATED FASCIA LETTERING SIGNS WHICH ARE ON A BUILDING THAT LIES WITHIN THE CONSERVATION AREA.

SDNP/22/05067/HOUS BRICK BUILT CYCLE AND BIN STOREY TO REPLACE
EXISTING WOODEN STRUCTURE
Southdown, 2 Herne Road, Petersfield
Mr P Reeves

COMMENT: NO OBJECTION

SDNP/22/05262/FUL TO ROTATE THE PERMITTED DWELLING HOUSE 90
DEGREES ON THE PLOT. GARAGE REMAINS IN THE
SAME PLACE.
Windward, Reservoir Lane, Petersfield
Mr J Allen

COMMENT: NO OBJECTION

SDNP/22/05337/HOUS CONSERVATORY TO REAR FOLLOWING
DEMOLITION OF EXISTING CONSERVATORY
189 the Causeway, Petersfield
Mrs S Wahid

**COMMENT: NO OBJECTION PROVIDED THE DARK SKIES
POLICY ARE ADHERED TO.**

SDNP/22/05452/HOUS SINGLE STOREY REAR EXTENSION TO ANNEX AND
DETACHED CARPORT TO FRONT GARDEN
St Andrews, Love Lane, Petersfield
Mr & Mrs O Read

COMMENT: NO OBJECTION

SDNP/22/05469/HOUS SINGLE AND TWO STOREY REAR EXTENSION
86 Heath Road, Petersfield
Mrs Wilson

**COMMENT: THIS APPLICATION TO DEVELOP 86 HEATH ROAD
AND REBUILD IT INTO A LARGER FOOTPRINT
AND FLOOR AREA PRESENTS AN OPPORTUNITY
TO IMPROVE ON THE EXISTING BUILDING AND
THE CHANGES IT HAS SUFFERED FROM OVER
THE YEARS, WHILE CREATING A BUILDING THAT
SPEAKS OF ITS TIME AND RESPECTS THE
SPECIAL CHARACTER OF ITS NEIGHBOURHOOD.
IF THE LATTER IS NOT AN OPTION FOR THE
DESIGNER THEN WE WOULD LIKE TO SEE
APPROPRIATE DETAILING IN THE NEW
BRICKWORK, BASED ON RESEARCH OF THIS
TYPE AND ERA OF HOUSE, TOGETHER WITH THE
USE OF APPROPRIATE SOLAR PANELS AND THE
AVOIDANCE OF UPVC WINDOWS TO THE REAR
ELEVATIONS.**

IF REINSTATING THE CHARACTER OF THIS BUILDING IS THE AIM THEN RELEVANT DETAILING SHOULD BE USED ON ALL THE ELEVATIONS, I.E. THE SAME HISTORIC CASEMENT WINDOWS (AS ON HEATH ROAD ELEVATIONS) SHOULD BE USED THROUGHOUT.

SDNP/22/05566/HOUS SINGLE STOREY EXTENSION FOLLOWING
DEMOLITION OF EXISTING GARAGE
31 Pulens Crescent, Petersfield
Mr M Powell

COMMENT: NO OBJECTION

SDNP/22/05640/TPO T1 - SYCAMORE: CROWN REDUCE BY UP TO 2
METRES, TO PREVIOUS PRUNING POINTS.
LEAVING A HEIGHT OF APPROX 15 METRES AND A
SPREAD OF APPROX 9 METRES. WORKS REQUIRED
FOR GENERAL MAINTAINENCE OF THE TREE. TPO
(EH708)06
34 Heath Road, Petersfield
Mrs s Starnes

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

SDNP/22/05643/FUL DEMOLITION OF THE EXISTING BULMER HOUSE
AND CONSTRUCTION OF A NEW 56 APARTMENT
EXTRA CARE SCHEME AND DAY CENTRE WITH
ASSOCIATED LANDSCAPING
Bulmer House, 4 Ramshill, Petersfield
Housing 21

**COMMENT: COUNCILLORS ARE HAPPY TO SUPPORT A
DEVELOPMENT ON THIS SITE BUT STRONGLY
FEEL THAT THE HEIGHT OF THE BUILDING IS
TOO HIGH AND THE EXTERNAL DESIGN IS NOT
IN KEEPING WITH BUILDINGS IN THE
SURROUNDING AREA. THE PROVISION OF 23
CAR PARKING SPACES IS INSUFFICIENT AND
MEMBERS ARE NOT HAPPY WITH THE
LANDSCAPING DESIGN SUBMITTED.**

SDNP/22/05705/TCA T1 ACER PLATANOIDES DRUMMONDII - PRUNE
BACK SHOOTS TO POLLARD UNIONS DURING
WINTER SEASON. LEAVE IN NATURAL DOME
SHAPE FOR REGROWTH IN NEW SEASON. PRUNE
TO CLEAR OVERHEAD POWER CABLES
25 the Spain, Petersfield
Mr R Hart

COMMENT: NO OBJECTION

SDNP/22/05848/TPO T1 - SWEET CHESTNUT - REMOVE LOWEST BOUGH OVER GARDEN WITH STRUCTURAL DEFECTS. REDUCE LARGE BOUGH ON REAR OF CANOPY BY 5 METRES (GROWING NORTH EAST AT APPROX 7 METRES). REDUCE IN HEIGHT BY 2 METRES. FINISHED HEIGHT 15 METRES AND SPREAD 8 METRES.
74 Clare Gardens, Petersfield
Mr Cuss

COMMENT: NO OBJECTION

8. TEMPORARY ROAD CLOSURES

Members received and noted notification from East Hampshire District Council of the following temporary road closure orders:

a)

Road to be closed: 72 metre length of Station Road, Petersfield between its junctions with Charles Street and Penns Road.

Reason for closure: To facilitate an upgrade to CCTV on railway bridge.

Date of closure: Starting on or after 21st January 2023. It is expected that the order will last for approximately 6 months or until the works are completed, whichever is the sooner.

b)

Road to be closed: 20 metre length either side of Kingsfernsden lane level crossing and the entire length of Long Road, Petersfield.

Reason for closure: To facilitate Civils Construction works in the vicinity of the Level Crossing.

Date of closure: Starting on or after 26th January 2023 and on or after 23rd February 2023. It is expected that the Order will last for approximately 6 months or until the works are completed, whichever is the sooner.

There being no further business the meeting closed at 7.45pm