

PETERSFIELD TOWN COUNCIL
PLANNING ADVISORY GROUP MINUTES
MEETING HELD 6th June 2023 at 6.30pm

PRESENT: Cllr J Lees (Causeway) (Chairman), Cllr Ms L Bevan (Causeway), Cllr S Dewey (Heath), Cllr Mrs L Farrow (Heath), Cllr D Petcher (Bell Hill), Cllr P Shaw (Ramshill), Cllr Ms M Vincent (Rother)

ALSO IN ATTENDANCE: Mrs G Rutter (Administration Officer)
4 members of the Public

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matthews and Cllr Holmes

2. APPROVAL OF MINUTES

That the minutes of the meeting of the Planning Advisory Group held on 16th May 2023 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 Dewey declared a non-pecuniary interest in application SDNP/22/04472/FUL as he is Chairman of the Local Community Group.

Cllr Ms L Bevan declared a non-pecuniary interest in application SDNP/22/04472/FUL as she is a District Councillor.

5. CHAIRMAN'S COMMENTS

The Chairman wished to thank Cllr Dewey for all his knowledge and expertise in chairing the planning meetings for the last 4 years.

6. PUBLIC PARTICIPATION

Four members of the McCarthy and Stone group made a representation to Members on application SDNP/22/04472/FUL Land East of Harrier Way, Petersfield.

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/22/04472/FUL

CONSTRUCTION OF A CONTINUING CARE COMMUNITY (USE CLASS C2) COMPRISING OF 101 DWELLINGS (APARTMENTS, CHALET BUNGALOWS AND BUNGALOWS), COMMUNAL FACILITIES AND FORMATION OF ACCESS AND ASSOCIATED PARKING
Land East of Harrier Way, Petersfield
Mr S Paul

COMMENT:

OBJECT ON THE FOLLOWING GROUNDS:-

- **THE SAFETY OF THE ACCESS AND EGRESS FROM THE DRIVEWAYS OF THE EIGHT BUNGALOWS ONTO HARRIER WAY WHICH IS ALREADY A VERY BUSY ROAD.**
- **THERE IS NO PROVISION FOR PEDESTRAINS AND CYCLIST.**
- **THE ENVIRONMENTAL LOSS OF THE HEDGEROW ON HARRIER WAY**

SDNP/22/04504/FUL

DEMOLITION OF EXISTING WORKSHOP BUILDING AND ERECTION OF 34 FLATS, EXTENSION AND RECLADDING OF 34 LAVANT STREET AND CHANGE OF USE TO CAFÉ/OFFICE/MEETING SPACE (USE CLASS E) WITH ASSOCIATED PARKING, CYCLE AND BIN STORES AND LANDSCAPING
34 Lavant Street, Petersfield
6a Vision Homes Ltd

COMMENT:

NO OBJECTION

SDNP/23/01620/LDP

LAWFUL DEVELOPMENT CERTIFICATE - CONSTRUCTION OF A DETACHED TIMBER FRAME GARDEN ROOM TO REAR
25 Sussex Road, Petersfield
Mr O Thomas

COMMENT:

NO OBJECTION . MEMBERS WOULD LIKE A CONDITION ADDED THAT THE PREMISES CAN

NOT BE USED FOR ACCOMMODATION IN THE FUTURE.

SDNP/23/01400/TPO

01 LAWSON CYPRESS (CHAMAECYPARIS LAWSONIANA) - GROUP OF SIX STANDING DEAD TREES. FELL TREES AS DEAD.

04 CRACK WILLOW (SALIX FRAGILIS) LONGITUDINAL SPLIT ON SOUTHEAST OF STEM FROM GROUND LEVEL. POLLARD TREE AT 4M TO PREVENT STEM FAILURE.

05 LAWSON CYPRESS - (CHAMAECYPARIS LAWSONIANA) WESTERN RED CEDAR (THUJA PLICATA) - GROUP OF 10 DYING OR DEAD TREES ADJACENT TO HIGHWAY. ALL MARKED WITH PINK PAINT ON NORTHWESTERN SIDE FELL TREES AS ALL DEAD. COMMON ASH - 06 (FRAXINUS EXCELSIOR) 60 20 GROUP OF TREES PREDATING DEVELOPMENT. ASH DIEBACK MORE ADVANCED THAN NORTHERN SECTION. REMOVE STEMS MARKED WITH PINK PAINT. FELL AS DEAD AND CLOSE TO HIGHWAYS AND FOOTPATHS

Land Upon Entrance to Leachman Way, Petersfield
Mr J Dudley

COMMENT:

NO OBJECTION SUBJECT TO THE APPROVAL OF THE ARBORICULTURAL OFFICER.

SDNP/23/01739/TPO

TREE 1 - A HEAVILY LEANING WILLOW TREE AT THE FAR END OF THE OF THE GARDEN, THE TREE IS LEANING OVER THE FENCE AND TOWARDS THE FOOTPATH ON THE TARO FIELD. THERE IS ALSO A LOT OF DEADWOOD IN THE TREE WITH CRACKED WEAK BRANCHES. BECAUSE OF THE LOCATION OF THE TREE AND IT BEING UNSAFE TO THE PUBLIC I RECOMMEND THE TREE TO BE REMOVED. THE TREE WILL BE SECTION FELLED AND REMOVED FROM SITE.

TREE 2 - A MULTI STEM SILVER BIRCH TREE GROWING ROUGHLY IN THE MIDDLE OF THE REAR GARDEN OF THE PROPERTY. IT IS A TWO-STEM TREE WITH A WEAK UNION WHERE THE TREE BECOMES A MULTI STEM, THE TREE ALSO HAS LOTS OF DEAD WOOD, SPLIT BRANCHES AND IS FAR TO TALL FOR THE LOCATION. REMOVAL OF THE TREE IS WHAT WE ARE SEEKING TO DO, I BELIEVE A REDUCTION IS NOT THE BEST OPTION BEING A BIRCH TREE.

UNFORTUNATELY, IT IS UNCLEAR IF THE SILVER BIRCH IS WITHIN THE BLANKET TPO, IT IS

LOCATED IN THE GARDEN, NOT ON THE OLD RAILWAY BANK AS THE TPO STATES. THE REMOVAL OF THE TREES IS FOR SAFETY REASONS AND NO OTHER. THERE ARE SUFFICIENT TREES IN CLOSE PROXIMITY THAT KEEP THE ASPHERICAL VALUE OF THE LOCATION. IF REQUIRED, WE ARE WILLING TO PLANT TREES IN THE GARDEN TO REPLACE THE ONES WE REMOVE.

72 Clare Gardens, Petersfield
Mr J Coles

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

SDNP/23/01854/TCA T1 CHERRY PLUM TO BE REMOVED TO GROUND LEVEL
T2 CHERRY PLUM TO BE REDUCED APPROPRIATELY TO BE RETAINED AT A MANAGEABLE SIZE, REMOVING MAX 0.5M
1-2, 18 Antrobus House, College Street, Petersfield
Mr M Kirby

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

SDNP/23/01873/LIS LISTED BUILDING CONSENT - MISTRAL RETAIL IS PROPOSING TO PAINT THE EXTERIOR OF THE BUILDING TO BONE CHINA BLUE FROM LITTLE GREENE PAINT & PAPER. IN ADDITION THE ADDING OF A SIGN WITH THE BRAND NAME MISTRAL IN BLACK IN THE SAME LOCATION AS THE PREVIOUS OCCUPANT
The Market Inn, 20 The Square, Petersfield
Christian Mahan - Commercial Director

COMMENT: NO OBJECTION

SDNP/23/01900/FUL DEMOLITION OF THE EXISTING STRUCTURE WHICH IS NO LONGER FIT FOR PURPOSE AND ITS REPLACEMENT WITH A TWO STOREY BUILDING. THE PROPOSED WILL FEATURE A COMMERCIAL SPACE AT THE GROUND FLOOR, PAIRED WITH A TWO BEDROOM APARTMENT AT FIRST FLOOR
Units C and D to the rear of 39 Chapel Street, Petersfield
Mr H Naef

COMMENT: OBJECT THAT THE BUILDING IS OUT OF CHARACTER, SETTING AND CONTEXT OF THE SITE IN RELATION TO IT'S SCALE, WHICH GOES AGAINST POLICY BEP1 OF TH PETERSFIELD NEIGHBOURHOOD PLAN.

SDNP/23/02047/HOUS RETROSPECTIVE APPLICATION FOR THE
REBUILD/REPAIR OF RETAINING WALL
Corner Cottage, 15A Station Road, Petersfield
Mr G Weston

COMMENT: NO OBJECTION

SDNP/23/02075/CND REMOVAL OR VARIATION OF CONDITION 2 OF
PLANNING APPROVAL SDNP/22/00760/FUL
Existing Private Car Park, St Peters Road, Petersfield
Mr C Marchant

COMMENT: NO OBJECTION

SDNP/23/02106/HOUS DEMOLITION OF EXISTING GARDEN ROOM AND
PORCH ROOF, AND INSTALLATION OF 3/4 SPAN
GREENHOUSE WITH A LINKWAY JOINING TO THE
HOUSE
13A Heath Road, Petersfield
Mr T Wright

COMMENT: NO OBJECTION

SDNP/23/02108/HOUS SINGLE STOREY SIDE EXTENSION
9a Tilmore Road, Petersfield
Kevin Jackson

COMMENT: NO OBJECTION

SDNP/23/02152/TCA T1 - BEECH - CROWN REDUCTION ON LATERAL
SPREAD BY 2 METRES. REDUCE ENCROACHMENT
TO DRIVEWAY AND UTILITY LINES
1 Herne Court, Heath Road, Petersfield
Mrs Vary

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

SDNP/23/02215/TPO T1 OAK - TO CROWN RISE DUE THE TREE
ENCROACHING ON PROPERTY AND PUBLIC
FOOTPATH.

SOUTHERN ASPECT TOWARDS PROPERTY - TO BE
CROWN RAISED BY 4 METRES AND DEAD WOOD TO
REDUCE ENCROACHMENT ON PROPERTY.

WESTERN ASPECT TOWARDS DRIVEWAY - TO BE
CROWN RAISED BY 3 METRES AND DEAD WOOD
REMOVED.

NORTHERN ASPECT TOWARDS FOOTPATH/ROAD –
TO BE CROWN RAISED BY 3 METRES AND TIP
REDUCTION OF LIMB TOWARD STREET LAMP BY 1.5
MET
RES LEAVING A FINISH LENGTH OF 6 METRES DUE
TO IT ENCROACHING ON LIGHT.

EASTERN ASPECT – TO BE CROWN RAISED BY 3
METRES AND DEADWOOD.

3 Durford Road, Petersfield
Mr T Johnson

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

8. **APPEAL**

Members received and noted notification from East Hampshire District Council of an Appeal on application SDNP/22/01719/FUL – Retrospective application for the change of use of the garage to a hair salon , 4 Buckingham Road, Petersfield.

The Town Council’s comments were:-

‘Members have no objection to this retrospective application, but are concerned about the extra parking of vehicles in the road this would cause. Members would like to see a condition applied to limit the hours of operation to ensure the amenities of the neighbouring residents are not affected.’

9. **TREE PRESERVATION ORDER**

Members received and noted notification from East Hampshire District Council of a provisional Tree Preservation Order (EH1199)2023 – Land North of Buckmore Farm, Beckham Lane, Petersfield.

10. **ROAD CLOSURES**

Members received and noted notification from East Hampshire District Council of the following road closures:-

a)
DATE AND TIME OF CLOSURE: 24TH October 2023 - 14.00 – 00.00

REASON FOR CLOSURE: Fitzroy Charity Firewalk

ROADS TO BE CLOSED: The Square, Sheep Street

b)

DATE AND TIME OF CLOSURE: SUNDAY 25TH June 2023 – 14.00-16.00

REASON FOR CLOSURE: Annual Portsmouth Loyal Orange Institution District Parade and Church Service

ROADS FOR ROLLING CLOSURE: Petersfield Train Station Car Park (commence 14.00), Lavant Street, Chapel Street, The Square, Wreath Laying at King William III statue, high Street, Wreath Laying at War Memorial, Heath Road, Church Service on the Heath, 30 min rest, Heath Road West, Hylton Road, Sheep Street, The Square, Chapel Street, Lavant Street, Petersfield Train Station Car Park (Finish 16.00)

11. HAMPSHIRE MINERALS AND WASTE PLAN

Members received and noted information on the consultation of the draft Hampshire Minerals and Waste Plan. The Summary Report containing the key issues raised has now been published on the website <https://www.hants.gov.uk/minerals-waste-update>

There being no further business the meeting closed at 8.15pm