

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
13 December 2018**

I am now able to enclose, for consideration by the Development Management Committee on 13 December 2018, the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No Item

4	Site Viewing Working Party Minutes	1 - 2
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To receive the minutes of the Site Viewing Working Party held on 6 December 2018

9(1)	APP/18/00929 - Southdown View, Long Copse Lane, Emsworth	3 - 8
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Proposal: Change of use of the site to a mixed use comprising private equestrian yard and siting of additional 1No mobile home to enable a total of 2No mobile homes on site for private gypsy and traveller site. Provision of a further 2 additional car parking spaces to allow a total of 4 car parking spaces on site and retention of touring caravan space.

Associated Documents - <https://tinyurl.com/y6v88lop>.

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 6 December 2018

Present

Councillor: Buckley (Chairman)

Councillors: Keast, Lloyd and Patrick

Officers: Nicholas Rogers, Democratic Services Officer
Steve Weaver, Development Management Team Leader

70 Apologies

Apologies for absence were received from Councillors Satchwell, Howard, Crellin and Lowe.

71 Minutes

The minutes of the meeting of the Site Viewing Working Party held on 11 October 2018 were agreed as a correct record.

72 Declarations of Interests

There were no declarations of interest.

73 APP/18/00929 - Southdown View, Long Copse Lane, Emsworth

Proposal: Change of use of the site to a mixed use comprising private equestrian yard and siting of additional 1No mobile home to enable a total of 2No mobile homes on site for private gypsy and traveller site. Provision of a further 2 additional car parking spaces to allow a total of 4 car parking spaces on site and retention of touring caravan space.

The site was viewed as the application was contrary to the provisions of the adopted development plan. In addition, this application had been referred to the Development Management Committee by a Ward Councillor.

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

- (i) Principle of development – including whether the resident of the site is a gypsy for the purposes of planning policy;
- (ii) What is the existing level of local provision for gypsies and travellers and the identified need for permanent sites;
- (iii) Whether there is alternative accommodation available;

- (iv) The personal circumstances of the applicant but not whether they have local connections;
- (v) Whether this is an effective use of previously developed (brownfield), untidy or derelict land;
- (vi) Whether the site is suitable for the proposed use by virtue of any previous contamination;
- (vii) Impact upon the character and appearance of the area;
- (viii) Effect on the existing settled communities;
- (ix) Sustainability;
- (x) Impact upon residential amenity;
- (xi) Highway considerations;
- (xii) Ecological considerations;
- (xiii) Drainage;
- (xiv) Other matters; and
- (xv) Human rights.

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) Confirmation on the ownership of the grass verge on Long Copse Lane to the south of the application site, and therefore where any landscaping may be placed.

The meeting commenced at 1.30 pm and concluded at 2.30 pm

.....
Chairman

ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 13th December 2018

Item 9 (1)

Southdown View, Long Copse Lane, Emsworth

Updated 10th December 2018.

Updates

Following the Site Viewing Working Party amended plans have been received which have revised the red edge of the application site, to ensure that it is constant with the previous applications and contains land within the ownership of the applicant. The amended plans are attached to this update and consist of:

Location Plan - Drawing No.000 Revision 1 dated 06.12.2018

Proposed Block Plan - Drawing No.002 Revision 1 dated 06.12.2018

As set out in the Site Viewing working party minutes, the members requested that the following additional information be provided to the Development Management Committee:

- a) Confirmation on the ownership of the grass verge on Long Copse Lane to the south of the application site, and therefore where any landscaping may be placed.

The grass verge on Long Copse Lane to the south of the application site is not within the ownership of the applicant. Therefore, landscaping can be placed inside the fence line adjacent to the southern boundary, this is likely to consist of the planting of trees, which will aim to filter the views of the development.

9. RECOMMENDATION

As per the recommendation on page 37-39 of the agenda report, with the following variation to conditions 8 plans, to take into account the amendments outlined above:

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Drawing No.000 Revision 1 dated 06.12.2018

Proposed Block Plan - Drawing No.002 Revision 1 dated 06.12.2018

MOBILE HOME ELEVATIONS AND FLOOR PLAN Drawing No. 200

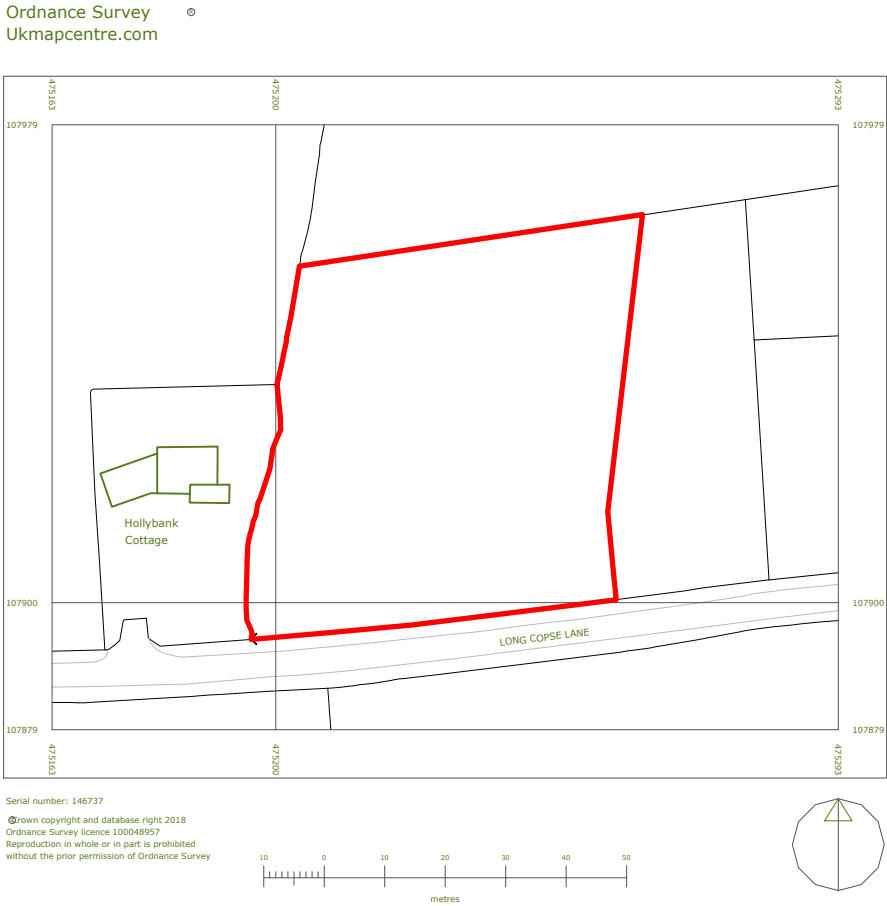
PROPOSED UTILITY BUILDING PLANS AND ELEVATIONS.

Arboricultural Report Prepared by Jonathan Rodwell Date October 2018 –

Beechdown ref: B/0202/18

Reason: - To ensure provision of a satisfactory development.

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Location Plan

1:1250

Address

Land To The Rear Of
Hollybank Cottage, Long
Copse Lane, Emsworth
PO10 7UR

Drawing

Location Plan

Scale @ A3

1:1250

Date

06.12.2018

Issue Date

06.12.2018

Drawn By

MD

Checked By

BK

Job No.

180912

Drawing No.

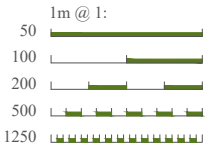
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Revision

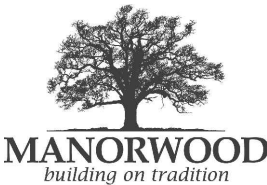
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Status

PLANNING

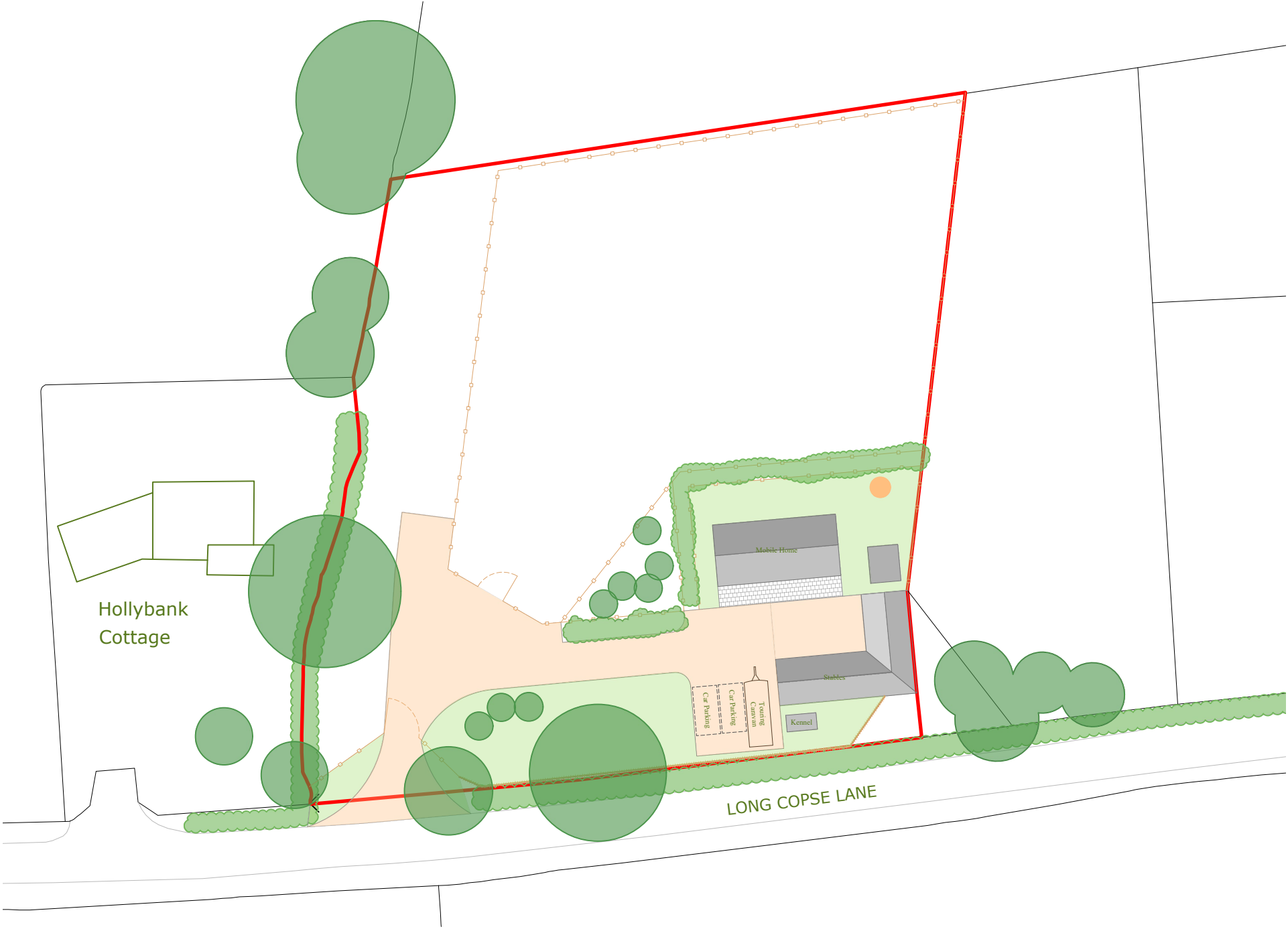


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Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

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Approved Block Plan
1:500

Address
Land To The Rear Of
Hollybank Cottage, Long
Copse Lane, Emsworth
PO10 7UR

Drawing
Approved Block Plan

Scale @ A3
1:500

Date
06.12.2018

Issue Date
06.12.2018

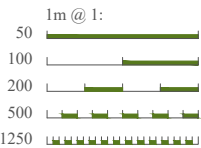
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Job No.
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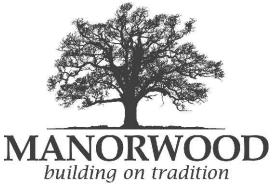
Drawing No.
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Revision
1

Status
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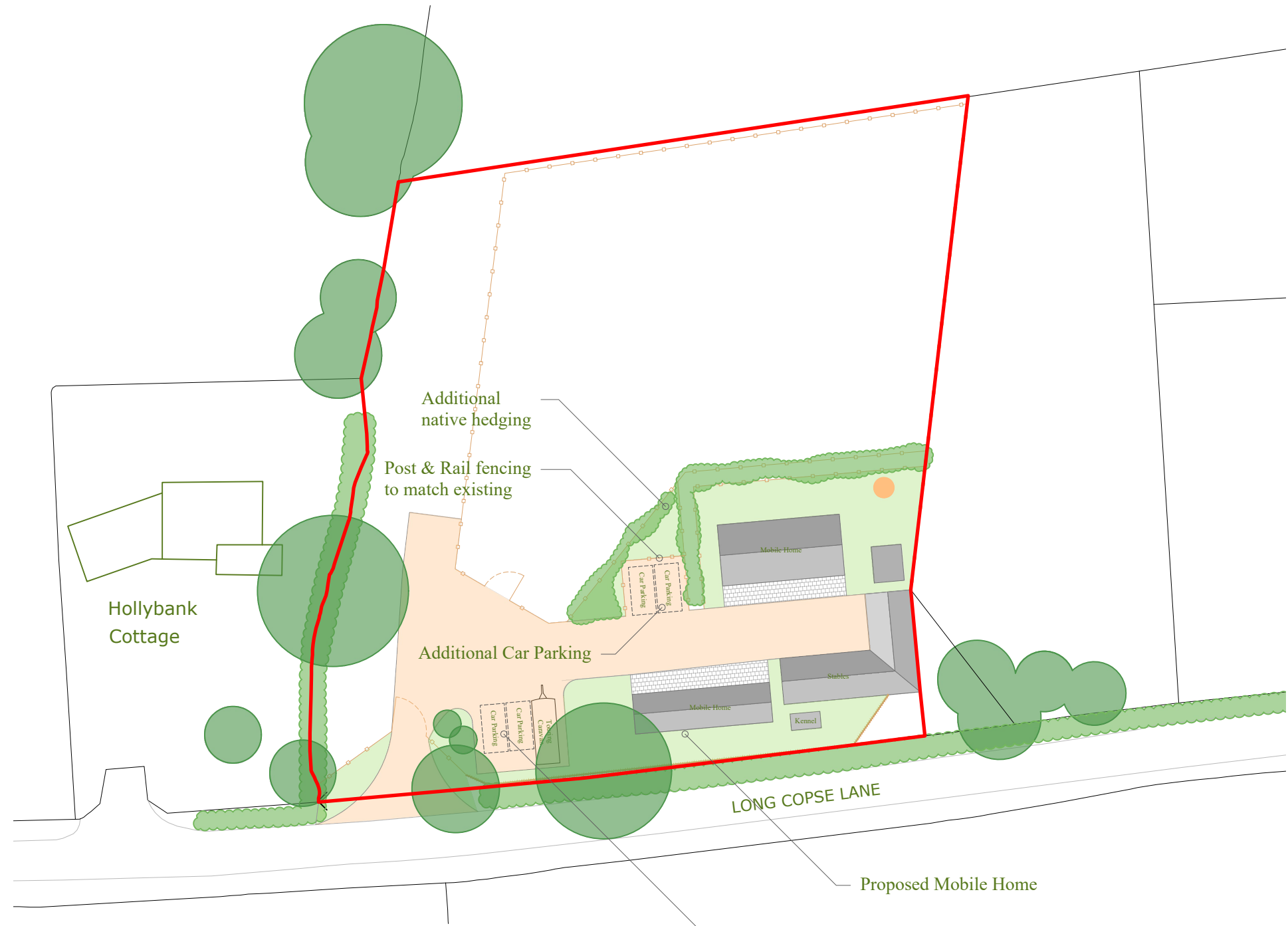


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Proposed Block Plan
1:500

Address
Land To The Rear Of
Hollybank Cottage, Long
Copse Lane, Emsworth
PO10 7UR

Drawing
Proposed Block Plan

Scale @ A3
1:500

Date
06.12.2018

Issue Date
06.12.2018

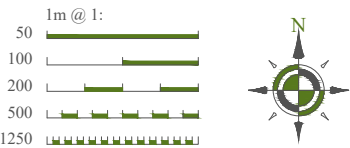
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Job No.
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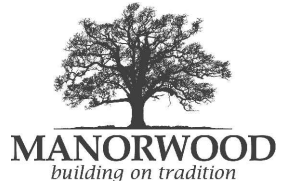
Drawing No.
002

Revision
1

Status
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