

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
7 September 2017

The following supplementary planning information was unavailable when the agenda for the Development Management Committee to be held on 7 September 2017 was published

Agenda No	Item
------------------	-------------

3	<u>Site Viewing Working Party Minutes</u> (Pages 1 - 2)
----------	--

8(1)	<u>APP/17/00529 - 380 Sea Front, Hayling Island, PO11 0BD</u> (Pages 3 - 6)
-------------	--

Proposal:	Erection of 13 residential apartments including parking and landscaping following demolition of existing building.
-----------	--

Associated Documents:	https://tinyurl.com/y727yjbX
-----------------------	---

This page is intentionally left blank

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 31 August 2017

Present

Councillors Keast, Patrick, Satchwell, Guest (Standing Deputy) and Davis
(Standing Deputy)

Officers:

Officers Tina Pickup and Daphney Haywood were present for minute 24.

21 Apologies

Apologies for absence were received from Cllrs Buckley, Hughes, Lloyd and Perry.

22 Minutes

The Minutes from the last meeting of the Site Viewing Working Party held on 10 August 2017 were received.

23 Declarations of Interests

There were no declarations of interest relating to matters on the agenda.

24 380 Sea Front, Hayling Island, PO11 0BD

Proposal: Erection of 12 residential apartments including parking and landscaping following demolition of existing building.

The site was viewed by the Site Viewing Working Party given a request from Cllr A Lenaghan that the application be determined by the Development Management Committee.

The Working Party received a written report from the Head of Planning Services which identified the following key considerations:

- (i) Principle of Development
- (ii) Loss of the Children's Home
- (iii) Impact up the character and appearance of the area
- (iv) Impact upon residential amenity
- (v) Impact on trees
- (vi) Affordable Housing
- (vii) Highways and Parking
- (viii) Flooding and drainage
- (ix) Ecology
- (x) Other matters
- (xi) Community Infrastructure Levy (CIL), Contribution Requirements and Legal Agreement.

The working party viewed the site, the subject of the application, to assess whether there were additional matters that should be considered by the Development Management Committee. The site was also viewed from the following points:

- The wider street scene, to the South
- St George's Road, to the East
- St Helen's Road, to the North.

RESOLVED that based on the information available, the following information be provided to the Development Management Committee:

1. The distance between 384 Sea Front and Channel House to the West
2. Further information from the Councils Arborist on the assessment of the T32 Monterey Cypress and the signs of disease.

The meeting commenced at 1.00 pm and concluded at 2.20 pm

Development Management Committee 7th September 2017

Addendum for APP/17/00529 – 380 Sea Front, Hayling Island

Following Site View Working party queries regarding separation distances and TPO T32, the following information is provided:

1. The comparison separation distances between No 384 and the 4 storey Channel House to the west are shown on the attached plan
2. The Council's Arboriculturist has re-confirmed that T32 Monterey Cypress is suffering from extensive and progressive seiridium canker (a biotic bacterial infection that affects cypress trees) which will continue to contribute to the ongoing decline of the tree. Potentially the Cypress could continue to live for a number of years, however it will require extensive and disfiguring tree surgery to enable it to reduce the risk of branch failure, thus greatly reducing the current public amenity value offered by the tree. The opportunity exists to now seek a suitably sized semi-mature replacement as part of this planning application and condition 11, which it is recommended should be slightly re-worded to read:

"The tree felling of trees T32 and T19 for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting in the form of semi-mature specimens, on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species of such replacement planting.

Reason: *To conserve and safeguard the visual amenities of the locality having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012."*

Additionally it is noted that the proposed development results in a density of 29.5 dwellings per ha.

This page is intentionally left blank



This page is intentionally left blank