

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
7 December 2017

The following supplementary planning information was unavailable when the agenda for the Development Management Committee held on 7 December 2017 was,

Agenda No Item

4 **Site Viewing Working Party Minutes (Pages 1 - 2)**

9(1) APP/17/00656 - Land South of, Manor Road, Hayling Island (Pages 3 - 6)

Proposal: Erection of a discount foodstore with associated parking and landscaping and new vehicular and pedestrian accesses to Manor Road.

Associated Documents

<https://tinyurl.com/ybnhd8gf>

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 30 November 2017

Present

Councillors Buckley, Keast, Patrick, Satchwell, Bowerman (Standing Deputy),
Hughes and Perry

Officers: Lewis Oliver
Andrew Biltcliffe
Jack Caine

29 Apologies

Apologies for absence were received from Cllr Lloyd

30 Minutes

The Minutes of the last meeting of the Site Viewing Working Party were received.

31 Declarations of Interests

There were no declarations of interest from members present relating to matters on the agenda

32 Land South of, Manor Road, Hayling Island

Proposal: Erection of discount foodstore with associated parking and landscaping and new vehicular and pedestrian access to Manor Road.

The site was viewed by the Site Viewing Working Party given a request from the Head of Planning Services 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) Infrastructure on Hayling Island
- (iii) Nature of development
- (iv) Impact upon character and appearance of the area
- (v) Access and highways implications
- (vi) Impact on residential amenity
- (vii) Flood risk – Sequential Test and Exception Test and drainage
- (viii) Ecological Considerations

(ix) Trees

(x) Community Infrastructure Levy (CIL) and Legal agreement

The Working Party viewed the site, the subject 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 street scene of Manor Road.
- The rear of 101 Church Road

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

1. Can the application incorporate PV panels on the roof; given its large expanse and that it is southern facing?
2. Can further landscaping be included on the southern boundary with 101 Church Road, as is the most sensitive neighbouring property?
3. What will the proposed public art involve, who would be commissioned to undertake this?

The meeting commenced at 1.00 pm and concluded at 1.45 pm

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 7th December 2017

Item 9(1)

Site Address: Land South of Manor Road, Hayling Island

Updated 6th December 2017.

Corrections/updates

Paragraph 7.26 – The Co-Operative supermarket on the corner of Elm Grove and Tournurbury Lane has a total floor area of approximately 1,875sqm, not retail floor space as indicated in the report

Following the Site Viewing Working Party a revised landscaping plan has been received, reference PR-011 Rev G. This revised plan has provided further tree planting along the southern boundary with 101 Church Road. This landscape framework is considered acceptable in the context of the site and mitigating the impact of the development on the amenities of 101 Church Road.

Additional Representations

Following the publication of the committee report, the following additional representations have been received:

Objections: 3 which results in a total of 186 objections

The following reasons for objection have been raised in the representations:

- Strongly object on grounds of traffic implications and location.
- There are other more suitable sites on the island in built up areas near the local shops without having to build on fields.

Officer comment: These matters have been considered within the committee report.

Support: 2 which results in a total of 491 letters of support

The following reasons for supporting have been raised in the representations:

- Shoppers who decide to use Lidl will reduce the number of cars travelling off and then back onto the Island. This is both good for the environment and reduces stress on an already overloaded infrastructure
- The range of goods is more limited than the big four supermarkets is on balance probably good for other businesses on the Island. Having shopped in Lidl locally instead of making a journey off the Island I believe shoppers are more likely to then purchase additional items from local shops e.g. the butcher or greengrocer, keeping business local and strengthening the community.
- Lidl will provide a competitive alternative for lower income groups who live on the Island, who are often overlooked by those expressing objection.

- The store is ideally sited to offer shopping to the caravan sites and self catering holiday makers who visit Hayling Island.
- The site is on an existing bus route so is accessible.
- The development will provide extra employment.
- The development will provide non-mandatory flood water storage on the site and will implement a maintenance programme for the culvert under Church Road both of which will reduce the likelihood of flooding in and around the site and also downstream from the site.

Officer comment: These matters have been considered within the committee report.

REVISED RECOMMENDATION

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00656 subject to:-

(A) a Section 106 Agreement as set out in paragraph 7.83 above; and

(B) The conditions as set out in the committee report (and any others that the Head of Planning considers necessary to impose prior to the issuing of the decision): and amended condition as follows:-

Condition 2

As indicated above a revised landscaping plan has recently been updated and so the condition should now refer to Soft Landscaping Proposal PR-011 Rev G

Condition 7

As indicated above a revised landscaping plan has recently been updated and so the condition should now refer to Soft Landscaping Proposal PR-011 Rev G

Matters Raised by Site View Committee

1. Can the application incorporate PV panels on the roof; given its large expanse and that it is southern facing?

The applicant's have advised that whilst PV cells are not currently included within new store specification in the UK, however this is constantly under review. In addition, Criteria 3 of Policy CS14 states that on completion, non-residential development of over 500 sq m must at least meet the "very good" standard of BREEAM. As specified in Paragraph 7.30 of the Local Plan (Core Strategy), in order to meet the BREEAM requirements "applicants will be expected to submit a statement of how this has been achieved as part of their planning application".

Paragraph 5.53 of the Planning Statement highlights that "the store will be designed to meet BREEAM 'Very Good', the level required by Policy CS14". Section 12 of the submitted Design and Access Statement sets out the detailed design of the proposed building. In doing so, the section sets out how the proposal will focus on low energy consumption and sustainability. The proposal is planned to provide a minimum of 10% of the building's energy from renewable or low carbon energy sources, this is welcomed by criterion 2 of Policy

CS14. Paragraph 3.15 of the submitted Planning Statement outlines that Lidl recycle all paper/cardboard and plastic waste produced by its stores. This will mean that over 90% of all waste produced by the store will be recycled.

As such this 'fabric first' approach to building design is considered acceptable as it involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems. This helps reduce capital and operational costs, improve energy efficiency and reduce carbon emissions. This fabric first method would also reduce the need for maintenance during the building's life. As such the proposed development would, subject to conditions 18 and 19, comply with the requirements as set out in policy CS14

2. Can further landscaping be included on the southern boundary with 101 Church Road, as is the most sensitive neighbouring property?

As outlined above, a revised landscaping plan has been submitted by the applicant, this has included further tree planting along the southern boundary. This further planting is considered to be acceptable and would mitigate the impact of the development on the amenities of 101 Church Road.

3. What will the proposed public art involve, who would be commissioned to undertake this?

Local artists would first be approached to see if interest exists to produce artwork for the northern elevation. In the event that this is not successful, artists from further afield would be approached, with a brief that the artwork has to be specific to Hayling. If no artists are commissioned from this option, then the Council would work with the applicant, to give suggestions of artists that have produced public art on behalf of the Council.

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