

PETERSFIELD TOWN COUNCIL
PLANNING ADVISORY GROUP MINUTES
MEETING HELD 19TH SEPTEMBER 2023 at 6.30pm

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

ALSO IN ATTENDANCE: Mrs G Rutter (Administration Officer)
4 Members of McCarthy and Stone group
1 Member of the public

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Holmes and Cllr Paige.

2. APPROVAL OF MINUTES

That the minutes of the meeting of the Planning Advisory Group held on 29th August 2023 be approved and signed.

3. DISPENSATION UNDER SECTION 33 OF THE LOCALISM ACT 2011

There were no requests 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 Farrow declared a non-pecuniary interest in applications SDNP/2302986/FUL and SDNP/03298/HOUS as she knows the applicants.

5. CHAIRMAN'S COMMENTS

The Chairman welcomed the representatives for application SDNP/22/04472/FUL

6. PUBLIC PARTICIPATION

Four members of the McCarthy and Stone group made a representation to Members of the updated alterations to application SDNP/22/04472/FUL.

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 2) 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:

MEMBERS WERE PLEASED THAT THE DEVELOPERS HAD REDUCED THE NUMBER OF DWELLINGS FROM 101 TO 97, INTRODUCTION OF A SINGLE GLASS LINK BETWEEN THE APARMENT BUILDING AND INCREASED PLANTING ON THE NORTH BOUNDARY.

MEMBERS STILL OBJECT TO THIS DEVELOPMENT 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.**
- **THAT THE DEVELOPERS HAVE NOT OBTAINED WHO THE LAND OWNER IS OF THE ADJOINING LAND AND NEGOTIATED WITH THEM TO PUT A FOOTPATH GATE IN FOR A PUBLIC RIGHT OF WAY TO THE ROTHER VALLEY WAY IN THE FUTURE.**

SDNP/23/02595/FUL

INSTALLATION OF EXTERNAL WALL INSULATION TO SERVICE FAMILY ACCOMMODATION.
'APOLOGIES FOR THE FURTHER CONSULTATION, THE PROPOSED FINISHED EXAMPLES ARE NOW PUBLICLY AVAILABLE TO BE VIEWED ON THE WEBSITE'

Multiple properties at Bell Hill and Woodbury Avenue, Petersfield
Andrew Martin

COMMENT: MEMBERS HAVE NO OBJECT TO THE RENDERED BUILDINGS IN WOODBURY AVENUE BEING RE-RENDERED WHITE, BUT IT STILL UNCLEAR FROM THE INFORMATION SUPPLIED WITH THE APPLICATION WHETHER IT IS PROPOSED THAT THE BRICK BUILDINGS IN BELL HILL ARE TO BE RENDERED TOO. IF THIS IS THE CASE THEN MEMBERS OBJECT TO THIS.

SDNP/23/02986/FUL REPLACEMENT OF OLD ASBESTOS ROOF TO THE REAR AND NEW SHOPFRONT FOR NEW MEDICAL CENTRE, AS WELL AS ROOF WORKS TO THE MAIN ROOF AND FRONT PORCH
20 Lavant Street, Petersfield
Mr B Keys

COMMENT: NO OBJECTION

SDNP/23/03298/HOUS PROPOSED SINGLE STOREY FRONT EXTENSION
137 Borough Road, Petersfield
Mr David Cole

COMMENT: OBJECT ON THE GROUNDS THE PROPOSED EXTENSION IS VERY SUBSTANTIAL FOR THE SITE AND ADJOINS THE NEIGHBOURING GARAGE WHICH WILL BE OUT OF KEEPING WITH THE STREET SCENE.

SDNP/23/03444/FUL REMOVAL OF ONE LARGE FLUE CHIMNEY AND REPLACEMENT WITH THREE SMALLER FLUE CHIMNEYS
Whitman Laboratories Ltd, Bedford Road, Petersfield
Mr J Hall

COMMENT: NO OBJECTION

SDNP/23/03697/CND REMOVAL/VARIATION OF CONDITION NOS 1,2,3,4,5,6,7,9 AND 10 IN RESPECT OF APPLICATION SDNP/21/02864/CND DATE OF DECISION: 06/12/2022 WHICH ALSO RELATES TO ORIGINAL SUBMISSION REFERENCE SDNP/43228. RELATES TO HOURS OF USE OF THE BUILDING AND EXPANSION OF PERMITTED USES (SEE COVERING LETTER)
Buckmore Studios, Beckham Lane, Petersfield
Mr N Armitage

COMMENT: OBJECT TO THE VARIATION OF CONDITIONS TO ALTER THE HOURS OF BUSINESS AS THIS WOULD IMPACT ON THE AMENITY OF THE THREE RESIDENTIAL PROPERTIES ABUTING BUCKMORE STUDIOS AS EMPLOYEES WOULD BE ACCESSING

THE STUDIOS OVER LONGER HOURS OF BUSINESS.

SDNP/23/05410/CND VARIATION OF CONDITION 1 (APPROVED PLANS) RELATING TO PLANNING APPROVAL SDNP/20/05682/CND (TO ALLOW MINOR LAYOUT, INTRODUCTION OF DITCH AND SWALE ON WESTERN BOUNDARY, AMENDMENTS TO EXTERNAL ELEVATIONS, BOUNDARY TREATMENTS - WALLS, SOFT AND HARD LANDSCAPING TO INCORPORATE REQUIREMENTS FROM CONDITIONS 3 AND 4 OF SDNP/20/05682/CND. ADDITIONAL DETAILS TO ADDRESS REQUIREMENTS OF CONDITIONS 3, 4 AND 5 OF SDNP/20/05682/CND (SOFT LANDSCAPING, HARD LANDSCAPING AND LIGHTING)
Penns Field, Heathfield Road, Petersfield
Mr N Kebbell

COMMENT:

NO OBJECTION TO THE VARIATIONS OF CONDITIONS. MEMBERS WOULD LIKE TO SEE HAMPSHIRE COUNTY COUNCIL HIGHWAYS ADOPT THE BARNFIELD ACCESS LINK FOR EMERGENCY VEHICLES TO THE SITE. ALSO THE DEVELOPERS MUST RETAIN A ROUTE FOR ACCESS TRAVEL THROUGH THE SITE.

8. **LICENSING**

Members received and noted notification from East Hampshire District Council of an application by Caffe Nero for a pavement licence.

9. **EXTRACTS**

Members received and noted extracts from the decisions of East Hampshire District Council's Planning Committee notified up until 13th September 2023.

There being no further business the meeting closed at 8.00pm