

## Supplementary Planning Information

HAVANT BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE  
11 January 2018

The following supplementary planning information was unavailable when the agenda for the Development Management Committee scheduled for 11 January 2018 was published.

### **Agenda No    Item**

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

8(1)    APP/17/00633 - Orchard House, Western Avenue, Emsworth  
(Pages 3 - 4)

Proposal:    Demolition of existing dwelling and erection of 25no. retirement living apartments with communal facilities, car parking and landscaping to include the removal of some onsite protected trees (subject to an Area Tree Protection Order 2068/2017) and provision of replacement tree planting.

Associated Papers:

<https://tinyurl.com/ycac66cd>

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## HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 4 January 2018

Present

Councillor Satchwell (Chairman)

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

Officers: Rachael McMurray,  
Steve Mountain  
Jack Caine

### 33 Apologies

Apologies for absence were received from Cllr D Lloyd

### 34 Minutes

The Minutes of the last meeting of the Site Viewing Working Party 30 November 2017 were approved as a correct record.

### 35 Declarations of Interests

Cllr Gary Hughes advised that whilst he had previous meetings and discussion with the Developer for the application, he was able to make a balanced and unbiased decision when considering the item at committee. It was advised by officers that this was not a prejudicial interest.

### 36 Orchard House, Western Avenue, Emsworth

Proposal: Demolition of existing dwelling and erection of 25no. retirement living apartments with communal facilities, car parking and landscaping to include the removal of some onsite protected trees (subject to an Area Tree Protection Order 2068/2017) and provision of replacement tree planting.

The Site was viewed by the Site Viewing Working Party given a request from Cllr Rivka Cresswell 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) Impact upon character and appearance of the area
- (iii) Impact upon residential amenity

- (iv) Impact on trees
- (v) Highways and parking considerations
- (vi) Drainage and flood risk
- (vii) Ecology
- (viii) Other issues

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 of Western Avenue
- The rear of adjacent properties at Beach Road, specifically numbers 1D and 3.

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

- a. The total number of trees proposed to be removed from the site  
  
and
- b. With regard to the plans, what the hatching shown on the access road means.

**The meeting commenced at 1.00 pm and concluded at 2.10 pm**

**Addendum to APP/17/00633 – The Orchard House, Western Avenue, Emsworth.**

**1. Further to the Officer's report, please include the following additional condition:**

'Any flat roof area not to be used for a balcony as shown on the approved plans, shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for infrequent and occasional maintenance purposes only.

**Reason:** To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework'.

**2. Response to queries raised on Site View Working Party**

Question 1 – how many trees are in total are proposed to be removed from the site

There are a total of 17 trees proposed to be removed from the site, most of which are low category trees, or in ill health. A total of 19 new trees are proposed to be planted across the site.

Question 2 - What does the hatching mean on the Landscaping Plan? Is there where the road would be resurfaced?

The agent has clarified that the hatched area refers to a type of paving and that if permission is granted, Western Avenue would be resurfaced once the services have been laid.

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