

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 16 March 2017

Present

Councillor Patrick (Chairman)

Councillors Hughes, Perry, Quantrill, Satchwell and Bowerman (Standing Deputy)

95 Appointment of Chairman

RESOLVED that Cllr D Patrick be appointed as Chairman for the meeting.

96 Apologies for Absence

Apologies for absence were received from Cllr D Keast

97 Minutes

RESOLVED that the minutes from the last meeting of the Development Management Committee, held on the 2 February 2017, be approved as a correct record and signed by the Chairman.

98 Matters Arising

There were no matters arising.

99 Site Viewing Working Party Minutes

The Minutes of the Site Viewing Working Party held on the 9 March 2017 were received by the committee.

100 Declarations of Interest

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

101 Chairman's Report

The Chairman advised members that the Planning E-Learning for Councillors was live and encouraged them to complete the courses available as soon as possible.

Members were also asked to provide feedback on the updated Development Management Committee procedure to the Democratic Services Team Leader.

102 Matters to be Considered for Site Viewing and Deferment

There were no matters considered for site viewing of deferment.

103 Deputations

The following deputation requests were noted by the Committee:

- (1) Mrs C Trafford (objector) – APP/17/00101 – 20 Summerhill Road, Waterlooville PO8 8XE
- (2) Mrs V Wallace-Jones (applicant) – APP/17/00101 – 20 Summerhill Road, Waterlooville PO8 8XE
- (3) Cllr D Keast (Ward Councillor) – APP/17/00101 – 20 Summerhill Road, Waterlooville PO8 8XE
- (4) Mr R Wood (supporter) – APP/17/00070 – Front Lawn Recreation ground, Somborne Road, Havant

104 20 Summerhill Road, Waterlooville, PO8 8XE - APP/17/00101

(The Site was viewed by the Site Viewing Working Party).

The Committee considered the written report and recommendation from the Head of Planning Services to grant permission.

The Committee was addressed by the following deputees:

- (1) Mrs C Trafford who objected to the proposal for the following reasons:
 - a. Whilst not against planning and development in principle, the proposal would result in a significant detrimental impact upon the view and amount of natural light available to the western frontage of the neighbouring property
 - b. The proposal was unsympathetic to the street scene due to its height and bulk

- c. The proposal would have a significant detrimental impact to the amenities of the neighbouring property.

(2) Mrs Wallace-Jones, who supported the proposal for the following reasons:

- d. The design was sympathetic to the character of the area and the street scene
- e. The proposal was necessary to safely meet the specific physical needs of those living in the property
- f. The proposal had no impact upon the amenities to the rear of the neighbouring property
- g. The loss of light had been calculated to be between 3-6% and the light reflecting silicone render that was proposed to be used would mitigate any loss of light to the neighbouring property.

(3) Cllr D Keast, who objected to the proposal for the following reasons:

- h. The proposal would result in a 14ft high frontage facing the neighbouring property which would be both oppressive and depressive
- i. The proposal would have a significant detrimental impact on the natural light available to the kitchen and courtyard of the neighbouring property
- j. The proposal was incongruous to the character of the area due to its height and bulk
- k. The impact on the neighbouring property was subjective and could not be readily quantified
- l. The design and access statement referred to in the officer's report was not wholly accurate
- m. The proposed development would result in excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupier of this property. The proposal would therefore be contrary to CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

In response to questions raised by the committee officers advised that:

- The amount of light loss had not been accurately calculated by officers and the validity of the calculation made by the depute could not be ascertained.
- The proposed render that had been specified would have a significant positive impact upon mitigating light loss to the neighbouring property.

The Committee discussed the application together with the views raised by the deputies.

Members of the Committee raised concerns over the level of light loss caused by the proposal on the neighbouring property. Members also discussed the effect on the street scene, the character of the area and the design of the proposal. Some members were concerned about the excessive impact on the outlook from, and light available to, the adjacent residential property, however it was also expressed that the application was suitable and would successfully mitigate light loss concerns due to the nature of the proposed render.

The meeting was adjourned from 17.55 and reconvened at 18.04.

While some members felt that the impact of the proposal on the neighbouring property was too significant, the majority of the committee were satisfied that the proposal was acceptable in planning terms. It was therefore

RESOLVED That the Head of Planning be authorised to grant permission for application APP/17/00101 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 With the exception of the render proposed to the side elevation, the external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The render to the side (east) elevation shall be painted and permanently maintained in a white or cream finish.

Reason: In the interests of the amenities of the area and the neighbouring residential property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the eastern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg No. 160806/01 Rev B Location plan and proposed block plan
 Drg No. 160804/02 Rev A Existing ground and first floor plan
 Drg No. 160806/03 Rev A Existing elevations plan
 Drg No. 160806/04 Rev C Proposed ground and first floor plan
 Drg No. 160806/05 Rev E Proposed elevations plan
 Drg No. 160806/06 Rev B Existing and proposed roof plan
 160806 Rev A Jan 17 Design and access statement

Reason: - To ensure provision of a satisfactory development.

105 Front Lawn Recreation Ground, Somborne Drive, Havant - APP/17/00070

The Committee considered the written report and the recommendation from the Head of Planning Services to grant permission.

The Committee was addressed by the following depute:

(1) Mr R Wood, who support the application for the following reasons:

- a. The proposal would meet the needs of the community and provide improved sport, health and social provision. The existing facilities didn't meet current standards and are not fit for purpose for user groups.

- b. Growing the provision of activities and facilities on site would mean an increase in the number of users and therefore there would be a requirement for the parking provision to be increased.
- c. The site ground would remain a public open space and would therefore benefit other users including dog walkers and recreational activities.
- d. The new proposed car park would provide double the current number of parking spaces for users.
- e. Engagement with community groups outlined that there is a specific need for these improved facilities in the Leigh Park area.

In response to questions raised by the committee, officers advised that:

- The dimensions for the car parking spaces were in line with standard sizing.
- Any increase in parking facilities could be introduced on a phased basis.

Members discussed the application together with views raised by the deputy. Members noted that the proposal for a phased introduction to increased car parking would be of benefit to the proposal on a whole. It was therefore

RESOLVED that that the Head of Planning be authorised to grant permission for application APP/17/00070 subject to the following conditions:

- 1 The development must be begun by 18 December 2018.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and taking into account the time period given from the original planning permission.

- 2 The floodlights hereby permitted shall not be remain illuminated after hours 21:30 hours.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The two MUGAs and cage cricket hereby permitted shall not be constructed other than substantially in accordance with Sport England Design Guide, Artificial Surfaces for Outdoor Sports 2013. Particular attention is drawn to the need for appropriate fencing and surfacing.

Reason: To ensure the development is fit for purpose and sustainable and having due regard to policy DM1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Before the 3G Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The Scheme shall include measures to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G Artificial Grass Pitch.

Reason: To ensure that the new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and having due regard to policy DM1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The 3G Artificial Grass Pitch hereby permitted shall not be constructed other than substantially in accordance with The Football Association Guide to 3G football turf pitch design principles and layouts 2013 Edition 1, or any superseding design guidance.

Reason: To ensure the development is fit for purpose and sustainable and having due regard to policy DM1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. Prior to first use and/or occupation of the development hereby approved the car park as indicated on plan 27973-101 rev D shall be laid out and provided for the parking of vehicles. The area of potential future parking as indicated on the Proposed Site Plan 27973-101 rev D shall not be carried out until full details of the layout and surfacing have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To provide a sufficient level of car parking for the proposed use and to provide flexibility for further parking provision if the need arises in accordance with policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011.

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

Design and Access Statement with appendices 1 and 2 received 15 October 2015

Additional Supporting information submitted by Senior Leisure Officer received 5 November 2015
Planning Statement dated 17th January 2017
Site Location Plan drwg.no 27973PD-00 received 15 October 2015
Existing Site Plan drwg.no 27973PD-100 received 15 October 2015
Proposed Floor Plan drwg.no 27973PD-102 received 15 October 2015
Proposed Site Plan drwg.no 27973PD-101 rev D received 18 January 2017
Proposed Expansion to Car Park drwg.no 27973-150 rev D received 18 January 2017
Proposed Landscape Plan drwg.no 27973-151 rev D
Elevations - Sheet One drwg.no 27973PD-103 received 15 October 2015
Elevations - Sheet Two drwg.no 27973PD-104 received 15 October 2015
Existing Floor Plan and Elevations drwg.no 27973PD-105 received 15 October 2015
Existing and Proposed Sections drwg.no 27973PD-106 received 15 October 2015
Topographical Survey drwg.no 27973PD-110 received 15 October 2015
Artificial Turf Pitch Details drwg.no SSL1982-01 received 15 October 2015
Artificial Turf Pitch Site Plan drwg.no SSL1982-02 received 15 October 2015
Artificial Turf Pitch Isometric View drwg.no SSL1982-03 received 15 October 2015
Artificial Turf Pitch Flood Lighting Scheme drwg.no SSL1982-05 received 15 October 2015
Artificial Turf Pitch Elevation drwg.no SSL1982-06 received 15 October 2015
Drainage Proposal - SSL1982 Drwg.01 Revision 00
Substructure and Drainage Plan drwg.no 27973-106 rev D

Reason: - To ensure provision of a satisfactory development

106 Nomination of Chairman

RESOLVED that Cllr D Keast be nominated as Chairman for the next meeting of the Development Management Committee.

The meeting commenced at 5.00 pm and concluded at 6.30 pm

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Chairman