

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
10 July 2018

I am now able to enclose, for consideration by the Development Management Committee on 10 July 2018, the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No	Item	
4	Site Viewing Working Party Minutes	1 - 4
	To receive the minutes of the Site Viewing Working Party held on 5 July 2018	
9(1)	APP/18/00158 – 5A Simmons Green, Hayling Island	5 - 6
	Proposal: Retention of roof extensions comprising: extension of existing dormer on west elevation; extension of existing dormer on east elevation with provision of new windows on east and south elevation of dormer. Retention of replacement roof tiles from concrete to slate. Provision of burnt natural timber cladding to external facade of existing and proposed extended dormers and front gable.	
	Associated Documents - https://tinyurl.com/y8vkj72s	
9(2)	APP/18/00120, APP/18/00121 and APP18/00122 – Hampshire Farm, Emsworth	7 - 8
	<u>Proposals:</u>	
	<u>Application 1 APP/18/00120</u>	
	Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to discharge the obligation to provide community facilities (doctors surgery and pharmacy) on the community facilities land or transfer the land to the Council for Community Use (use falling within use class D1 non-residential institution).	

APP/18/00120 Associated Documents – <https://tinyurl.com/y8cjfpdn>

Application 2 APP/18/00121

Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) on the community facilities land for a further two years until 1st December 2019.

APP/18/00121 Associated Documents – <https://tinyurl.com/y7js74f3>

Application 3 APP/18/00122

Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to vary the definition of the community facilities from specifically a doctors surgery and pharmacy to any use within Use Class D1 (non-residential institution) and to extend the period to procure the use for a further two years until 1st December 2019.

APP/18/00122 Associated Documents – <https://tinyurl.com/y978d7ng>

**9(3) APP/18/00385 - 38-44 London Road, Purbrook, Waterlooville -
ITEM WITHDRAWN**

**Please note that this item has been WITHDRAWN from the
agenda**

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 5 July 2018

Present

Councillor: Buckley (Chairman)

Councillors: Keast, Cresswell (Standing Deputy), Lowe and Patrick

Other Councillor(s): Pike (Item 54)
Councillors

Officers: Nicholas Rogers, Democratic Services Officer
Bee Crawford, Planning Officer (Item 53)
David Eaves, Principal Planner (Item 54)
Rachael McMurray, Principal Planner (Item 53)
Steve Weaver, Development Manager

50 Apologies

Apologies for absence were received from Councillor Lloyd, Howard and Satchwell.

51 Minutes

The minutes of the meeting of the Site Viewing Working Party held on 17 May 2018 were agreed as a correct record and signed by the Chairman.

52 Declarations of Interests

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

53 5A Simmons Green, Hayling Island, PO11 9PP

Proposal: Retention of roof extensions comprising: extension of existing dormer on west elevation; extension of existing dormer on east elevation with provision of new windows on east and south elevation of dormer. Retention of replacement roof tiles from concrete to slate. Provision of burnt natural timber cladding to external facade of existing and proposed extended dormers and front gable.

The site was viewed as a request was given by a ward councillor that this application be determined by the Development Management Committee.

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

- (i) Principle of development;
- (ii) Appropriateness of design and impact on the character of the area; and

(iii) Effect on neighbouring properties.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. The Working Party also viewed the site from the rear garden of 11C Salterns Road.

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

- a) A sample of the burnt natural timber cladding to be used on the external façade of existing and proposed extended dormers and front gable.

54 Land at Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN

Proposals: **Application 1 APP/18/00120**

Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to discharge the obligation to provide community facilities (doctors surgery and pharmacy) on the community facilities land or transfer the land to the Council for Community Use (use falling within use class D1 non-residential institution).

Application 2 APP/18/00121

Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) on the community facilities land for a further two years until 1st December 2019.

Application 3 APP/18/00122

Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to vary the definition of the community facilities from specifically a doctors surgery and pharmacy to any use within Use Class D1 (non-residential institution) and to extend the period to procure the use for a further two years until 1st December 2019.

The site was viewed as the application had been referred by the Head of Planning to the Development Management Committee for determination.

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

- (i) The principle of the variation of the S106 legal agreement requirements;
- (ii) Whether the requirements of the S106 legal agreement are still considered to serve a useful purpose; and
- (iii) If so what is the appropriate way of securing these requirements and determining the three applications for Deeds of Variation to the S106 Agreement (as amended).

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Development Management Committee.

The meeting commenced at 1.20 pm and concluded at 2.50 pm

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Chairman

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Item 9 (1)

5a Simmons Green, Hayling Island

Updated 9 July 2018.

Updates

7. Planning Considerations

Additional Information:

Boundary Screening

Additional information has been submitted from the neighbour at 11c Salterns Lane stating that the current vegetation on 5a side of the boundary provides privacy from the east facing windows. Recent notification has been received to this neighbour from the applicant that the vegetation is to be 'trimmed back' (email and text notification). The neighbour states that in their view significant 'trimming' and tree removal has already occurred at 5a (since November 2017 to March 2018).

Alterations to windows in the existing east facing dormer window

Regarding the windows in the original dormer of the eastern elevation, whilst the style of the windows have been changed, the size of the openings have not been enlarged. There was no condition on the original planning permission 88/50638/1 for either of these windows to be obscured glazed and plans from the original application do not indicate the type of glazing. Photographs have been submitted which clearly show the larger window was clear glazed before the replacement took place. The smaller window serves the stairwell only and consequently would meet the requirements set out under permitted development for clear glazing.

Materials samples

Samples of the proposed materials for the cladding of the dormers and southern gable end were submitted, however following further communication with the applicant a preferred choice is still to be decided. The proposed materials will now be determined by way of a condition (see below).

9. Recommendation

Additional condition to be added with respect to the materials for the proposed cladding.

'Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used for the cladding of the dormers and south facing gable end on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework'.

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ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 10th July 2018

Item 9 (2)

Hampshire Farm, Emsworth

Updated 9th July 2018.

Updates

5 Statutory and Non Statutory Consultations

South East Hampshire Clinical Commissioning Group

Last met the practice in April and responded to their draft business case which is missing a great deal of information. The practice has been working on updating this and supplying information requested to CCG and NHS England. The practices surveyor has met with the District Valuer to agree rents and we are now waiting for the business which supports the capital investment as well as increase revenue payments.

6 Community Involvement

2 Additional representations from previous objector:

Submission by Dr Schofield representing the Emsworth Residents Association in support of the doctor's surgery is invalid because he does not have the authority to represent the ERA in such a partisan way because no vote was passed plus he represented the doctor's case at an ERA meeting. I am a member of the ERA and he does not speak to me.

Officer Comment: The original submission from Theo Schofield (Chairman, Emsworth Residents Association) was submitted on an Emsworth Residents' Association headed letter. It is however recognised that members of the association have differing views.

My objection to the site being used as the Emsworth Surgery site is, I hope, a factual version of what will happen and the issues are described below:

1. The aged population of Emsworth and Westbourne live either in a 15 minute walk of the current surgeries or, in the case of Emsworth, on a major bus and train route. There is NO public transport route to the new Redlands grange site and our local councillors have said that there will be no funding for public transport to the new surgery.

There is no public transport to the proposed site and therefore the car park has to be big enough to accommodate the great influx of people who will have to travel from both Westbourne and Emsworth. I do not believe that there is space in Redlands to accommodate this.

2. From the doctor's own input, a 15 minute walk to the surgery is reasonable. By drawing a circle around the current two surgeries it is clear to see that approximately 80% of current 'walking distance' patients will now have to get in a car or taxi to get to the one surgery. This points up the issue of the new surgery car parking and lack of any public transport.
3. The Emsworth Cottage Hospital has been described as not suitable for purpose - but it WAS a hospital and how can one compare a current building to a field! The field is surely not suitable to treat patients. In both cases development needs to happen, however, the location of the service to the majority of the community must be taken into account.

I would love Emsworth and Westbourne to have a great and full functioning surgeries and I accept that the planning department cannot adjudicate on a NHS problem but they must accept and incorporate into planning recommendations that affect the local traffic issues, such as the increased in traffic due to non-walkers driving to the surgeries, plus the large car parking requirement because most people will not walk.

I also think that the Emsworth Cottage Hospital site, which is large enough and has local car parks and therefore suitable for the Emsworth surgery, is currently becoming dilapidated and surely the planning authority has a responsibility to get this kind of site into use.

I am in favour of the Redland's Grange site being used for community use but not as a retrograde step in reducing two surgeries into one to the detriment of about 70% of the population who can no longer walk to their surgery.

There is no need for a new surgery in Emsworth centre because the current site in North Street has a car park that could be developed to have at least 4 more consulting rooms added on the ground floor at a fraction of the cost of any move elsewhere. The current space that is used to park cars could be moved to the municipal car park which is within 100 metres of the surgery.

Additional Information:

Members may wish to view the previous committee report and minutes in relation to the outline planning permission (Ref: 10/74014/000) for the Hampshire Farm development which provide additional background to the relevant S106 requirements and these can be viewed via the following links:

DMC Report / Minute from 18 November 2010 (Agenda Item 9(2) / Minute Item 147):
<http://havant.moderngov.co.uk/ieListDocuments.aspx?CId=127&MId=8948>

DMC Report / Minute from 22 November 2010 – reconvened meeting (Minute Item 149):
<http://havant.moderngov.co.uk/ieListDocuments.aspx?CId=127&MId=8949>