

**Petersfield Society Comments on Planning Applications to be considered by Petersfield Town Council Planning Committee at its meeting on Tuesday 11 January 2022.
(7 applications)**

SDNP/21/05849/HOUS | Demolition of existing rear extension. Re-cladding and development of existing side-rear pitched roof extension, addition of side return glazed extension and associated internal alterations. First floor extension and second floor dormer window. | 1 Weston Road Petersfield GU31 4JF. *Applicant: Louise Casey. Agent: Alexandra Ewart. Case Officer: Ashton Carruthers. Ward: St Peter's.*

Objection: The proposed first floor extension would appear just bolted on to the back of the existing main house in an unfortunate manner not responding well to the building style and setting in this prime Petersfield location. The new timber cladding is connected flush to the existing brick side elevations without definition so appearing clumsy and visually unattractive. There are successful ways of adding a contemporary extension to a period building and then mostly by introducing a visual break separating new and old so that the original volume remains clearly defined. The SDNP Design Guidelines and the Petersfield Neighbourhood Plan are in addition not supporting large flat roofed extensions without justification by analysing existing volumes matched by a higher level of design than in this case demonstrated. The proposed boxy appearance lacks the kind of detailed definition that could add character to the design. The applicant is recommended to discuss amendments with the case officer before alternative plans are submitted.

There are positive aspects of this application include demolishing an earlier extension whereby the garden is made larger so opening outdoor space and in addition the enhancement of the existing single storey garden room projecting out towards the back adding a contemporary style of timber cladding.

SDNP/21/05830/HOUS | Construction of Garden Store to replace Existing Garage. | 80 The Causeway Petersfield GU31 4JS. *Applicant: Mr Ian Buchele. Agent: DS Equine. Case Officer: Ashton Carruthers. Ward: Causeway.*

No Objection: Timber framed garden store appropriate for the setting.

SDNP/21/05901/HOUS | Conversion of single garage to study and utility room/toilet | 12 Test Close Petersfield GU31 4LH. *Applicant: Ms Kathy Bull. Agent: Hulle Architecture & Design. Case Officer: Ashton Carruthers. Ward: Causeway.*

No Objection. The garage door will be replaced by a window, matching the neighbouring house, which is already converted. It is good to see that the additional parking space will have a porous surface, Grasscrete.

SDNP/21/06235/TCA | Acer platanoides Drummondii Tree - Prune back shoots to pollard unions, cut in January and leave in natural dome shape for new season's regrowth. Reason: To give clearance for overhead power cables. | 25 The Spain Petersfield Hampshire GU32 3JZ. *Applicant: Mr Robin Hart. Agent: None listed. Case Officer: Adele Poulton. Ward: St Peter's.*

No Objection

SDNP/21/06257/PNTEL | New 10 metre light pole outside 10 Stanton Road, GU32 2HA. | Outside 10 Stanton Road Petersfield Hampshire. *Applicant: Openreach. Agent: None listed. Case Officer: Luke Turner. Ward: Bell Hill.*

PREAMBLE

1. This is not a planning application but a Notice under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended advising the Local Planning Authority that work will commence within one month.
2. The Town and Country Planning (General Permitted Development) Order 2016 (England) as amended applies. The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 were amended in 2017.

3. Regulation 5 of the 2003 Regulations amended in 2017 includes 'the code operator is not required to obtain planning permission under the Planning Acts'.

4. The 2003 Regulations continue to apply in that a code operator (BT plc/ Openreach) must give one calendar month's notice, in writing, to the planning authority for the area in question where he has not previously installed electronic communications apparatus in the area and is intending to install electronic communications apparatus in that area or he intends to install apparatus for the installation of which he is not required to obtain planning permission under the Town and Country Planning Act 1990(36).

5. The Notice must state the code operator's intention to install electronic communications apparatus and must describe that apparatus and identify the location where it is proposed to install it.

6. Where a code operator has given notice the planning authority may, within one calendar month of the receipt of that notice, give the code operator written notice of conditions with which the planning authority wishes him to comply in respect of the installation of the apparatus, but he is not obliged to comply with those conditions to the extent that they are unreasonable in all the circumstances.

RECOMMENDATION

7. Objection.

REASONS

8. We understand from an Openreach engineer that the present notifications for pole installations result from the town-wide installation of glass fibre cables and wires to satisfy the community's requirement for faster telecommunications.

9. We also understand that Openreach would prefer to install all glass fibre cables underground for security reasons but that some tunnels are blocked resulting in the need to install overhead wires. However, no information is provided in the Notice concerning the extent of inaccessibility of underground tunnels. Existing tunnels should be unblocked and new tunnelling engineered to accommodate underground cables instead of poles and overhead wires.

10. Poles are not the end of the matter. They will be used to link wires to nearby premises. This will result in an overhead 'wirescape', creating an unfortunate impact on the townscape causing harm to the immediate vicinity and the integrity of the National Park in terms of landscape impact. We are surprised and disappointed that the LPA Landscape Officer has raised no objection.

11. We support in its entirety the objection submitted by Cllr Jamie Matthews.

12. Petersfield Society and the community worked very hard in the past to achieve the removal of overhead wires in the town. Street 'clutter' including 9 or 10m high wood telecommunication poles and overhead wires will damage the streetscape and negate previous efforts to enhance the quality and character of the town.

POLICY

13. The works described in the Notice are contrary to requirements included in:

South Downs Local Plan: Policies SD4: Landscape Character, SD5: Design, SD6: Safeguarding Views, SD19: Transport and Accessibility, SD20: Walking, Cycling and Equestrian Routes, SD21: Public Realm, Highway Design and Public Art, SD42: Infrastructure, and SD44: Telecommunications and Utilities Infrastructure.

SDNP/21/06309/PNTEL | 9 Metre Medium Pole | Outside 9 Buckmore Avenue Petersfield Hampshire. *Applicant: Openreach. Agent: None listed. Case Officer: Rosie Virgo. Ward: Bell Hill.*

PREAMBLE

1. This is not a planning application but a Notice under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended advising the Local Planning Authority that work will commence within one month.
2. The Town and Country Planning (General Permitted Development) Order 2016 (England) as amended applies. The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 were amended in 2017.
3. Regulation 5 of the 2003 Regulations amended in 2017 includes 'the code operator is not required to obtain planning permission under the Planning Acts'.
4. The 2003 Regulations continue to apply in that a code operator (BT plc/ Openreach) must give one calendar month's notice, in writing, to the planning authority for the area in question where he has not previously installed electronic communications apparatus in the area and is intending to install electronic communications apparatus in that area or he intends to install apparatus for the installation of which he is not required to obtain planning permission under the Town and Country Planning Act 1990(36).
5. The Notice must state the code operator's intention to install electronic communications apparatus and must describe that apparatus and identify the location where it is proposed to install it.
6. Where a code operator has given notice the planning authority may, within one calendar month of the receipt of that notice, give the code operator written notice of conditions with which the planning authority wishes him to comply in respect of the installation of the apparatus, but he is not obliged to comply with those conditions to the extent that they are unreasonable in all the circumstances.

RECOMMENDATION

7. We would have objected to this Notice if it was not a duplicate of SDNP/21/05369/PNTEL.

REASONS

8. EHDC raised no objection on 19nov21 to SDNP/21/05369/PNTEL. This was subject to the provision that the pole meets the requirements of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). EHDC was of the opinion that no harm would occur to the immediate vicinity or the integrity of the National Park in terms of landscape impact and therefore had no objection to the proposed installation of the pole.
9. We support in its entirety Cllr Jamie Matthews' objection to the works described in the (duplicate) Notice in that 'This appears to be a duplicate notification of SDNP/21/05369/PNTEL. I am disappointed that Openreach's approach to install more clutter is not justified in the supporting documents. Whilst the installation of FTTP is supported, the method to do so, of installing more wooden carrier poles is not supported as there is no explanation of why the existing Openreach ducts which connect both of the existing Distribution Poles cannot be used.'

POLICY

10. The works described in the Notice are contrary to provisions included in:

South Downs Local Plan: Policies SD4: Landscape Character, SD5: Design, SD6: Safeguarding Views, SD19: Transport and Accessibility, SD20: Walking, Cycling and Equestrian Routes, SD21: Public Realm, Highway Design and Public Art, SD42: Infrastructure, and SD44: Telecommunications and Utilities Infrastructure.

SDNP/21/06387/PNTEL | Installation of 9m Light poles outside numbers 35 and 60 Highfield Road | Outside 35 and 60 Highfield Road Petersfield Hampshire. *Applicant: Openreach. Agent: None listed. Case Officer: Kate McLoughlin. Ward: Bell Hill.*

PREAMBLE

1. This is not a planning application but a Notice under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended advising the Local Planning Authority that work will commence within one month to install two 9m wooden telecommunication poles, one in the pavement outside 35 Highfield Road and the other outside 60 Highfield Road.
2. The Town and Country Planning (General Permitted Development) Order 2016 (England) as amended applies. The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 were amended in 2017.
3. Regulation 5 of the 2003 Regulations amended in 2017 includes 'the code operator is not required to obtain planning permission under the Planning Acts'.
4. The 2003 Regulations continue to apply in that a code operator (BT plc/ Openreach) must give one calendar month's notice, in writing, to the planning authority for the area in question where he has not previously installed electronic communications apparatus in the area and is intending to install electronic communications apparatus in that area or he intends to install apparatus for the installation of which he is not required to obtain planning permission under the Town and Country Planning Act 1990(36).
5. The Notice must state the code operator's intention to install electronic communications apparatus and must describe that apparatus and identify the location where it is proposed to install it.
6. Where a code operator has given notice the planning authority may, within one calendar month of the receipt of that notice, give the code operator written notice of conditions with which the planning authority wishes him to comply in respect of the installation of the apparatus, but he is not obliged to comply with those conditions to the extent that they are unreasonable in all the circumstances.

RECOMMENDATION

7. Objection.

REASONS

8. We understand from an Openreach engineer that the present notifications for pole installations result from the town-wide installation of glass fibre cables and wires to satisfy the community's requirement for faster telecommunications.
9. We also understand that Openreach would prefer to install all glass fibre cables underground for security reasons but that some tunnels are blocked resulting in the need to install overhead wires. However, no information is provided in the Notice concerning the extent of inaccessibility of underground tunnels. Existing tunnels should be unblocked and new tunnelling engineered to accommodate underground cables instead of poles and overhead wires.
10. Poles are not the end of the matter. They will be used to link wires to nearby premises. This will result in an overhead 'wirescape', creating an unfortunate impact on the townscape causing harm to the immediate vicinity and the integrity of the National Park in terms of landscape impact. We are surprised and disappointed that the LPA Landscape Officer has raised no objection.
11. We support in their entirety the objections of HCC Highways and Cllr Jamie Matthews.
12. Both poles are to be installed in narrow pavements. HCC Highways objects to that outside 60 Highfield Road in that the footway width is such that the light pole would cause obstructions to those users of the footway, particularly those with mobility and impairment issues and Cllr Matthews to the pole outside 35 Highfield Road in that the footway is already narrow due to overgrown hedge and this a pedestrian route to/from the recreation ground at the end of Highfield Road

13. We submit that both poles would restrict the footways to such an extent that safe passage by pedestrians, pushchair and wheelchair users would not be possible.

14. Petersfield Society and the community worked very hard in the past to achieve the removal of poles overhead wires in the town. Street 'clutter' including 9 or 10m high wooden telecommunication poles and overhead wires will damage the streetscape, negate previous efforts to enhance the quality and character of the townscape and reduce safe passage.

POLICY

15. The works as described in the Notice are contrary to provisions included in:

South Downs Local Plan: Policies SD4: Landscape Character, SD5: Design, SD6: Safeguarding Views, SD19: Transport and Accessibility, SD20: Walking, Cycling and Equestrian Routes, SD21: Public Realm, Highway Design and Public Art, SD42: Infrastructure, and SD44: Telecommunications and Utilities Infrastructure.

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