

Petersfield Town Council

Planning Committee Meeting : 18:30 on 18 May 2021.

Applications to be considered (18 applications)

Meeting to be held via Zoom video-conference.

DNP/21/00956/FUL | Construction and Part Retention of Farm Track including Culverts and New Access on to The Causeway (additional information received on 10/05/2021). | Horse Chestnut Farm The Causeway Petersfield GU31 4LR. Applicant: Mrs Nichola Blake. Agent: Graham J Pretty. Case Officer: Matthew Harding. Ward: Causeway.

- 1. We continue to submit that this application should be refused.** The reasons stated in our previous submission, uploaded onto the SDNPA Register on 22 March 2021 which should continue to be taken into account, are unaffected by additional information submitted after this date.
2. Our objection is reinforced by application SDNP/21/01232/CND which seeks to establish a commercial use for the site by the removal of condition 3 of SDNP/15/03090/FUL and condition 2 of SDNP/16/05326/FUL both of which conditions have, by the applicant's own admission been breached.
3. We contend that applications SDNP/21/01232/CND and SDNP/21/00956/FUL should be considered together. The first would establish permission for commercial use and the second would enable it.
4. Information and comment in the application appears deliberately to misunderstand the argument by the Society in paragraphs 2 and 3 of its previous objection. The point is that the National Park Purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public would be damaged by the construction and location of the proposed new access road centrally across the site and new access onto the B2070. The Society holds that the impact of the present proposal would be significant and unacceptable in policy terms.
5. Criticism has been levelled at the Society's citation of application EHDC 34636/001 which was refused and disallowed upon appeal. This application is germane because it concerned the site of the present application and, as does the present application when taken with application SDNP/21/01232/CND, it concerned commercial use. The HMG Planning Inspector report dismissing the appeal stated that The Causeway hereabouts, is one of the most attractive and prominent gateways into Petersfield and this open land demands the strongest possible protection.
6. We do not accept the assertion by the letter dated 25 March 21 that breaches are of a minor nature. The breaches of condition 3 of SDNP/15/03090/FUL and condition 2 of SDNP/16/05326/FUL are not insignificant. Far from it. The applicant has been operating a commercial business in contravention of the LPAs decision that it should not do so. As the Society stated in its objection to SDNP/21/01232/CND, the conditions are exactly the same that 'The development hereby permitted shall be used only for private, non-commercial, stabling and equestrian use and shall at no time be used for any trade or business including livery stabling' in order 'To prevent the stables and land from being used for commercial purposes since the increased use of the premises and generation of additional traffic would be detrimental

to the amenities of the area.' Our view is that planning policy has not changed since both conditions were imposed nor has the reason for both in that, if the conditions were not to be imposed, the increased use of the premises and generation of additional traffic would be detrimental to the amenities of the area and the residents nearby.

7. We continue fully to endorse the objections by Arun Glendenning, and Dr Peter Bisset and more recently those by other objectors including Anita Glendenning and Buriton Parish Council. The Petersfield Neighbourhood Plan establishes the Settlement Boundary for the Parish and provides in Policy BEP6 that 'Development will not normally be permitted on land which is within the parish of Petersfield but outside the Settlement Boundary'. The LPA should clarify which parish the proposal, or part of it, is sited. In any event, the South Downs Local Plan will apply.

8. We submit, as previously and as included in our objection to SDNP/21/01232/CND, that the proposals in this application are contrary to South Downs Local Plan policies SD1, SD2, SD3, SD4, SD5, SD6, SD7, SD9, SD11, SD19, SD20 and SD21 and to Petersfield Neighbourhood Plan policies GAP1, GAP3, BEP6, BEP7, BEP1, NEP7 and NEP8. The application should therefore be refused.

SDNP/21/01155/FUL | Change of use from a Charity Shop for a Hospice to a Beauty Salon (Sui Generis) | 20 High Street Petersfield GU32 3JL. *Applicant: Mrs Vanessa Moss. Agent: None listed. Case Officer: Kate McLoughlin. Ward: St Peter's.*

1. We raise **no objection in principal** to this application for a change of use of an historic building in Petersfield's Conservation Area but have the following comments.

2. We would not wish the town to lose yet another retail unit. The High Street needs to be reinvigorated with retail not service units. If we are not careful an increase in the latter will consign Petersfield High Street shopping to the past.

3. Our comments are entirely subject to the approach adopted and comments of the Conservation Officer.

SDNP/21/01156/LIS | Listed building consent - Change of use from a Charity Shop for a Hospice to a Beauty Salon (Sui Generis) | 20 High Street Petersfield GU32 3JL. *Applicant: Mrs Vanessa Moss. Agent: None listed. Case Officer: Kate McLoughlin. Ward: St Peter's.*

1. **We raise no objection in principal** to this application for a change of use of an historic building in Petersfield's Conservation Area but have the following comments.

2. We would not wish the town to lose yet another retail unit. The High Street needs to be reinvigorated with retail not service units. If we are not careful an increase in the latter will consign Petersfield High Street shopping to the past.

3. Our comments are entirely subject to the approach adopted and comments of the Conservation Officer.

SDNP/21/01378/HOUS | Conversion of existing detached single garage to residential annexe, conversion of rear carport into residential accommodation. Single storey extensions and external covered staircase to existing studio including two dormer windows and minor fenestration changes and internal alterations | 10 Winchester Road Petersfield Hampshire GU32 3BY. *Applicant: Ms Leone Palmer. Agent: Sharp Design Associates. Case Officer: Jon Holmes. Ward: Bell Hill.*

No Objection: The external alterations applied for would appear to be designed to be in keeping with the original fabric of this listed building and of low impact on adjacent properties. The Petersfield Society had the opportunity to view the property inside before it was sold and found a largely undisturbed and intact period interior. It was not possible to take photographs at the time but a record would be of local historical interest assuming it can not all be preserved. We will support the findings of the conservation officer and trust a member of the Heritage Team will visit the building for a viewing.

SDNP/21/01423/TCA | T1. ROBINIA PSEUDOACACIA - raise crown to 4metres to give clearance on footpath T2. ROBINIA PSEUDOACACIA - Prune to give 2metre clearance on building T3. SYCAMORE - Raise crown to give 5metre clearance on lawn T4. ROBINIA PSEUDACACIA - raise crown to 5 metres to give clearance on lawn area T5. ROBINIA PSEUDACACIA - reduce overhang over gardens to give a 2metre clearance over the building T6. SILVER Birch - Raise crown to 4metres to give clearance over lawns. | Lavant Court 52 Charles Street Petersfield GU32 3EQ. *Applicant: First Port Retirement. Agent: All Seasons Tree Surgeons. Case Officer: Adele Poulton. Ward: St Peter's.*

Objection: The description and details for this application are either not available or open properly on the SDNP web site. The description of individual trees is inadequate. The above site of trees is on the South East Railway side of the boundary fence with Lavant Court. Furthermore there are three Robinia pseudacacia, not four and there is no T3 Sycamore tree. Could have been wrongly identified so could be either Norway Maple or Gleditsia triacanthos or even London Plane which stand in this grove. The applicant is advised to submit more comprehensive information on description and location of trees for a proper assessment can be undertaken. It is worth noting that this group of trees were all surveyed for the Petersfield i-Tree Eco Survey Report in 2016.

SDNP/21/01689/HOUS | Formation of room in the roof space with rear dormer window, conversion of garages to living accommodation, single storey front extension and detached garage to side | 14 Monks Orchard Petersfield Hampshire GU32 2JD. *Applicant: Mrs Rachel McIntosh. Agent: None listed. Case Officer: Ashton Carruthers. Ward: St Peter's.*

Objection: The proposed loft room dormer is oversized, out of proportion to the roof and including a flat roof contrary to local authority extension design guideline in addition to quality of design guidelines set out in the Petersfield Neighbourhood Plan. The presentation of the scheme is extremely basic making a measured judgement of what is put forward difficult. The recommendation is that the application is redesigned after consultation with the case officer.

SDNP/21/01699/ADV | Display of non illuminated fascia and hanging sign | 20 High Street Petersfield GU32 3JL. *Applicant: Mrs Vanessa Moss. Agent: None listed. Case Officer: Kate McLoughlin. Ward: St Peter's.*

1. **We object most strongly** to the signage proposed by this application. Put simply it is awful and completely out-of-character with the High Street in the centre of Petersfield's Conservation Area.
2. The signage is proposed as similar to that in a photograph included in the letter dated 23 March 2021. It contrasts with the constrained signage used previously by Rowans Hospice.
3. No reference is made to the requirements, guidance or recommendations in the Petersfield Town Design Statement, the Petersfield Neighbourhood Plan, the Conservation Area Character Appraisal and Management Plan, the South Downs Local Plan, or even to the National Planning Framework Agreement or publications by Historic England.
4. The proposals are wholly contrary to policy. The application should either be withdrawn, re-designed and re-submitted with full drawn and specification information or refused outright as not meeting the highest standards of design required.

SDNP/21/01927/FUL | Conversion of existing Flats 6 & 7 (bedsits, located on the first floor) into one new, 2no bed / 4 person flat. Brownfield House 3A King George Avenue Petersfield Hampshire GU32 3EU. *Applicant: Ms Denise Rajchel. Agent: Boulter Mossman Property and Construction Consultants. Case Officer: Kate McLoughlin. Ward: St Peter's.*

No Objection: There will be no changes to the exterior of the building.

SDNP/21/01946/HOUS | Two storey extension to north west and first floor extension to the north over existing garage and workshop, addition of pitched roof over single storey side flat roof extension and reconstruction of rear flat roof extension | Flagstones The Avenue Petersfield GU31 4JG. *Applicant: Mr Daniel White. Agent: Affinity Chartered Surveyors Ltd. Case Officer: Danielle Hall. Ward: St Peter's.*

Objection: The full first floor extension over the garage is unacceptable as it sits virtually on the north boundary line and hence will impact considerably on the enjoyment of gardens to the adjoining property Morningside. The first floor elevation on the boundary line is of considerably length so overbearing. Planning refusal is recommended.

SDNP/21/01953/FUL | Replacement of existing window with uPVC to match existing pattern and the material used on other units on this site. | 1 Swan Court Swan Street Petersfield GU32 3FD. *Applicant: Mr Iain Hutchinson. Agent: Neame Sutton Ltd. Case Officer: Kate McLoughlin. Ward: St Peter's.*

1. We are entirely opposed to the use of uPVC in buildings. We see no reason why its use should be acceptable in Petersfield. This application should be refused.
2. uPVC is unsustainable. Its use is contrary to South Downs Local Plan Policy Policy SD5 on Design and SD48 on Climate Change and Sustainable Use of Resources.

3. Energy used in the manufacture of uPVC (embodied energy) is shown to be as high as 2224 kWh/tonne. In comparison, indigenous softwood is as low as 158 kWh/tonne (CIRIA). uPVC may contain phthalates, a group of endocrine-disrupting chemicals readily absorbed through the skin or through inhalation. We see no reason why either FSC sourced timber or even colour coated metal window framing should not be used.

4. The building concerned in this application is adjacent to and surrounded by the Conservation Area. The proposal is contrary to the Conservation Area Character Appraisal and Management Plan Recommendation Action 7 which also notes that uPVC framed windows constitute a negative feature of the town.

5. For the above reasons we submit this application should be refused as was the retrospective application for uPVC replacement windows SDNP/20/02615/FUL.

SDNP/21/02022/HOUS | Single-storey extension to rear following demolition of existing conservatory, minor alterations to the front elevation along with internal alterations. Change to the front window to the ground floor. | 121 Sussex Road Petersfield Hampshire GU31 4LB. *Applicant: Mr & Mrs C Priest. Agent: Hampshire Design Consultancy Ltd.. Case Officer: Ashton Carruthers. Ward: Heath.*

No Objection: Straight forward design of replacement single storey structure to the rear that is of low impact and acceptable in terms of design. Alterations to front elevation windows are also acceptable although a four light window rather than three light opening would be preferred and correspond better with the general verticality of existing windows.

SDNP/21/02032/HOUS | Single storey extension to rear, conversion of garage to habitable accommodation, covered porch to front door following demolition of existing conservatory. | 7 Pulens Crescent Petersfield GU31 4DW. *Applicant: Mr White. Agent: Birch Wood Design. Case Officer: Danielle Hall. Ward: Heath.*

No Objection: An enlargement of the bungalow.

SDNP/21/02055/HOUS | Rebuild existing wall and gate in different location and re-siting of existing garden shed | 16 Farm Drive Petersfield GU31 4FY. *Applicant: Mr Paul Wheeler. Agent: None listed. Case Officer: Danielle Hall. Ward: Causeway.*

No Objection: Low impact alterations to private garden layout so hence acceptable.

SDNP/21/02138/TCA | T1 Apple - Reduce on height by 2 metres and lift canopy over gardens to 2.5 metres. Finishing height 4 metres. | 52 Station Road Petersfield Hampshire GU32 3ES. *Applicant: Mr Edyvean. Agent: Alpine Tree Surgeons. Case Officer: Adele Poulton. Ward: St Peter's.*

No Objection

SDNP/21/02150/PA16 | Prior Notification - installation of 1 x 17.5 monopole with two 300mm dishes, 3 equipment cabinets and associated ancillary works | The Causeway Layby The Causeway Petersfield GU31 4LR. *Applicant: EE (UK) LTD. Agent: Beacon Comms Group. Case Officer: S Robinson. Ward: Causeway.*

Pending Objection: This is a Prior Notification application where the Applicant is asking the SDNP Planning Authority for a 'determination as to whether prior approval will be required' to carry out the development. The SDNP have 'called in' the application so it appears they are concerned about it. We would object to the proposal (if a Planning Application is required) because the structure would be a conspicuous and incongruous feature in the landscape on an important approach road to Petersfield.

SDNP/21/02176/FUL | Two semi detached dwellings within the curtilage of the grounds of a listed building. | Buckmore Farm Beckham Lane Petersfield GU32 3BU. *Applicant: Mr & Mrs Starley. Agent: VECA Architects Ltd. Case Officer: Matthew Harding. Ward: Bell Hill.*

No Objection: These applications are resubmissions of applications granted permission in 2018 which would expire in July this year.

SDNP/21/02177/LIS | Listed building consent two semi detached dwellings within the curtilage of the grounds of a listed building. | Buckmore Farm Beckham Lane Petersfield GU32 3BU. *Applicant: Mr & Mrs Starley. Agent: VECA Architects Ltd. Case Officer: Matthew Harding. Ward: Bell Hill.*

No Objection: These applications are resubmissions of applications granted permission in 2018 which would expire in July this year.

SDNP/21/02193/TCA | Wild Cherry Tree - Reduce southerly radius by approx 2 metres and from northerly elevation of the house to the height of approx 2 - 3 metres above the roof line. Also to raise the canopy to 4 metres above ground level and prune canopy to give one metre clearance to the utility cable. | 4 Weston Road Petersfield Hampshire GU31 4JF. *Applicant: Mrs Susie Graham. Agent: None listed. Case Officer: Adele Poulton. Ward: Heath.*

No Objection

<END>