

PETERSFIELD TOWN COUNCIL

Minutes of a meeting of the Planning Committee held at the Town Hall, Petersfield, on 12th March 2024.

PRESENT: Cllr J Lees (Causeway) (Chairman), Cllr S Dewey (Heath), Cllr Mrs L Farrow (Heath), Cllr M Holmes (St Peters), Cllr J Matthews (Bell Hill), Cllr Ms M Vincent (Rother)

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

P 0382 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Petcher, Cllr Shaw, Cllr Paige, Cllr Crissey (Town Mayor), Cllr Figgins and Cllr Stephenson.

P 0383 APPROVAL OF MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 20th February 2024 be approved and signed.

P 0384 DISPENSATION UNDER SECTION 33 OF THE LOCALISM ACT 2011

There were no requests for dispensation received.

P 0385 DECLARATIONS OF INTEREST

Cllr Ms Vincent declared a non-pecuniary interest in application SDNP/24/00761/TPO as she knows the applicant.

P 0386 CHAIRMAN'S COMMENTS

The Chairman welcomed Members and the public to the meeting.

P 0387 PUBLIC PARTICIPATION

Mr Phillips made a statement of objection to members on planning application SDNP/23/03761/HOUS.

P 0389 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>
SDNP/23/03761/HOUS	CONSTRUCTION OF A NEW REAR ELEVATION AND FRONT ELEVATION IN PLACE OF THE EXISTING, CHANGE OF EXISTING WHITE UPVC AND OTHER WINDOWS TO DARK BROWN/GREY WOOD/METAL/COMPOSITE FRAMES (AMENDED PLANS RECEIVED 13.02.2024) 4 Butser Walk, Petersfield Mrs K Pepper
COMMENT:	OBJECT ON THE GROUNDS THE REAR EXTENSION WOULD HAVE AN IMPACT ON THE RESIDENTIAL AMENITY OF THE ADJOINING PROPERTIES. THE APPLICATION DOES NOT CONFORM TO POLICY BEP1 OF THE PETERSFIELD NEIGHBOURHOOD PLAN. IF THE APPLICATION IS APPROVED BY THE LOCAL AUTHORITY MEMBERS WOULD LIKE TO SEE A CONDITION ADDED THAT THE FLAT ROOF AREAS SHOULD BE SOLELY A FLAT ROOF AND NOT USED AS A TERRACE OR DOMESTIC GARDEN.
SDNP/24/00279/HOUS	TWO STOREY SIDE EXTENSION 10 Sandy close, Petersfield Mr T Rogers
COMMENT:	NO OBJECTION
SDNP/24/00454/HOUS	SINGLE STOREY REAR EXTENSION 128 Moggs Mead, Petersfield Mr D McGinn
COMMENT:	NO OBJECTION
SDNP/24/00518/HOUS	TWO STOREY AND SINGLE STOREY REAR EXTENSIONS 5 Buckmore Avenue, Petersfield Mr P Collins
COMMENT:	NO OBJECTION
SDNP/24/00532/ADV	THE INSTALLATION OF 4 NEW DIGITAL FREESTANDING SIGNS Mcdonalds Restaurant, Winchester Road, Petersfield Mcdonald's Restaurants Ltd
COMMENT:	NO OBJECTION

SDNP/24/00581/FUL REMOVAL OF THE EXISTING DOUBLE GLAZED
TIMBER CASEMENT WINDOWS TO ALL ELEVATIONS
AND REPLACEMENT WITH NEW DOUBLE GLAZED
UPVC WINDOWS
Brookfield, Borough Road, Petersfield
Mr N Abri

COMMENT: NO OBJECTION TO REPLACEMENT WINDOWS, BUT
MEMBERS WOULD LIKE TO SEE A MORE
SUBSTAINABLE MATERIAL USED FOR THE
REPLACEMENT WINDOWS RATHER THAN THE
PROPOSED UPVC.

SDNP/24/00601/FUL RETENTION CHANGE OF USE OF GARAGES TO 1
BEDROOMED FLAT
3B Windsor Court, 1 Windsor Road, Petersfield
Mr Graver – David Graver Investment Company Ltd

COMMENT: NO OBJECTION. MEMBERS WOULD LIKE A
CONDITION ADDED THAT IT WOULD REMAIN AS
A ONE BEDROOMED FLAT IN THE FUTURE.

SDNP/24/00612/FUL ERECTION OF CLASS E (a/b) RETAIL UNIT ACCESSED
THROUGH ADJACENT SERVICES ROAD; AND
INDUSTRIAL BUILDING (CLASS E (g i, ii, iii)/B2/B8
ACCESSED OFF ESTATE SPINE ROAD, INCLUDING
ASSOCIATED ENGINEERING WORKS, LANDSCAPING
AND DEVELOPMENT
Land South of Buckmore Farm, Winchester Road,
Petersfield
Mr A Murray – Gentian Developments (Petersfield) Ltd

COMMENT: OBJECT ON THE FOLLOWING GROUNDS:-

- THE PROPOSALS FOR THE SITING OF RETAIL
UNITS OUTSIDE OF THE TOWN CENTRE ARE
NOT SUPPORTED BY THE PETERSFIELD
NEIGHBOURHOOD PLAN POLICY RP1.
- THE CHANGE OF USE TO CLASS E FROM
PREVIOUSLY APPROVED AND PLAN
ALLOCATED IS NOT JUSTIFIED IN THE
APPLICATION AND NO CREDIBLE EVIDENCE
HAS BEEN PROVIDED TO SUPPORT THE
CHANGE OF USE FROM THE PREVIOUSLY
APPROVED CLASSES B1(a), B1(b), B1(c) and B8
AND ORIGINAL PLAN ALLOCATION.
- THE PROPOSALS FAIL TO PROTECT THE
RESIDENTIAL AMENITY OF THE NEARBY
PROPERTIES OR RESPECT THE CHARACTER OF

THE LISTED BUILDING.

- **THE PROPOSED DESIGN DOES NOT PROVIDE A SAFE OR VIABLE ACCESS ROUTE FROM WITHIN THE MOTORISTS SERVICE AREA FOR CYCLISTS AND PEDESTRIANS.**

THE COUNCIL SUPPORTS THE EXISTING RESTRICTIONS OF HOURS OF OPERATIONS AS APPROVED IN THE OUTLINE APPLICATION UNDER CONDITION 16 OF SDNP/13/00695/OUT AND WELCOMES THE EFFORTS TO PRODUCE A LANDSCAPE LED DESIGN OF THE BUILDINGS.

SDNP/24/00683/ADV

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

COMMENT:

OBJECT TO THE INTERNALLY ILLUMINATED SIGNS WHICH WOULD BE ON A BUILDING THAT LIES WITHIN THE CONSERVATION AREA OF PETERSFIELD.

SDNP/24/00761/TPO

CROWN REDUCTION (REPEATING THE PREVIOUS CONSENTED WORKS) FROM 21.5M TO 18M (REMOVING 3.5M FROM THE HEIGHT OF THE TREE) AND WITH A FINAL HORIZONTAL RADIAL CANOPY SPREAD OF 7.5M FROM THE CURRENT CANOPY SPREAD OF 10M. TIP REDUCTION OF DISTAL BRANCH PARTS OVER PATIO AREA TO CLEAR BRANCHES FROM BEING VERTICALLY OVER THE PATIO. CLEAR ADJACENT PROPERTY BY TIP REDUCTION AND CROWN LIFTING WORKS TO CLEAR ADJACENT PROPERTY BY 2M RETAINING OVERHANGING BRANCHES OUTSIDE THIS DISTANCE. CROWN LIFT TO 5M. INSTALL LIFE SIZE MODEL OWLS TO DISCOURAGE NUISANCE BIRDS WITHIN THE CANOPY. FIXING OF THE MODEL TO BE THE LEAST INVASIVE WHILST PREVENTING FALLING FROM THE TREE (FOR INSTANCE GALVANISED NARROW GAUGE WIRE)
3 Home Way, Petersfield
S Gooding

COMMENT:

NO OBJECTION

SDNP/24/00803/TCA

1 SILVER BIRCH TO BE REMOVED TO GROUND LEVEL.
1 HONEY LOCUST TO BE REDUCED BY 3.5M, TO PREVIOUS PRUNING POINTS, REMAINING TREE 3M DIAMETER AND 6M HEIGHT.
3 Sandringham Road, Petersfield

Mr T Rattray

COMMENT: OBJECT ON THE GROUNDS THAT THERE WAS INSUFFICIENT INFORMATION PROVIDED WITH THE APPLICATION AS TO WHY THE SILVER BIRCH NEEDS TO BE REMOVED AND THE REDUCTION OF THE HONEY LOCUST TREE

P 0390 HAMPSHIRE HIGHWAYS CARRIAGEWAY WORKS

Members received and noted notification from Hampshire Highways of Carriageway resurfacing works to be carried on High Street, Petersfield. The works are programmed to start Monday 11th March 2024 and are expected to last 4 nights, during which time the road will be closed to through traffic from approximately 2000-06.00hrs. the road will be open outside of these hours.

P 0391 EXTRACTS

Members received and noted extracts from the decisions of East Hampshire District Council's Planning Committee notified up until 6th March 2024.

There being no further business the meeting closed at 7.40pm.