

Petersfield Society Comments on Planning Applications to be considered by Petersfield Town Council Planning Committee at its meeting starting at 18:30hrs on Tuesday 5 April 2022.

Meeting to be held via Zoom video-conference.

SDNP/21/04115/FUL | Demolition of existing store and erection of dwelling with associated landscaping, parking and cycle shed (as amended by plans received 18.11.2021, 06.12.2021, 08.02.2022, 01.03.2022) | Land North of 10 - 12 Grenehurst Way Petersfield Hampshire GU31 4AZ. *Applicant: Mr and Mrs Paul Fisher. Agent: de Courcy Town Planning. Case Officer: EHDC Katherine Pang. Ward: St Peter's.*

No Objection: There is no reason to change earlier comments by the Petersfield Society. Those were as listed below:

1. We do not object to this application.
2. Concerns raised previously about the original scheme would appear to have been addressed.
3. The overall floor area and volume of the building has been reduced to fit the site better.
4. Our only concern is the close proximity of the dwelling to the public highway that perhaps is uncharacteristic for this part of Grenehurst Way.

SDNP/21/05460/HOUS | Single storey rear extension and window amendments | 9 Hobbs Square Petersfield GU31 4SR. *Applicant: Polly Keane. Agent: AC Design. Case Officer: EHDC Bernie Beckett. Ward: St Peter's.*

No Objection to these changes.

SDNP/21/06431/FUL | Change of use and redevelopment of the site to provide a recharge centre for electrically powered vehicles, with control and battery room and secure area for the delivery and storage of Bio Gas. Up to 60 eco-lodges (Use Class C1), and engineering work to create an earth sheltered block comprising up to 1,330m² of tunnel floor space for a flexible mix of uses within classes C1 and E(a)(b)(c). The formation of a two-way entrance off the B2070, the laying of a perimeter vehicular access road, with link roads, cycle tracks, and areas of hardstanding to provide up to 127 parking spaces. Engineering work for the purpose of landscaping and operations to install drainage infrastructure. | Land North of A3 Junction The Causeway Petersfield Hampshire. *Applicant: Re-Charge One A3. Agent: Fredrick Adam Ltd. Case Officer: SDNPA Richard Ferguson. Ward: Buriton & East Meon.*

Strong Objection: The comments issued by the Petersfield Society remain valid so they are hence still underpinning the reason for objection. A few additional observations can be added:

- a. There is no compelling argument for why the countryside within the SDNP should be utilised for Electric Vehicle charging.
- b. The number of charging points proposed have not been justified by research so does appear arbitrary.
- c. A simple internet websearch does reveal that all major supermarkets are developing extensive schemes for introducing charging points within their respective car parking areas. Slogans expressing the sentiment to charge while shopping are developing.
- d. The Queen Elizabeth Park already have charging points and intend to introduce further points.
- e. Major energy suppliers such as BP and Shell are rolling out schemes for Electric Vehicle charging.

SDNP/21/06440/HOUS | Creation of a parking area in front of garden with permeable paving

and a new dropped kerb to Hylton Road. | 34 Hylton Road Petersfield GU32 3JY. *Applicant: Ms Clare Sutton. Agent: None listed. Case Officer: EHDC Ashton Carruthers. Ward: St Peter's.*

Objection. We appreciate the applicant's desire to provide off-street parking at the home. However the low level wall along the frontage of houses in Hylton Road is an important part of the character of the Conservation Area, and the creation of the proposed access would create an unacceptable element in the street scene.

The access would be at the narrowest section of Hylton Road, and the Highway authority would need to be satisfied that it would be safe.

SDNP/22/00752/CND | Variation of condition 2 of SDNP/19/02810/FUL two to allow substitution of plans PL/04D Proposed Floor Plans, PL/02 C Proposed Roof Plan, PL/03 D Proposed Elevations, PL/04 E Proposed Garage Plans and Elevations, Block Plan 10/BP E with Floor Plans 907/04, 907/02B Site Block Plan Existing, 907/03C Site Block Plan Proposed, 907/06 Sections Roof Plan, 907/07 Garage, 907/05 Elevations. | Windward Reservoir Lane Petersfield Hampshire GU32 2HY. *Applicant: Mr James Allen. Agent: None listed. Case Officer: EHDC Katherine Pang. Ward: St Peter's.*

PREAMBLE

1. This application needs thorough examination together with the site's planning history.
2. The application solely proposes a variation to Condition 2 of application SDNP/19/02810/FUL approved on 20mar20. The variation comprises substituting PL/04D Proposed Floor Plans, PL/02 C Proposed Roof Plan, PL/03 D Proposed Elevations, PL/04 E Proposed Garage Plans and Elevations, Block Plan 10/BP E listed under "Plans Referred to in Consideration of this Application" in the decision notice dated 17mar20 for 19/02810/FUL with Floor Plans 907/04, 907/02B Site Block Plan Existing, 907/03C Site Block Plan Proposed, 907/06 Sections Roof Plan, 907/07 Garage, 907/05 Elevations. No other of the 30no documents listed are affected by the current application.
3. The design of the proposed new dwelling described in the substituted plans appears to be the same as that proposed previously in application SDNP/21/04471/FUL which was withdrawn on 17dec21. The only changes seem to be to the access from Reservoir Lane, to the proposed garage location and to on-site parking arrangements.
4. Application SDNP/20/01482/FUL revising that previously approved was refused on 11jun20 and dismissed upon appeal on 01mar21.
5. Application SDNP/21/06314/DCOND sought to discharge Condition 13 for SDNP/19/02810/FUL. This concerned the submission of a land contamination assessment report and was approved on 27mar22.
6. Application SDNP/19/02810/FUL the design of which the current application proposes to change was approved with conditions on 20mar20. We objected to that application on the basis that the application site is part of the site earmarked as H11 by the Petersfield Neighbourhood Plan (PNP15) for community affordable self-build housing. Our view was - and still is - that the H11 site should be developed as a whole, not in a piecemeal fashion. Independent and separate development, as in this application, prevents the H11 site being developed in a comprehensive and suitable manner and thwarts the wishes of the community and impacts upon the H11

development proposals supported by public grants submitted as an outline application.

RECOMMENDATION

7. Objection unless design amended.

REASONS

8. No pre-application advice has been sought from or given by the LPA on this application. It is worth noting that the original proposals when pre-application advice was sought were considered by the LPA to be unacceptable. However this view was overturned by the approval granted on 20mar20.

9. Pursuant to the adjacent H11 site outline application SDNP/21/03545/OUT, we understand that discussions are presently taking place between Petersfield Community Land Trust (PCLT) (applicant) and SDNPA (LPA) before approval is confirmed. Unfortunately, an agreement to include the strip of land forming part of the Windward property and the H11 site identified by Petersfield Neighbourhood Plan (PNP15) was not achieved between the previous owner and PCLT.

10. Our view, expressed in our objection to application SDNP/20/01482/FUL, is that the previous proposals appeared not to have fully addressed the self-build development criteria in PNP15. Housing Objective 2 seeks to provide more affordable housing and more housing for local people, on the basis that 'Petersfield is an expensive place to live and many people who would like to live in the town, often because of family connections, cannot afford to do so.' and that 'Analysis of the number of people waiting for affordable housing has shown that demand is considerably more than is currently available. Housing Policy 6 on affordable housing holds that 'Proposals for new residential development that maximise the delivery of affordable housing and provide for the size, type and tenure of homes to meet local needs as set out in this policy will be permitted, provided they comply with other relevant policies.

11. PNP15 Policy HP7 states that planning permission for a self-build dwelling (on site H11) will only be granted for applicants who demonstrate that they have a local connection and undertake in a section 106 agreement that the occupancy of the property will be restricted to people with a local connection in perpetuity, that they will live in the property as their main residence once it is complete and that once the development has commenced, they will complete the dwelling build within 2 years. The primary drivers for self-build housing in PNP15 is that it 'typically costs less than buying the market equivalent as the costs do not include the developer's marketing costs and profit - thus these homes will be more affordable', that it will 'be of a higher quality in terms of both architecture and construction than most modern homes' and 'lead to a more diverse and rich mix of architecture, tend to include more sustainable and green technologies, stimulate the local economy by employing local trades people, and create stronger and more cohesive neighbourhoods as self-builders generally become key members of their local communities.' We cannot find that or how these criteria would be met by applications SDNP/19/02810/FUL, SDNP/21/04471/FUL or current application SDNP/22/00752/CND.

12. The present application should be subject to similar discussions on affordability and design between PCLT and SDNPA and any approval conditioned by the same conditions attached to the SDNP/19/02810/FUL approval.

13. The revised design is incredibly awful. It is of a standard mediocre pattern book style and utterly fails to meet PNP15 requirements for 'a higher quality in terms of both architecture and

construction than most modern homes' and 'lead to a more diverse and rich mix of architecture' and, as far as we can ascertain, 'include more sustainable and green technologies'.

14. We find little information on materials, detailed construction or climate emergency measures including sustainability, landscaping or biodiversity. All new development is required to be sustainable. Little information is provided that the proposed development would address the challenge of climate change and be sufficiently sustainable for the 21st century or that it would meet the requirements of South Downs Local Plan policies SD48: Climate Change and Sustainable Use of Resources; SD50: Sustainable Drainage Systems; SD51: Renewable Energy, or similar policy requirements in Petersfield Neighbourhood Plan, or guidance in Petersfield Town Design Statement. No evidence is provided that the proposals will be insulated with fireproof and waterproof materials such as stone wool, that solar hot water collectors, solar PV arrays, heat pumps or heat exchangers with their housings are proposed or that the external envelope is designed to shed excessive rain or insulate against excessive heat.

15. The proposal includes for the use of uPVC, a highly unsustainable material. This is unacceptable in the face of climate change. The Building Services Research and Information Association (BSRIA) defines sustainable construction as “the creation and responsible management of a healthy built environment based on resource efficient and ecological principles”. The principles include minimising non-renewable resource consumption, enhancing the natural environment and eliminating or minimising the use of toxins thus combining energy efficiency with the impact of materials on occupants.

16. Energy used in the manufacture of uPVC (embodied energy) has been shown to be as high as 2,224 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. According to the Breast Cancer Fund, a 2012 study found that women exposed to phthalates have nearly a fivefold increase in risk for premenopausal breast cancer. Phthalates have also been linked to other medical conditions.

17. The use of uPVC is contrary to South Downs Local Plan policy SD48: Climate Change and Sustainable Use of Resources.

18. The application simply identifies facing materials as 'Stock multi-red brick' for Walls, 'Real Slate' for Roofs, 'uPVC' for Casement Windows and 'uPVC' for Doors. Other information concerning such matters as bargeboards and fascia is missing. It is very unfortunate that no pre-application advice was sought from the LPA. This would have helped the applicant understand the detail required in an application. We would expect the lack of detail to be covered by amendment and, if not, by suitable conditions in any approval.

19. Compliance is essential with the provisions of the Environment Act 2021 s98 and Schedule 14: Biodiversity gain as condition of planning permission. Biodiversity Net Gain (BNG) is supported by the Local Authority Association. It aims to leave the natural environment in a measurably better state of no less than 10% than it was before works are carried out. No evidence is provided on how this requirement is to be met. We cannot find for example information on the integration of bat or bird boxes into brick/ stone walls or tile/timber wall cladding or roofing.. This is an unfortunate omission. For information on types of bat and bird boxes available see 'Designing for Biodiversity: A technical guide for new and existing buildings' by Gunnell, Murphy and Williams published by RIBA Publishing supported by the Bat Conservation Trust, RSPB, Buglife, Action for Swifts, The Barn Owl Trust, Swift Conservation and GreenSpec

POLICY

20. Policies, guidance and recommendations considered particularly relevant to this application include:

20.1 South Downs Local Plan (SDLP19): SD1: Sustainable Development, SD5: Design, SD7: Relative Tranquillity, SD8: Dark Night Skies, SD9: Biodiversity and Geodiversity, SD11: Trees, Woodland and Hedgerows, SD19: Transport and Accessibility, SD22: Parking Provision, SD48: Climate Change and Sustainable Use of Resources, SD50: Sustainable Drainage Systems, SD51: Renewable Energy, SD54: Pollution and Air Quality.

20.2 South Downs SPD guidance on Sustainable Construction and its Design Guide.

20.3 Petersfield Neighbourhood Plan (PNP15): BEP1: Design, character, setting and quality, BEP7: Sustainability, GAP3: Making Our Streets Safer, NEP7: Biodiversity, Trees and Woodlands.

20.4 Petersfield Town Design Guide (PTDS10): Guidance 6.3: Design, 6.4: Sustainability, 8.2: Open Spaces and Trees, 9.1.2: Movement.

20.5 Petersfield Biodiversity Action Plan (PBAP09).

NOTE

One of our trustees has an interest in this application and has therefore played no part in preparing our comments or making our recommendation.

SDNP/22/00655/FUL and SDNP/22/00331/ADV | Replacing existing fascia with new painted Sea Serpent. Replacing existing letters with new FatFace font. Replace existing projecting sign and paint new Sea Serpent colour with white letters/new bracket to match existing. New A board. | 15-17 The Square Petersfield GU32 3HP. Applicant: Fat Face Ltd. Agent: Thee Box Ltd. Case Officer: EHDC Katherine Pang. Ward: St Peter's.

RECOMMENDATION

1. **No Objection** to these applications in Character Area 3 of the Conservation Area.

REASONS

2. The applications appear to meet national, regional and local policy, recommendations and guidance.

3. We support the recommendation of the LPA Conservation Officer although in his Policy Background it would have been good to see reference not only to relevant policies of National Planning Policy Framework (NPPF21) and South Downs Local Plan (SDLP19) but also to those of Petersfield Neighbourhood Plan (PNP15) and Petersfield Conservation Area Character Appraisal and Management Plan (CAAMP17).

POLICY

4. Regional and local policy, recommendations and guidance include:

- 4.1 SDLP19. SD5: Design; SD52: Shopfronts; SD53: Advertisements.
- 4.2 PNP15. BEP1: Design; BEP2: Conservation Area, BEP4: Conservation Area Shopfronts.
- 4.3 CAAMP. Recommended Action 6.

SDNP/22/00322/FUL | Installation of extraction and external door to access roof plant in connection with use of ground floor as a Lounge Cafe (Class E(b)). | Waterstones 14 - 15 Rams Walk Petersfield Hampshire GU32 3JA. *Applicant: Loungers UK Ltd. Agent: D2 Planning Ltd. Case Officer: EHDC Matthew Harding. Ward: St Peter's.*

No Objection: The new door and the proposed extract flues are found on a first floor rear elevation set back from the ground floor elevation. The visual impact is hence perceived to be minimal. However, extraction fumes and noise may be issues to consider but better left to the local authority experts.

SDNP/22/00724/HOUS | Conservatory following demolition of existing conservatory. | 17 Buckingham Road Petersfield Hampshire GU32 3AY. *Applicant: Mr and Mrs Williams. Agent: A1 Space Design. Case Officer: EHDC Bernie Beckett. Ward: Bell Hill.*

No Objection. This is a new conservatory replacing an existing one. It fits the site quite well.

SDNP/22/00869/ADV | 2no forecourt single sided tombstone signs to the entrance of Parkers Trade Park, Bedford Road, Petersfield. | Unit 1 Parkers Trade Park Bedford Road Petersfield Hampshire GU32 3QN. *Applicant: Amiri Construction Ltd. Agent: MH Architects Ltd. Case Officer: EHDC Rosie Virgo. Ward: Bell Hill.*

Objection on account of size and scale.

REASONS

2. This is a retrospective application. The signs have already been installed but without LPA permission.
3. The application is for 2no PPC aluminium signs, each measuring 2.600m (8'8") high, 2.100m (7'0") wide and 0.150m (6") deep. The maximum height of letters is 0.300m (1'0").
4. The signs are oversized for their location. In this regard we consider they are contrary to national, regional and local policy, recommendations and guidance. Smaller signs would be acceptable.
5. It is unfortunate that pre-application advice was not requested from the LPA and that the signs were erected without LPA permission.

POLICY

4. Regional and local policy, recommendations and guidance include:
 - 4.1 South Downs Local Plan. SD5: Design; SD53: Advertisements.
 - 4.2 Petersfield Neighbourhood Plan. BEP1: Design.

SDNP/22/00881/HOUS | Single storey rear infill extension | 63 Grange Road Petersfield Hampshire GU32 3LZ. *Applicant: Mr and Mrs B Stevens. Agent: ACE Designs. Case Officer: EHDC Danielle Willis. Ward: Causeway*

No Objection. This is an extension to the existing ground floor extension

SDNP/22/01054/PNTEL | Regulation 5 notice - Installation of 10m Pole | Outside 30 Kimbers Petersfield Hampshire. *Applicant: BTOpenreach. Agent: None listed. Case Officer: EHDC Bernie Beckett. Ward: Bell Hill.*

Application determined by EHDC on 24mar22: No objection raised.

SDNP/22/01251/PNTEL | Regulation 5 notice 9 metre Light Pole | Outside 49 Tilmore Road Petersfield Hampshire. *Applicant: BTOpenreach. Agent: None listed. Case Officer: EHDC Lisa Gill. Ward: Bell Hill.*

Application determined by EHDC on 29mar22: No objection raised.

SDNP/22/01401/FUL | Replacement Cricket Nets | Petersfield Cricket Club Heath Road Petersfield Hampshire. *Applicant: Petersfield Cricket Club. Agent: BWP Architects. Case Officer: EHDC Ms Sabah Halli. Ward: Heath.*

No Objection

SDNP/22/00643/HOUS | Demolition of an existing conservatory structure and building an extension on the same footprint as the removed conservatory. | 138 The Causeway Petersfield Hampshire GU31 4LL. *Applicant: Mr Will Parsons. Agent: DMBCS. Case Officer: EHDC Bernie Beckett. Ward: Causeway.*

No Objection.

SDNP/22/00928/HOUS | Demolition of existing external chimney stack | 16 Charles Street Petersfield Hampshire GU32 3EH. *Applicant: Mr Diana Lloyd Jones. Agent: Beckmann Architecture Ltd. Case Officer: EHDC Ashton Carruthers. Ward: St Peter's.*

No Objection: The removal of yet another chimney stack on the west side of Charles Street is regrettable as it does have a negative impact on the Petersfield Sky line. However, other similar adjacent properties have been given permission to remove their chimneys so weakening the argument for retaining this particular chimney.

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