

## HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 26 January 2017

Present

Councillors Buckley, Keast, Patrick, Hughes, Perry and Quantrill

Officers:

**Steve Weaver was present for items 29 & 30. David Eaves was present for item 29 and Rachael McMurray was present for item 30.**

### 26 Apologies

Apologies for absence were received from Cllr Satchwell

### 27 Minutes

The Minutes of the last meeting of the Site Viewing Working Party held on the 5<sup>th</sup> January 2017 were received.

### 28 Declarations of Interests

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

### 29 Land adjacent to 132 Havant Road, Hayling Island - APP/16/00735

Proposal: Use of land for open storage comprising vehicles and scaffolding (use of class B8) and perimeter landscaping works (retrospective application).

The site was viewed by the Site Viewing Working Party, given a request by 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. Impact upon the character and appearance of the area
- iii. Impact upon residential amenity
- iv. Employment/business matters
- v. Highway matters
- vi. Ecological impacts
- vii. Flood risk
- viii. Tree/shading
- ix. Other matters

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 party also viewed the site from the rear of the neighbouring property to assess impact.

It was RESOLVED that based on the information available at the time, no further information be provided to the Development Management Committee.

### **30 Dolphin Quay, Queen Street, Emsworth - APP/16/00735**

Proposal: Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4 No. houses (3x 3No bedrooms and 1x 2No. Bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto to the Mill Pond with associated parking and access from Queen Street.

The site was viewed by the Site viewing Working Party, given a request by 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. Loss of the boatyard and employment space
- iii. Provision of housing
- iv. Design approach and effect on the character of the Emsworth Conservation area and AONB
- v. Amenity and effect on neighbouring properties
- vi. Highways and access
- vii. Flood risk and drainage
- viii. Ecological considerations
- ix. Developer Contributions

The working party view the site, the subject of the application to assess whether there were additional matters that should be considered by the Development Management Committee. The property was viewed from the following points:

- a. Street scene/North elevation
- b. South elevation/Quay side
- c. Interior of the single-storey shop.

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

- i. What access, if any, would be available to the public to access the moorings that were on the quayside.

**The meeting commenced at 1.00 pm and concluded at 2.36 pm**