

**Petersfield Society Comments on Planning Applications to be considered by Petersfield Town Council Planning Committee at its meeting starting at 18:30hrs on Tuesday 15 March 2022.**

**SDNP/22/00001/HOUS** | Wooden workshop following demolition of existing brick built shed garage. Construction of solar veranda to block excessive solar gain and support eight solar panels. Reduce the glazed area on the bay window on the front elevation. Infill the existing with insulated solid wall. | 18 Lynton Road Petersfield GU32 2EX

**Objection:** The energy saving aspirations of the applicant are to commend but this should not detract from that the design also has to be of high quality. The proposal is difficult to assess as the presentation is garish leaving an initial negative impression. However, the alterations to the rear are largely acceptable although the detailing of the verandah looks a bit odd. The main objection lies with the design alterations to the front bay window. A wide bay window with bricked in sides and window proportions that are unfortunate will be detrimental to the street scene and should be amended to retain a positive bay window look not dictated by energy saving measures.

**SDNP/22/00350/LDP** | Lawful development certificate for a proposed development - Porch to front entrance of building | 72 Pulens Lane Petersfield GU31 4DE. *Applicant: Mr & Mrs Cooke. Agent: Birch Wood Design. Case Officer: Bernie Beckett (EHDC). Ward: Heath.*

**No Comment as this an application for Lawful Development Certificate**

**SDNP/22/01073/PNTEL** | I Regulation 5 notice - Installation of 11m Pole (consultees 14 days) | Street Record Bowen Lane Petersfield Hampshire. Applicant: BT Openreach. Agent: None listed. Case Officer: Bernie Beckett (EHDC). Ward: St Peter's.

**PREAMBLE**

1. This is a Notice under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended advising the Local Planning Authority (LPA) (SDNPA in this case) that work will commence within one month to install an 11m wooden telecommunication pole on the east side of Bowen Lane close to a dwelling and tree at the Bowen Lane bend and junction adjacent to a cycleway at the exit from the central carpark to College Street on the boundary of Character Area 5 of the Conservation Area.

2. This is the ninth of eleven Notices for new wooden telecommunication pole installations submitted by BT Openreach since last November. Seven different EHDC Case Officers have so far been involved. It would be very helpful if the town community and LPA were to be provided with a map of the locations across the parish of all poles Openreach wishes to install for which Notices will be submitted rather than leave the community simply to experience a drip-feed of submissions with no end in sight.

3. 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. They provide that a code operator (BT Openreach in this case) is not required to obtain planning permission under the Planning Acts but must give one calendar month's notice, in writing, to the LPA.

4. The written 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.
5. The LPA may, within one calendar month from the receipt of that notice, give the code operator written notice of conditions with which it wishes the code operator to comply in respect of the installation of the apparatus. Compliance is not an obligation, however, to the extent that the conditions are unreasonable in all the circumstances.
6. Regulation 4 of the 2003/17 Regulations states that 'A code operator shall install all lines underground (unless it is not in all the circumstances reasonably practicable to do so).
7. Further guidance is provided for code operators by the Cabinet and Pole Siting Code of Practice v2 2016. This CoP is supported by BT, the Planning Officers Society, National Parks England, and Historic England among others. Its paragraph 5.3 advises that all new poles should be sited, as far as is practicable, to minimise their impact on their setting including landscape and buildings. Poles should not be sited in prominent positions at junctions or on bends or on grass verges or grassed amenity areas without technical justification. Additional care must be taken when siting poles in Conservation Areas where the use of underground service feeds should be considered.

## RECOMMENDATION

### 8. **Objection.**

## REASONS

9. We understand from an Openreach engineer that 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.
10. 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.
11. 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.
12. The Notice in this case contains very little information. That which is provided is very sketchy and poorly presented making it difficult to understand in any detail.
13. The location of the new pole is proposed in close proximity to the Bowen Lane junction and bend contrary to guidance.
14. The pole is proposed on the boundary of the Conservation Area downgrading views into it and its amenity. No development should be accepted unless it enhances the quality of the environment which this proposal certainly does not.

15. No reason is provided as to why it is impracticable to accommodate underground cables instead of overhead wires. We urge Openreach to use underground cable feeds for new services. The draft South Downs Local Plan Design Guide SPD provides that best endeavours should be made to ensure all new cable services are underground and, where feasible, existing overhead services are rerouted underground. We find no evidence in the Notice that any endeavours, let alone best endeavours, have been made.

16. Petersfield Town Design Statement Recommendation 10.1.1 encourages distribution network operators to replace overhead lines with underground cables, particularly in conservation and local transport corridors.

17. Petersfield Society and the town 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

18. The works to which the Notice refers are contrary to policy, recommendations and guidance included in:

18.1 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.

18.2 South Downs Local Plan Design Guide SPD 8.2 Services and Ancillary Structures.

18.3 Petersfield Town Design Statement Recommendation 10.1.1.

**SDNP/22/01153/PNTEL** | Regulation 5 Notice - Installation of 9m Pole for fixed line broadband electronic communications apparatus | Outside 32 Penns Road Petersfield Hampshire. Applicant: BT Openreach. Agent: None listed. Case Officer: Lisa Gill (EHDC). Ward: Bell Hill.

## PREAMBLE

1. This is a Notice under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended advising the Local Planning Authority (LPA) (SDNPA in this case) that work will commence within one month to install a 9m wooden telecommunication pole at the end of Penns Road cul-de-sac just outside No 32 dwelling and a narrow footpath access to Station Road.

2. This is the tenth of eleven Notices for new wooden telecommunication pole installations submitted by BT Openreach since last November. Seven different EHDC Case Officers have so far been involved. It would be very helpful if the town community and LPA were to be provided with a map of the locations across the parish of all poles Openreach wishes to install for which Notices will be submitted rather than leave the community simply to experience a drip-feed of submissions with no end in sight.

3. 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. They provide that a code operator (BT Openreach in this case) is not required to obtain planning permission under the Planning Acts but must give one calendar month's notice, in writing, to the LPA.
4. The written 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.
5. The LPA may, within one calendar month from the receipt of that notice, give the code operator written notice of conditions with which it wishes the code operator to comply in respect of the installation of the apparatus. Compliance is not an obligation, however, to the extent that the conditions are unreasonable in all the circumstances.
6. Regulation 4 of the 2003/17 Regulations states that 'A code operator shall install all lines underground (unless it is not in all the circumstances reasonably practicable to do so).
7. Further guidance is provided for code operators by the Cabinet and Pole Siting Code of Practice v2 2016. This CoP is supported by BT, the Planning Officers Society, National Parks England, and Historic England among others. Its paragraph 5.3 advises that all new poles should be sited, as far as is practicable, to minimise their impact on their setting including landscape and buildings. Poles should not be sited in prominent positions at junctions or on bends or on grass verges or grassed amenity areas without technical justification. Additional care must be taken when siting poles in Conservation Areas where the use of underground service feeds should be considered.

## RECOMMENDATION

### 8. **Objection.**

## REASONS

9. We understand from an Openreach engineer that 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.
10. 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.
11. 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.
12. The Notice in this case contains very little information. That which is provided is very sketchy and poorly presented making it difficult to understand in any detail.

13. The location of the new pole is proposed in close proximity to no32 Penns Road and will be clearly visible from the whole of this stretch of Penns Road, damaging the amenity of the historic road by adding to its street clutter. No development should be accepted unless it enhances the quality of the environment which this proposal certainly does not.

14. The draft South Downs Local Plan Design Guide SPD provides that best endeavours should be made to ensure all new cable services are underground and, where feasible, existing overhead services are re-routed underground. We find no evidence in the Notice that any endeavours, let alone best endeavours, have been made or even that Openreach has considered this option.

15. Petersfield Town Design Statement Recommendation 10.1.1 encourages distribution network operators to replace overhead lines with underground cables, particularly in conservation and local transport corridors.

16. The character of Penns Road already suffers from 5no wooden telecommunication poles and a plethora of overhead wires. To add another pole and more wires would certainly not enhance the local environment. It would downgrade it further. The solution is clear: to deliver all existing and new telecommunications in underground cables connected to those in Station Road. We see no reason why Openreach should not adopt this method.

17. Petersfield Society and the town community worked very hard in the past to achieve the removal of poles overhead wires in the town. Street 'clutter' including 9m, 10m or 11m 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.

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18.2 South Downs Local Plan Design Guide SPD 8.2 Services and Ancillary Structures.

18.3 Petersfield Town Design Statement Recommendation 10.1.1.

**SDNP/22/01160/PNTEL** | Regulation 5 notice - Installation of 9m pole for fixed line electronic communications apparatus | Junction of The Avenue and Weston Road The Avenue Petersfield Hampshire. Applicant: BT Openreach. Agent: None listed. Case Officer: Ashton Carruthers (EHDC). Ward: St Peter's.

## PREAMBLE

1. This is a Notice under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended advising the Local Planning Authority (LPA) (SDNPA in this case) that work will commence within one month to install a 9m wooden

telecommunication pole at the junction of Weston Road and The Avenue in Character Area 7 of the Conservation Area.

2. This is the eleventh of eleven Notices for new wooden telecommunication pole installations submitted by BT Openreach since last November. Seven different EHDC Case Officers have so far been involved. It would be very helpful if the town community and LPA were to be provided with a map of the locations across the parish of all poles Openreach wishes to install for which Notices will be submitted rather than leave the community simply to experience a drip-feed of submissions with no end in sight.

3. 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. They provide that a code operator (BT Openreach in this case) is not required to obtain planning permission under the Planning Acts but must give one calendar month's notice, in writing, to the LPA.

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12. The Notice in this case contains very little information. That which is provided is very sketchy and poorly presented making it difficult to understand in any detail.

13. The location of the new pole is proposed close to the junction of Weston Road and The Avenue. No development should be accepted unless it enhances the quality of the environment which this proposal certainly does not.

14. The draft South Downs Local Plan Design Guide SPD provides that best endeavours should be made to ensure all new cable services are underground and, where feasible, existing overhead services are re-routed underground. We find no evidence in the Notice that any endeavours, let alone best endeavours, have been made or even that Openreach has considered this option.

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