

**Petersfield Town Council. Planning Committee Video Meeting : 18:30 on 26 April 2022.  
PETERSFIELD SOCIETY COMMENTS on 13no Applications**

**SDNP/22/00629/TCA** | Oak tree in the rear garden - Crown reduction existing height 18 metres with a spread of 18 metres to leave a finished height of 12 metres and finished spread of 12 metres. (See photograph for cutting points). | 6 Nightingale Road Petersfield Hampshire GU32 3LT. *Applicant: Mr & Mrs B. Lettin. Agent: ConstrX (UK) Ltd. Case Officer: EHDC Adele Poulton. Ward: Causeway.*

**We have no comments at this stage.**

**SDNP/22/00760/FUL** | Change of use of ground floor commercial units approved under planning permission SDNP/17/05718/FUL to 5 no. residential apartments. | Existing Private Car Park At St Peters Road Petersfield GU32 3JP. *Applicant: Peter Estates Ltd. Agent: Turley. Case Officer: EHDC Jon Holmes. Ward: St Peter's.*

RECOMMENDATION

**1. Strong Objection.**

REASONS

2. This new development which backs onto Dragon Street is for flats and shops. It is nearing completion. Planning approval ref SDNP/17/05718/FUL was granted by EHDC as agent for SDNPA, the LPA, on 03may18 with 17no conditions.
3. Conditions 14 and 15 concerned the use of the ground floor commercial units which were an important component of the scheme and approval.
4. A further application, SDNP/21/02255/CND, proposing different elevations to those previously submitted was approved on 18aug21 with 9no conditions.
5. Conditions 6 and 7 concerned the ground floor commercial units. Condition 7 stated that 'The use of the ground floor units hereby permitted shall be restricted to uses falling within Classes E(a), E(b) and E(c) of the Town and Country Planning Use Classes Order'.
6. The current application is to turn the commercial units into dwellings. Planning permission is required.
7. Our strongly held view is that the loss of new proposed shops would be a major blow to the town, particularly in the light of government and EHDC 'High Street' initiatives to revitalise the town centre.

**SDNP/22/00957/LDP** | Lawful development certificate proposed - Conversion of roof space and Installation of roof lights | 16 Charles Street Petersfield Hampshire GU32 3EH. *Applicant: Diana Lloyd Jones. Agent: Beckmann Architecture Ltd. Case Officer: EHDC Danielle Willis. Ward: St Peter's.*

PREAMBLE

1. This application is for the LPA to decide if the proposals constitute permitted development not requiring a planning application.
2. Our view is that the proposed rooflights on the front elevation are likely to need planning permission.
3. It is important to consider application SDNP/22/00957/LDP with SDNP/22/00928/HOUS (as yet to be determined) in the light of the Petersfield Conservation Area Character Appraisal and Management Plan (CAAMP17) concerning Character Area 2 covering Charles Street.

## RECOMMENDATION

### 4. Strong Objection.

#### REASONS

5. No pre-application advice has been sought for this application. This is very unfortunate in that the EHDC Planning Department would have been able to draw the applicant's attention to the historic character of the property and its contribution to the the character of Charles Street and the Conservation Area. Applicable national, regional and local policies, recommendations and guidance would also have been highlighted.

6. No16 is part of an historic terrace of eight 2-storey houses built in the late 19th and early 20th century on the western side of Charles Street located in Character Area 2 of the Petersfield Conservation Area. CAAMP17 identifies, as a key negative feature, the loss of original details and materials in the area, and the use of concrete roof tiles and uPVC windows.

7. The historic value of no16 Charles Street has already been downgraded and damaged by the installation of out-of-character, out-of-scale and out-of-proportion uPVC replacement windows which bear no resemblance to the original historic timber sash windows. uPVC is a highly unsustainable material. Energy used in the manufacture of uPVC (embodied energy) has been 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.

8. Rooflights facing Charles Street have previously been installed in other houses in the same terrace. Such alterations have downgraded the historic character of Charles Street. Rooflights on no16 would reduce the character even further.

9. We are surprised this application makes no reference to application SDNP/22/00928/HOUS which proposes the demolition of the existing chimney stack. In fact the existing and proposed drawings submitted in support of application SDNP/22/00957/LDP clearly show a chimney stack. But it is portrayed inaccurately: the drawn brick string courses do not match the existing stack which is shown shorter than in reality and without the existing chimney pots. These inaccuracies lead us to doubt the veracity of the drawings as a whole.

10. The Conservation Area Character Appraisal expressly identifies chimney stacks in the area as a positive typical feature in that they add historic interest to the rooflines particularly those on older buildings in historic market towns including Petersfield.

11. This is especially important since the rooflights are not dimensioned (they could be larger than shown). The material out of which they are manufactured is not specified in the drawings nor is whether the rooflights are double glazed or meet the South Downs Local Plan Policy SD8: Dark Night Skies or Technical Advice Note: Dark Skies v2.

12. We are concerned that if the application for a Lawful Development Certificate is successful there may not be any planning control over the design of the proposals.

13. We suggest that, in this event, it is incumbent upon the applicant and agent to ensure compliance with applicable national, regional and local planning policies, recommendations and guidance.

14. In this case we would expect the proposals to comply with policies on design, including the highest standards of layout, detail, materials, proportion, scale, integrity, neighbourliness, on dark night skies, and on sustainability in the face of climate change. For appropriate policies, recommendations and guidance see below.

#### POLICY

*See next page.*

15. Applicable policies, recommendations and guidance with which the proposals should comply include but are not limited to:

15.1 SDLP19 Policies: SD1: Sustainable Development; SD5: Design; SD8: Dark Night Skies; and SD48: Climate Change and Sustainable Use of Resources.

15.2 SDNPA Supplementary Planning Documents on Sustainable Construction and Design.

15.3 SDNPA Technical Advice Note on Dark Skies v2;

15.4 Petersfield Neighbourhood Plan (PNP18) Policies: BEP1: Design, character, setting and quality; BEP7: Sustainability.

15.5 Petersfield Town Design Guide (PTDS10): Guidance 6.3: Design; 6.4: Sustainability.

**SDNP/22/00971/HOUS** | Proposed enlarged front Gable ended extension and new dormers all at first floor level with 2 new dormers to front elevation and new Velux roof lights to rear elevation | 22 Dragon Street Petersfield Hampshire GU31 4JJ. *Applicant: Mr and Mrs Oppe. Agent: ACE Designs. Case Officer: EHDC Lisa Gill. Ward: St Peter's.*

#### RECOMMENDATION

##### 1. **No Objection.**

#### REASONS

2. The dwelling Keymers is of recent construction and has a Dragon Street address but is set back from public view and accessed via the lane to the south of Kings Arms Youth Centre.
3. The building overlooks the car park to the rear of the Youth Centre so impact on other dwellings would be minimal.
4. The proposed changes are limited to the first floor and are of a minor scale. The Conservation Officer has suggested a planning condition stating that all new facing materials should match existing which is a recommendation we support.

**SDNP/22/00976/HOUS** | Reinstatement/installation of an entrance gate to existing gate pillars of the south east facing boundary wall. | 29 Dragon Street Petersfield Hampshire GU31 4JN. *Applicant: Mrs Odette Condie. Agent: None listed. Case Officer: EHDC Ashton Carruthers. Ward: St Peter's.*

#### RECOMMENDATION

##### 1. **No Objection.**

#### REASONS

2. The application proposes the installation of a wrought iron gate into an existing masonry gate post opening.
3. The design is acceptable and approximately to the same height as the boundary wall.
4. The gate opens inwards and would not obstruct the pedestrian pavement access.

**SDNP/22/01057/HOUS** | Proposed single extension to side and rear (following demolition of existing rear conservatory and rear porch) and addition of a new front porch canopy. | 33 Moggs Mead Petersfield Hampshire GU31 4PH. *Applicant: Mr & Mrs S Mackenzie. Agent: Trevor J Bell Architectural Services. Case Officer: EHDC Bernie Beckett. Ward: St Peter's.*

RECOMMENDATION

**1. Objection.**

REASONS

2. The submitted drawings show an in-plan angled flat-roofed extension over a space filling up the side between the house and the boundary fence and between garage and house to the rear.
3. The close proximity to the garden fence of the extension is a problem as the extension is specified to be 3.0m (10'0") tall making it 1.2m (4'0") above the top of the fence.
4. It is worth noting that outbuildings standing next to the boundary are normally accepted if limited to a maximum height of 2.5m (8'4").
5. The impact of the proposed extension is hence considerable. It is 11.250m (27'0") long immediately behind the fence.
6. Additionally, the flat roof has little or no architectural merit being an infill design with no attempt to achieve an articulated shape that would complement the building as a whole.

**SDNP/22/01046/HOUS** | Detached greenhouse | 8 Bell Hill Petersfield Hampshire GU32 2DY. *Applicant: Mr David Tomalin. Agent: None listed. Case Officer: EHDC Bernie Beckett. Ward: Bell Hill.*

RECOMMENDATION

**1. No Objection.**

**SDNP/22/01335/REM** | Reserved Matters application relating to SDNP/18/06292/OUT for for the installation of the access road, landscaping and supporting infrastructure (Phase 1) | Land North Of Buckmore Farm Beckham Lane Petersfield Hampshire GU32 3BU. *Applicant: Gentian Developments (Petersfield) Ltd. Agent: None listed. Case Officer: SDNPA Heather Lealan. Ward: Bell Hill.*

RECOMMENDATION

**1. No Objection subject to clarification.**

REASONS

2. The proposal is for a stretch of road to serve the new development to the north-west of Stoneham Park. It is called Phase 1; Phase 2 is for Employment provision and Phase 3 is for 85 new dwellings. The road would be constructed to Hampshire County Council standards.
3. The proposal includes for the planting of an avenue of Elm trees either side of the road together with a strip of land to be a 'wild flower' meadow. We expect the trees to be disease resistant Elms as provided by South Downs National Park Authority under its 'Trees for the Downs' project. Our recommendation is subject to this.

**SDNP/22/01559/TCA** | TG1 Oak, Holly of MWA Arboricultural Report Works: Reduce height of oak by ~3m and overall crown spread by ~3m. Prune on a triennial cycle to maintain at broadly reduced dimensions. Reason: Clay shrinkage subsidence damage at neighbouring property Little Lumley, GU31 4JG | Morningside The Avenue Petersfield Hampshire GU31 4JG. *Applicant: Kim Orwin. Agent: MWA Arboriculture Ltd. Case Officer: EHDC Adele Poulton. Ward: St Peter's.*

**We have no comments at this stage.**

**SDNP/22/01608/TCA** | T1 Sycamore. Trim back laterals on property side only by 3 metres to previous pruning points. Leaving a height of approx 13m and a spread of approx 6-7m. Wish to keep branches clear of the roof and guttering. | 1 Tobys Garden Petersfield Hampshire GU31 4JP. *Applicant: Mr J Dunmall. Agent: Arbrook Tree Care. Case Officer: EHDC Adele Poulton. Ward: St Peter's.*

**We have no comments at this stage.**

**SDNP/22/01649/TCA** | 2 x self seeded trees - Fell | St Peters Hall St Peters Road Petersfield Hampshire GU32 3HX. *Applicant: St Peter's Church PCC. Agent: John Richard Bell. Case Officer: EHDC Adele Poulton. Ward: St Peter's.*

**We have no comments at this stage.**

**SDNP/22/01673/PNTEL** | Prior Notification Under Regulation 5 - Installation of 9 metre light pole (opposite No.54 and 54A Grange Road ) and 9 metre light pole (Grange Road/ Cranford Road). | Outside No.54 Grange Road and Junction of Grange Road With Cranford Road Petersfield Hampshire GU32 3NE. *Applicant: BT Openreach. Agent: None listed. Case Officer: EHDC Ashton Carruthers. Ward: Causeway.*

**This Notification was determined by the LPA on 20apr22. No objection was raised.**

**SDNP/22/01817/PA16** | Notice of intention to install electronic communications apparatus pursuant to the electronic communication code regulations for de-minimis works at existing telecommunications installation at Petersfield ATE, Charles Street, Petersfield, Hampshire, GU32 3EH. To be removed 1No. (H3and EE) FCIA Cabinet (within existing cabin), 6 No. (EE) 4-Port Antennas, Other ancillary apparatus. To be installed 1 No. (EE) AIRI Cabinet (within existing cabin), 6 No. (EE) Antennas (on existing support poles), 1 No. GPS Module, All other ancillary apparatus. | British Telecom Telephone Exchange Charles Street Petersfield Hampshire GU32 3EH. *Applicant: Cellnex UK Ltd, EE Ltd & Hutchinson 3G Uk Ltd. Agent: WHP Telecoms Ltd. Case Officer: EHDC Bernie Beckett. Ward: St Peter's.*

**This Notice was determined by the LPA on 25apr22. Prior Approval was not required.**

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