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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 30 August 2018

Present

Councillor: Buckley (Chairman)

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

Officers: Mark Gregory, Democratic Services Officer
Daphney Haywood, Senior Planner (Minute 64)
Rachael McMurray, Principal Planning Officer (Minute 63)
Lewis Oliver, Principal Planning Officer (Minute 63)

60 Apologies

Apologies for absence were received from Councillor Satchwell.

61 Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 9 August 2018 were agreed as a correct record and signed by the Chairman.

62 Declarations of Interests

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

63 APP/18/00207 - Land Adj Mandai, St Peters Road, Hayling Island

Proposal: Use of land for touring holiday/tourism caravan site and erection of utility block (resubmission)

The site was viewed because the application was contrary to the provisions of the adopted development plan.

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

- (i) principle of development;
- (ii) the impact upon the character and appearance of the area;
- (iii) impact upon residential amenity;
- (iv) impact on highways;
- (v) impact on flooding;
- (vi) impact on ecology;

- (vii) impact on drainage; and
- (viii) enforcement history

During the site visit, the applicant's agent advised that the garden use of the site was lawful and that an electricity supply would be provided for the caravans.

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, the following additional information be provided to the Development Management Committee:

- (a) clarification on whether condition 5 will require the removal of all the structures/items included in the extant enforcement notice.

64 Redlands House, 38-40 Long Copse Lane, Emsworth

Application APP/18/00229

Proposal: To construct 1 No. 5 bedroom dwelling with garage and associated parking

Application APP/18/00230

Proposal: To construct 1 No. 4 bedroom dwelling with garage and associated parking

The site was viewed at the request of the Head of Planning because the application represented a departure from the Local Plan.

The Working Party received written reports by the Head of Planning, which identified the following key considerations for both applications:

- (i) principle of development;
- (ii) impact upon the character and appearance of the area;
- (iii) highway considerations;
- (iv) impact upon residential amenity;
- (v) ecology and trees;
- (vi) flooding;
- (vii) Habitats Regulations Assessment and Appropriate Assessment; and

(ix) CIL

The Working Party viewed the site, the subject of the applications, 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 44 Long Copse Lane and from Redlands Lane and Long Copse Lane.

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

- (a) Clarification on the landscape proposals for the boundary between the site for APP/18/00229 and Redlands House.

The meeting commenced at 1.30 pm and concluded at 3.20 pm

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Chairman

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Item 9 (1)

Land adj Mandai, St Peters Road, Hayling Island, PO11 0RT

Updated 30th August 2018.

Updates

7. **Planning Considerations**

Additional Information:

In order to limit how long any person may use the caravans in any calendar year, it is proposed to revise the wording of condition 3, as set out below.

9. **RECOMMENDATION**

As per the recommendation on page 23-25 of the agenda report, with the following variation to conditions 3:

- 3 The holiday accommodation hereby approved shall not be occupied by the any person, group or their dependants, for a period of more than four calendar weeks in any twelve month period. A register of the occupancy of the unit shall be maintained and kept up-to-date by the operator of the units, that shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). The register shall record the arrival and departure dates of all occupiers.

Reason: - To ensure that control over the development and that the caravans do not become separate residential dwellings in accordance with policy DM4 of the Havant Borough Local Plan (Core Strategy) 2011 and NPPF.

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