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DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership:

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

Meeting: Development Management Committee
Date: 16 March 2017
Time: 5.00 pm
Venue: Hurstwood Room, Public Service Plaza, Civic Centre Road,
Havant, Hampshire PO9 2AX

The business to be transacted is set out below:

Nick Leach
Monitoring Officer

7 March 2017

Contact Officer: Jack Caine 023 92446230
Email: jack.caine@havant.gov.uk

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PART A - (Items Open for Public Attendance)

1 Appointment of Chairman

To Appoint a Chairman to the meeting.

2 Apologies for Absence

To receive and record apologies for absence.

3 Minutes

1 - 14

To approve the minutes of the Development Management Committee held on 2 February 2017

4 Matters Arising

5 Site Viewing Working Party Minutes

To Follow

To receive the minutes of the Site Viewing Working Party held on 9 March 2017

6 Declarations of Interest

To receive and record declarations of interests from members present in respect of the various matters on the agenda for this meeting.

7 Chairman's Report

The Chairman to report the outcome of meetings attended or other information arising since the last meeting of the Committee.

8 Matters to be Considered for Site Viewing and Deferment

The Committee are invited to consider any matters they wish to recommend for site viewing or deferment.

9 Deputations

To receive requests to make a deputation to Committee.

10 Applications for Development and Development Control Matters

15 - 18

Part 1 - Applications Viewed by the Site Viewing Working Party

10(1) 20 Summerhill Road, Waterlooville, PO8 8XE - APP/17/00101

19 - 32

Proposal: First floor side extension.

Associated documents:

<http://tinyurl.com/zyuxmvh>

Part 2 - Applications Submitted by Havant Borough Council or Affecting Council Owned Land

10(2) Front Lawn Recreation Ground, Somborne Drive, Havant - APP/17/00070

33 - 46

Proposal: Variation of Condition 7 of Planning Permission APP/15/01162 relating to car parking provision.

Associated documents:

<http://tinyurl.com/jac68vy>

11 Nomination of Chairman

47 - 48

To consider the nomination of Chairman for the next meeting of the Development Management Committee in accordance with the rota.

GENERAL INFORMATION

IF YOU WOULD LIKE A VERSION OF THIS AGENDA IN LARGE PRINT, BRAILLE, AUDIO OR IN ANOTHER LANGUAGE PLEASE CONTACT DEMOCRATIC SERVICES ON 023 92 446 231

Internet

This agenda and its accompanying reports can also be found on the Havant Borough Council website: www.havant.gov.uk. Would you please note that committee reports are subject to changes and you are recommended to regularly check the website and to contact *Jack Caine* (tel no: 023 92446230) on the afternoon prior to the meeting for details of any amendments issued.

Public Attendance and Participation

Members of the public are welcome to attend the Public Service Plaza and observe the meetings. If you wish to address the Committee on a matter included in the agenda, you are required to make a request in writing (an email is acceptable) to the Democratic Services Team. A request must be received by 5pm on **Tuesday, 14 March 2017**. Requests received after this time and date will not be accepted

In all cases, the request must briefly specify the subject on which you wish to speak and whether you wish to support or speak against the matter to be discussed. Requests to make a deputation to the Committee may be sent:

By Email to: jack.caine@havant.gov.uk or DemocraticServicesTeam@havant.gov.uk

By Post to :

Democratic Services Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

Delivered at:

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

marked for the Attention of the "Democratic Services Team"



Havant

BOROUGH COUNCIL

PROTOCOL AT MEETINGS – RULES OF DEBATE

Rules of Debate

- Councillors must always address each other as “Councillor ...” and must always address the meeting through the Chairman;
- A motion must relate to the business included on the agenda or accepted by the meeting as urgent business
- A motion must be proposed and seconded before it is debated until it is either accepted or rejected by a vote;
- An amendment can be proposed to the original motion and this must be seconded before it is debated;
- The mover of an original motion may, with the consent of the mover of an amendment, incorporate an amendment into the motion;
- Only one amendment may be moved at a time. No further amendments can be moved until the previous amendment has been dealt with;
- Each amendment must be voted on separately;
- If an amendment is carried, the amended motion becomes the substantive motion to which further amendments may be moved;
- If an amendment is lost, other amendments may be moved to the original motion.
- The mover may withdraw an amendment at any time
- After an amendment has been carried, the Chairman will read out the amended (substantive) motion, before accepting any further amendment, or if there are none, put it to the vote.

Voting

- Voting may be by a show of hands or by a ballot at the discretion of the Chairman;
- Councillors may not vote unless they are present for the full duration of the item;
- Where there is an equality of votes, the Chairman may exercise a second (casting) vote;
- Two Councillors may request, before a vote is taken, that the names of those voting be recorded in the minutes
- Councillors may not vote unless they are in the meeting for the full debate on any particular item
- A Councillor may request that his/her vote be recorded in the minutes

Order of Business

Please note that the agenda order will be revised so that “uncontested” items are considered prior to 6 pm. The Contact Officer for this agenda can be contacted on (023) 9244 6232) on the afternoon prior to the meeting for details of the revised order, details of which are circulated at the meeting.

Who To Contact If You Wish To Know The Outcome Of A Decision

If you wish to know the outcome of a particular item please contact the Contact Officer (contact details are on page i of the agenda)

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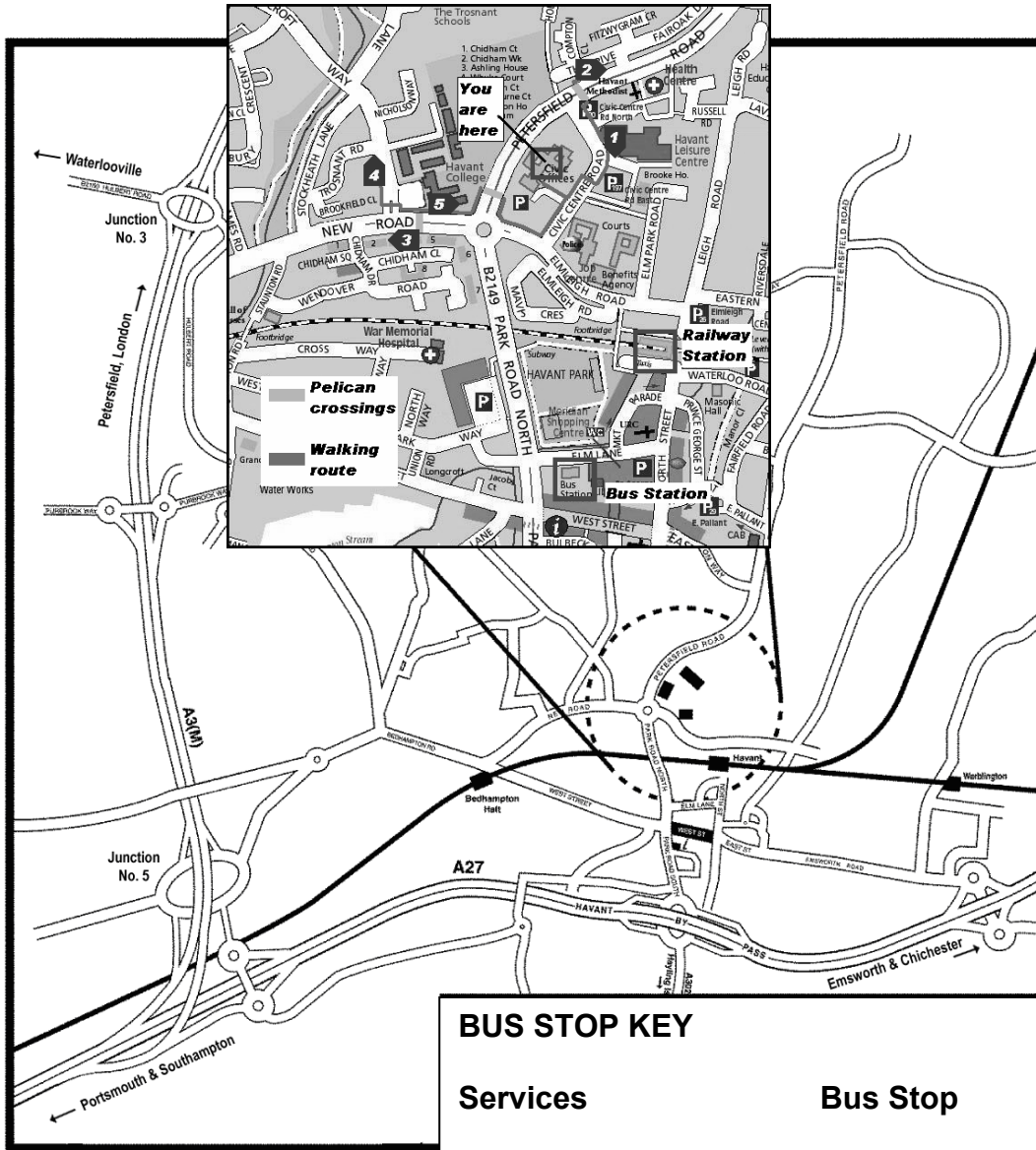
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BUS STOP KEY

Services	Bus Stop
20, 21, 39, 63	1
20, 21, 36**, 39	2
23, 36**	3
23, 27**, 37	4
23, 27**, 36**, 37	5

** - also stops "hail and ride" opposite Stop 1 in Civic Centre Road



Public Service Plaza
 Civic Centre Road
 Havant
 Hampshire PO9 2AX

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HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 2 February 2017

Present

Councillor (Chairman)

Councillors Buckley, Hughes, Keast, Patrick, Perry, Quantrill and Guest (Standing Deputy)

83 Appointment of Chairman

RESOLVED that Cllr P Buckley be appointed as Chairman for the meeting.

84 Apologies for Absence

Apologies for absence were received from Cllr C Satchwell.

85 Minutes

RESOLVED that the minutes of the last meeting of the Development Management Committee held on the 12 January 2017 be approved as a correct record and signed by the Chairman.

86 Matters Arising

There were no matters arising.

87 Site Viewing Working Party Minutes

The Minutes of the Site Viewing Working Party held on the 26th January were received by the Committee.

88 Declarations of Interest

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

89 Chairman's Report

The Chairman advised that the Scrutiny Board were undergoing the process of reviewing standing orders for committees of the Council and encouraged all members to engage with the process.

The Chairman reminded the Committee that a training module was available online for all members to complete and advised them to complete when possible

90 Matters to be Considered for Site Viewing and Deferment

There were no matters considered for site viewing or deferment

91 Deputations

The following deputation requests were noted by the Committee:

- (1) Mr J Garland (Dolphin Quay Action Group) – APP/16/00921 – Dolphin Quay, Queen Street, Emsworth
- (2) Mr M Pickup (Applicant's Agent) – APP/16/00921 – Dolphin Quay, Queen Street, Emsworth
- (3) Cllr R Bolton (County Councillor) – APP/16/00921 – Dolphin Quay, Queen Street, Emsworth
- (4) Cllr L Bowerman (Ward Councillor) – APP/16/00921 – Dolphin Quay, Queen Street, Emsworth
- (5) Cllr R Cresswell (Ward Councillor) – APP/16/00921 – Dolphin Quay, Queen Street, Emsworth
- (6) Ms A Head (Objector) – APP/16/00735 – Land Adjacent to 132 Havant Road, Hayling Island
- (7) Mr L Weymes (Applicant's Agent) – APP/16/007

92 APP/16/00921 - Dolphin Quay, Queen Street, Emsworth

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 received supplementary information circulated at the meeting which outlined:

- A further objection to the consultee comments of the Council's Estates Team Leader
- A Response from the agent to an objection raised to the flood defence scheme and a further response to this response from the objector.
- A response to a query raised by the Site Viewing Working Party with regards to the retention of existing moorings.

The Committee was addressed by the following deputees:

(1) Mr J Garland, of the Dolphin Quay Action Group, who objected to the proposal for the following reasons:

- a. The proposal had gathered a high number of objections from members of the public
- b. The proposal would have a detrimental impact on the value of neighbouring residential properties
- c. The site and its approved use had a significant historic value to the local area; the previous occupier having been required to leave the site in 2012
- d. The benefits of the flood defence proposals were overstated and there had been alternative flood defence schemes submitted to the Council that had not been considered
- e. The owner of the site had not conducted an active and exhaustive marketing exercise which would have sought to retain its approved use and therefore was in breach of Local Plan Policies DM2 and DM3
- f. A viable alternative use had been proposed by another developer which would seek to retain the maritime use of the site and provide career opportunities for young people and benefit local economic growth.

(2) Mr M Pickup, the applicant's agent, who supported the proposal for the following reasons:

- g. The proposal and its design were of a high quality, sympathetic to the local area and would add value and character to Emsworth
- h. The applicant had engaged fully with the Local Authority and community and adhered to the pre-application advice in order to mitigate concerns from the Council and residents.
- i. The officer's report outlined that the site was unique as it allowed for implementation of a wider flood alleviation scheme and met the Sequential Test and therefore didn't breach policy CS15 of the Local Plan.
- j. The applicant had completed a thorough and exhaustive marketing exercise of the site, however no credible offers had been received and therefore the proposal was not in breach of Local Plan Policies DM2 and DM3.

(3) Cllr R Bolton (County Councillor) who objected to the proposal for the following reasons:

- k. There was a history of flood risk in the local area and the proposed flood mitigation plans would result in an increased flood risk in other parts of the local area. This would be specific to Chequers Quay, lower Queen Street and the A259
- l. The proposal lacks information regarding unintended consequences of the flood mitigation scheme.
- m. The proposal was inappropriate due to its location within a flood zone 3 and subject to significant fluvial flooding, which would be intensified by the proposed flood mitigation scheme
- n. Other areas within the Borough have shown that the Sequential Test has been proven to be unsound and therefore does not preclude the proposal from policy CS15 of the Havant Borough Council Core Strategy.

(4) Cllr L Bowerman who also objected to the proposal for the following reasons:

- o. Concerns have been raised over the flood defence scheme which was displayed for public viewing. It would create significant fluvial and tidal flooding which the lead local flood authority would find difficult to manage
- p. The site remained to be commercially viable and should be retained for heritage and employment purposes
- q. The proposal was unsympathetic to the street scene and neighbouring properties due to its height, bulk and modern design
- r. The applicant did not undertake an exhaustive marketing strategy of the site and any offers to retain the use were not properly acknowledged by the agent
- s. The loss of the marine related facility would be detrimental to the local area.

(5) Cllr R Cresswell (ward Councillor) who also objected to the proposal for the following reasons:

- t. The site was within an area of outstanding natural beauty and the design is unsympathetic to the local area due to its size and bulk.
- u. The site had significant historic value and the change of use would cause a decline to tourism and public interest in the area.

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

- The aesthetic quality of the proposal was a subjective assessment however officers were satisfied that it was sympathetic in the context of the harbour setting and conservation area and neighbouring properties
- The proposal included a flood defence scheme and related to land owned by the applicant, however the overall flood defence scheme for the Emsworth area was conceptual and not for consideration by the Committee at the time
- If the Committee were to approve the proposal, condition 4 included in the agenda papers must be met prior to development commencing. The Committee was advised that conditions relating to drainage were typical for this type of development
- The number of sites in the Havant Borough dedicated to maritime use was limited however the value of this site was restricted due to tidal reach.
- There were no mechanisms to define the cause and effect of certain developments upon tidal or fluvial flooding in the area and therefore it could not be outlined with absolute certainty the risk of future flood events if the proposal was approved
- The jetties and moorings to the south of the site would be retained and access provided by a pedestrian access adjacent to the Lord Raglan.

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

Members of the Committee raised concerns over the impact the development would have upon the level of both fluvial and tidal flooding in the local area but agreed overall that the inclusion of a flood defence scheme in the proposal was positive and would help mitigate the flood risks in the long term.

The Committee discussed the design of the proposal with some members outlining that it was inappropriate and unsympathetic to neighbouring properties. The majority of the Committee expressed that the aesthetic of the dwellings would add character and interest to the area and were content with the designs in the proposal. It was therefore

RESOLVED That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00921 subject to:

(A) The completion of an agreement under S106 of the Town and Country Planning Act 1990, in a form satisfactory to the Solicitor of the Council, to secure the matters listed in paragraph 7.40 of the Officer's report; and

(B) The following conditions, and any others that are considered necessary (subject to such changes as the Head of Planning may determine):

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

Location Plan - Topographical - DN: 27958-PD-100

Site Plan - DN: 27958-PD-103K

Proposed floor plans plots 3-6 - DN: 27958-PD-104F

Proposed floor plans plots 1-2 - DN: 27958-PD-105J

Proposed streetscene and section plan - DN: 27958-PD-108F

Proposed site section A - A - DN: 27958-PD-109B

Proposed elevations plots 3-6 - DN: 27958-PD-106F

Proposed elevations plots 1-2 DN: 27958-PD-107G

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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.

- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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 externally on the buildings, including a sample panel of brickwork and flintwork for the properties on Queen Street 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.

- 6 No above ground construction works shall take place until a detailed soft landscaping scheme for all open parts of the site (including the public amenity space) not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No part of the development shall be first occupied until detailed plans for all proposed boundary treatments, including the flood defence wall, which by means of dimensioned cross-sections and construction details shall demonstrate materials, finish, assembly method and relationship with context levels and paving finishes have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building alteration, means of enclosure, or additional windows shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

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.

- 9 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

(iii) A specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision, storage compound and mud prevention facilities shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation the windows at second floor level in the east elevation of Plot 1 and in the west elevation of Plot 2 to serve ensuite bathrooms shall be fitted with 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.

- 12 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Plots 3-6 all windows serving a bathroom or ensuite as shown on

Drawing Number 27958-PD104 Rev E 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.

- 13 Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of dust, pollution of the adjacent watercourse and waste disposal resulting from the site preparation, groundwork and construction phase of the development. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interests the nearby environmentally sensitive areas and having due regard for policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by OPUS International Consultants (UK) Ltd, dated 11 May 2014 and the following mitigation measures detailed within the FRA:

1. No habitable use of the development to occur below 4.8mAOD

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure that the proposed development and its occupants remain safe over its lifetime. This condition is in line with Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Council Core Strategy 2011 and Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

- 15 No above ground development shall take place until plans and particulars specifying the siting and design of any proposed external meter boxes/metal ducting/flues and guttering shall be submitted to and approved in writing by the Local Planning Authority.
- Reason:** In the interest of the appearance of the development within the Conservation Area and having due regard for policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework.

- 16 The south elevations on the two detached dwellings fronting onto the Mill Pond shall include the use of non reflective glazing at all times unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of the amenity of the environmentally sensitive setting and having due regard for policies CS11 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 17 No above ground development shall take place until plans and particulars specifying the provision to be made for external lighting for all plots have been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

The meeting was adjourned from 18.28 and reconvened at 18.41

93 APP/16/00735 - Land Adjacent to, 132 Havant Road, Hayling Island

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

The Committee considered the report from the Head of Planning Services to grant permission. The Committee also received supplementary information circulated at the meeting which outlined updated planning considerations and conditions.

The Committee was addressed by the following deputees:

- (1) Cllr A Lenaghan (Ward Councillor) who spoke on behalf of Ms A Head (objector) who objected to the proposal for the following reasons:
- a. The proposed use of the site would have a significant detrimental impact upon the street scene due to the type of work to be carried out and any limits on activity would be difficult to enforce.
 - b. The intensive use of the site and associated vehicles accessing the site would cause a significant detrimental impact upon the access route and place a burden upon the highway.
 - c. The proposal would cause an increase in noise and air pollution and have a negative impact on the quality of life for neighbouring residential properties.

- d. The proposal had received substantial objections from the community and members of the public.

(2) Mr L Weymes (applicant's agent) who supported the application for the following reasons:

- e. The site and the proposal have significant commercial value and would benefit the local economy and employment in the Borough
- f. The proposal seeks to mitigate the level of noise that comes from the site and therefore improve the quality of life for nearby residents.

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

- The hours of operation outlined in the conditions were due to the nature of the proposed use and necessary early access however the proposal would seek to mitigate the noise created during early hours of operation.
- The burning of trade waste at the site was prohibited due to existing legislation, although this fell outside of planning control. Any illegal activity could be subject to separate enforcement action from the Council.

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

The Committee outlined how the proposal would be beneficial to the local area and economy and would help to improve the quality of life of residents due to the mitigation of noise levels. The Committee also agreed that there would be added benefit to congestion and highway issues if a condition was added to allow for a designated turning point for vehicles on site. It was therefore

RESOLVED that the Head of Planning Services be authorised to grant permission for application APP/16/00735 subject to the following conditions:

- 1 Within three months of the date of this permission the scaffolding related uses currently taking place on the site shall be relocated to the area to the rear (east) of the site as shown on site plan drawing License Number 100030848 dated 1st February 2017. The scaffolding related uses shall not take place anywhere on the site excepting within the designated area as enclosed to the west and part south by the line of acoustic fencing.

Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy 2011) and the National Planning Policy

Framework and the Noise Policy Statement for England.

- 2 Within three months of the date of this permission a 3.5m high acoustic fence of the specification set out in Sound Advice Acoustics Ltd Industrial Noise Impact Assessment Report Ref SA-4697-1 dated 9th December 2016 shall be erected as shown on site plan drawing License Number 100030848 dated 1st February 2017 unless otherwise agreed in writing by the Local Planning Authority. The acoustic fencing shall thereafter be maintained and retained in accordance with the above details.

Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 3 The uses hereby approved under use class B8 (Storage and Distribution) shall not be open for business, receipt or dispatch of vehicles/equipment excepting between the following hours
Monday to Friday between 07.30 hours and 20.00 hours.
Saturday between 07.30 to 12.00 (noon) hours

There shall be no working on Sundays and Bank Holidays.

Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the site and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 4 The storage of scaffolding and associated materials shall not take place over 3.5m in height.

Reason: In the interests of the character and visual amenities of the area, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 5 The landscaping works including banking and planting shown on the approved plans:

Screening Proposals Drawing No 1015-5300

Landscaping Proposals Southern Boundary Drawing No. 1015-5301
Rev A

Planting Plan Drawing No. 1015-5302

Shall be carried out in accordance with the approved details as amended within three months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority. The banking shall be formed of inert subsoil and topsoil only. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, **Page 12** become severely damaged or become

seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as for storage and distribution of:

Vehicles and equipment relating to Scaffolding;
Vehicles and equipment relating to Drainage Operations;
Vehicles and equipment relating to Hydraulics Operations;
Car parking.

and for no other purposes within Class B8 of the above Use Classes Order unless otherwise agreed in writing by the Local Planning Authority.

In addition, no retail trade shall take place at the site.

Reason: To accord with the terms of the application in the interests of limiting vehicle movements and limiting noise to nearby residents and to prevent unacceptable impacts on local roads having due regard to policies CS16, CS20, DM8 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Within three months of the permission hereby granted all the necessary mitigation measures as recommended in the submitted acoustic assessment, shall be completed. All elements shall thereafter be adhered to unless otherwise agreed to by the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise and / or vibration nuisance having due regard to policies CS16 and DM10 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 9 The uses hereby permitted shall only continue to take place during such time that an area for lorry turning is made available and retained at the eastern end of the site access drive such as to enable all vehicles using the site to turn on site and enter and leave the public highway in a forward gear.

Reason: In the interests of highway safety and to reduce interruption to the free flow of traffic on Havant Road having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Site Location Plan dated 25th July 2016 OS License No. 100030848
 Planting Plan Drawing No 1015-5302
 Landscaping Proposals Southern Boundary Drawing no. 1015-5301 Rev A
 Screening Proposals Drawing No. 1015-5300
 Site Location Plan Scaffold Storage relocated dated 1st February 2017 OS License No. 100030848
 Industrial Noise Impact Assessment Sound Advice Acoustics Ltd Report Ref: SA-4697-1

Reason: - To ensure provision of a satisfactory development.

94 Nomination of Chairman

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

The meeting commenced at 5.00 pm and concluded at 7.20 pm

.....

Chairman

NON EXEMPT

HAVANT BOROUGH COUNCIL

Development Management Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS

REPORT BY THE EXECUTIVE HEAD OF PLANNING AND BUILT ENVIRONMENT

Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Development Management Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Executive Head of Planning and Built Environment will be reported **verbally** at the meeting of the Development Management Committee.

Members are reminded that all letters received are placed upon the application file and are available for Development Management Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Development Management Committee.

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Development Management Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Executive Head of Planning and Built Environment, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

EHPBR	Executive Head of Planning and Built Environment
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Executive Head of Planning and Built Environment, and where applicable the views of the Site Viewing Working Party.

Implications

Resources:

None unless detailed in attached report.

Legal:

Details set in the individual reports

Strategy:

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

Risks:

Details set out in the individual reports

Communications:

Details set out in the individual reports

Background Papers:

Individual Applications with Case Officers

Andrew Biltcliffe
Head of Planning

Nick Leach
Monitoring Officer

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Site Address:	20 Summerhill Road, Waterloo, PO8 8XE		
Proposal:	First floor side extension.		
Application No:	APP/17/00101	Expiry Date:	24/03/2017
Applicant:	Mr & Mrs Wallace-Jones		
Agent:	Mr Gard	Case Officer:	Bee Crawford
	ACE Designs		
Ward:	Cowplain		

Reason for Committee Consideration: At the request of Councillor Keast

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey detached property which has been previously extended. It has a grey slate pitched and hipped roof and elevations of red multibrick. The site is at a lower level than the road and the land falls away to the north. There is open vehicular access to the front with block paving and mature hedging to the front, eastern and western boundaries. The rear garden is split level with a depth in excess of 21 metres, there is an area of decking immediately to the rear of the house which leads to an area of lawn and grass which drops sharply by approximately 1.8 metres. It is enclosed to the eastern and western boundaries by 2 metre high mature hedging and shrubs, with trees to the rear boundary.
- 1.2 A detached two storey property is to the east, a detached chalet style property is to the west, a modern detached two storey property is opposite and the front aspect of properties in Latchmore Forest Grove are to the rear. The area is of medium density with a mixture of detached two storey properties and bungalows and a detached three storey block of flats of similar and different age, style and design.

2 Planning History

APP/16/01170 - Demolition of existing sun room and erection of single storey side extension and new chimney on western elevation, permitted 04/01/2017. The original proposal included a first floor side extension which was subsequently removed from the scheme following concerns raised regarding the impact on the neighbouring property.

02/55515/006 - First floor extension to rear (north) and side (east) elevations above existing single storey projections and construction of conservatory to side (west) elevation, permitted 26/02/2002.

01/55515/005 - Erection of lean to conservatory at side of property.

92/55515/002 - First floor extension, permitted 09/06/1992.

90/55515/000 - Proposed day nursery (12 children), refused 31/01/1991.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension. This is a modified scheme than originally proposed under APP/16/01170 to provide an enlarged en-suite to the master bedroom, together with a new family bathroom and an enlargement to the front bedroom.

- 3.2 The design and access statement submitted with the application sets out the intention of the development to provide the following: *The remodelled en-suite and the new family bathroom are to be provided with a level threshold to enable easy access for ambulant disabled relatives that live within the existing family home, and provide sufficient space around the baths and toilets to allow for future use by the ambulant disabled relatives, should their condition deteriorate further.*

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection was received from one address (18 Summerhill Road) raising the following concerns:

- 6.1 The planning application includes confusing and contradictory information in the Design and Access Statement (DAS) and drawings submitted, as to the extent of the new development and provision of an alternative cat slide design as part of the proposal.
Officer Comment - The proposed scheme is for a first floor extension replacing the existing first floor addition and extending over the remaining area of the single storey ground floor element with a slight overhang to the rear section. The 'original' and 'cat

slide' designs for the scheme were submitted as comparisons only to the proposal which is the subject of this application.

- 6.2 New proposals would be overbearing and result in a substantial loss of daylight, sunlight and the amenities currently being enjoyed by the neighbour. Also unacceptable in terms of the visual impact and loss of light to the neighbouring kitchen and landing windows. The new gable roof line that runs the length of the proposed development is approximately 1.5 metres away from this side wall and will raise the total height even further.

Officer Comment - see section 7.

- 6.3 The proposals would create a building 12 metres (39 ft.) wide and over 5 metres high, starting on the eastern boundary line and finishing 30 cms (12 inches) from the western boundary line. This large structure on a plot with a 40ft frontage will be out of scale and have an adverse impact upon the character and appearance of the current street scene.

Officer Comment - see section 7.

- 6.4 The proposed first floor development on the eastern side of the property shows it being built upon a single storey 'false wall' that was added to an earlier ground floor extension. Concerns that building an additional structure upon this 'wall' may not be safe.

Officer Comment - This is not a material planning consideration and is something which would be covered under Building Regulations.

- 6.5 The window in the proposed bathroom would create significant overlooking and loss of privacy, unless any such window is obscure and with an opening for ventilation only, that will be at least 1.7 metres from the floor.

Officer Comment - A condition is recommended controlling the nature of the bathroom window to be installed.

- 6.6 If approved in its present form, the proposed development will create a situation where access for all future maintenance or repairs to the east side of the building will have to be from the neighbouring property (allowable under current legislation). This will subject the owner of the neighbouring property to a future of intrusion and inconvenience.

Officer Comment - This is not a material planning consideration and would need to be resolved by the applicants and their neighbour.

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal is to replace the existing first floor side addition on the eastern side of the property and extend the first floor over the remaining area of the single storey side extension and would be visible from the public realm. The development as proposed will not increase the overall footprint of the property, however it will result in a noticeable increase to the overall volume on the eastern side.

- 7.4 Summerhill Road consists of a diverse selection of detached properties, with no set pattern of spacing or scale. There are a number of examples in the street where development is close to or up to property boundaries and it is in this context the proposal will be viewed. Whilst the development will result in two storey development across the majority of the application site, this is not considered to be out of character with the existing streetscene.
- 7.5 The plans submitted indicate the distance between the existing eastern elevation of the application site and the original western elevation of the neighbouring property is approximately 5.5 metres, which would be retained as the extension does not extend beyond the eastern elevation of the existing side addition, although it is noted the proposal is 0.6 metres wider than the current first floor extension. The scheme is judged to be subservient to the main dwelling by virtue of the proposed width, together with the height which is 0.6 metres lower than the current front gable and 1.4 metres lower than the existing ridge height of the property, and as such is consistent with the guidance set out in the Havant Borough Council Borough Design Guide SPD.
- 7.6 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and the street scene and is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.
- (iii) Effect on neighbouring properties
- 7.7 The proposed scheme is to the eastern elevation of the property, situated over the single storey side addition. Third party concerns have been raised that due to the extent of the proposal and the proximity to the boundary, the addition would lead to a substantial loss of light to the side amenity area and the kitchen and landing windows of the neighbouring property at number 18. Whilst it is acknowledged the extension is sizeable and would be close to the boundary of the application site, the plans submitted indicate there is a gap of 0.7 metres between the extension and the boundary of the application site. The extension would not project beyond the existing side elevation of the ground floor addition apart from a small area to the rear of 2.7 metres x 0.5 metres where the ground floor is set in due to the existence of a manhole cover.
- 7.8 The distance between the proposed development and the western elevation of number 18 Summerhill Road where the kitchen and landing window are situated is approximately 5.5 metres. It is recognised the proposal will result in a noticeable increase in the scale of the dwelling as viewed from number 18, which amounts to a height difference of 1.9 metres from the existing flat roof to the underside of the eaves of the proposal. However the outlook from the windows of number 18 is currently dominated by the existing wall and roof of the application site in its present form. The roof of the proposed extension pitches away from the boundary and the submitted plans show the eastern elevation of the extension will be rendered. In order to lessen the effect of the extension to the neighbouring property it is proposed to include a condition requiring the eastern elevation to be painted white and maintained as such to offer the maximum reflected light.
- 7.9 Regard must also be had to the fact that whilst part of the land to the side of the neighbouring property is currently used as an additional amenity area, its main rear garden has a depth in excess of 20 metres. It is therefore considered unlikely that any resulting impact on the smaller amenity space could be sustained as a defensible reason for refusal of the development proposed.
- 7.10 With respect to the proposed bathroom window on the eastern elevation, a condition is recommended for this to be obscure glazed and non-opening unless the part of the

window which can be opened is more than 1.7 metres above the finished floor level. This should minimise the perception of overlooking and it is considered would not result in a loss of privacy to the neighbouring property.

- 7.11 The properties opposite and to the rear are deemed to be a sufficient distance away for any impact to be negligible and the proposal would not be detrimental to the neighbouring property to the west of the application site.
- 7.12 Consequently, it is considered that the proposal will not lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the objectives of the Havant Borough Council Borough Design Guide SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the streetscene and the amenity of the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

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.

Appendices:

- (A) Location Plan
- (B) Existing elevations
- (C) Proposed elevations
- (D) Proposed floor plans



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20 Summerhill Road, Waterloo, PO8 8XE

Objectors are marked X, Supporters are marked /. Please note not all objectors are listed on this plan

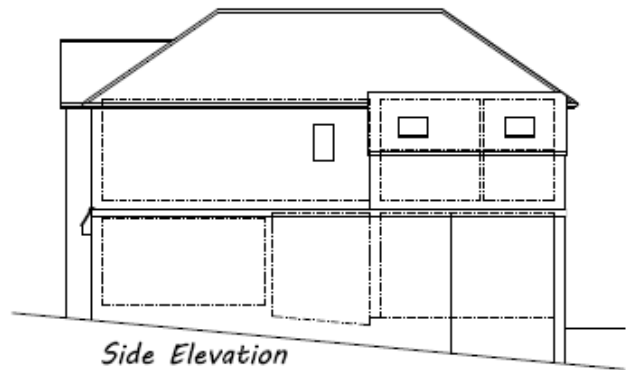
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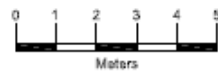
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Front Elevation



Side Elevation

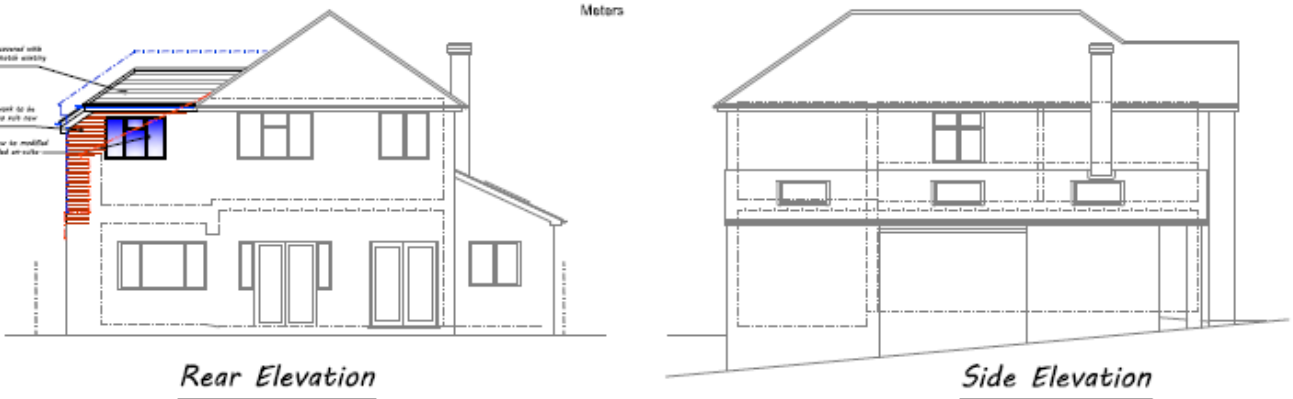
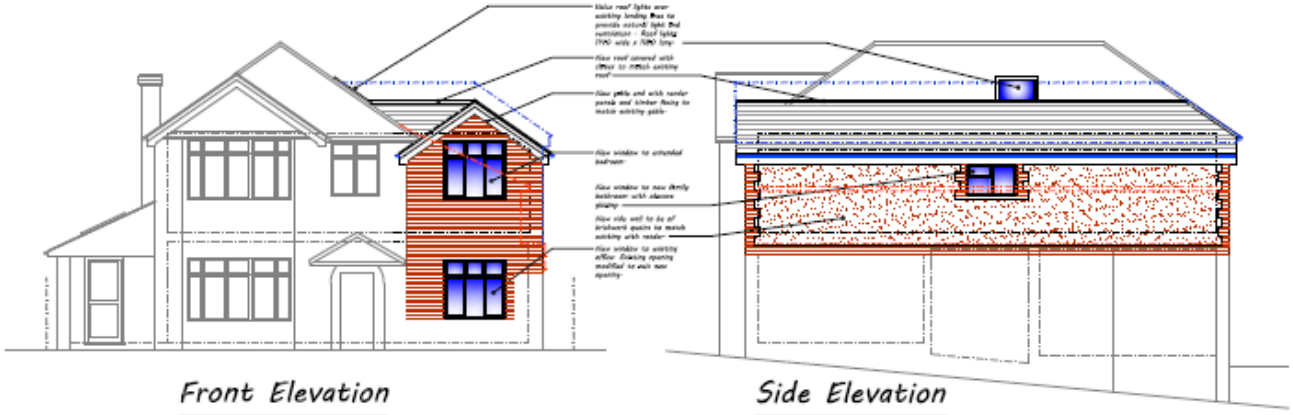


Rear Elevation



Side Elevation

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Ground Floor Plan



First Floor Plan

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- 1.2 To the south of the site is an access road to the recreation ground and pavilion with the rear gardens of two storey dwellings on the other side of this road. The dwellings are located approximately 9 to 25m from the shared boundary. To the western boundary of the site are the two storey dwellings and the three storey flats that form Ringwood House; the closest dwellings to the western boundary of the site being 9m from the shared boundary. To the eastern boundary are predominantly two storey dwellings and to the north of the site lies Front Lawn Primary School and further residential development.

2 Planning History

APP/15/01162 - Extension and alterations to pavilion at Front Lawn Recreational Ground, construction of new full size Artificial Turf Pitch, extension and improvements to existing parking area, refurbishment and alterations to existing hard surfaced area to create M.U.G.A (multi use games area) and installation of floodlights., Permission granted subject to conditions on 18/12/2015.

3 Proposal

The proposal is for the Variation of Condition 7 of Planning Permission APP/15/01162 relating to car parking provision and the associated plans which referred to the proposed parking area. The original application showed 67 car parking spaces being provided with an additional 10 disabled bays. However further to the granting of planning permission the budget for the proposal has been reviewed and amendments have needed to be made in order for the development to be viable. This application seeks to amend the phasing and level of parking provision for the facilities to be provided on site, and would provide for a total of 40 spaces including 3 disabled bays in the first phase. This proposed amended provision doubles the estimated existing provision for the site, which is provided on an informal basis.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Estates Manager

With regard to APP/17/00070 I advise that the Estates Team has no objection to the proposed variation of condition.

Development Engineer

The Highway Authority does not set parking standards. The Planning Authority has minimum car parking standards documents and the amount of parking will be determined by this document.

Traffic Management

Final comments awaited – members will be advised prior to the Committee meeting.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 115

Number of site notices: 1

Statutory advertisement: 03/02/2017

Number of representations received: 2

- 6.1 Reduction in parking spaces is not warranted – use of site by football teams leads to inconsiderate parking in nearby streets which block access for residents, mobility scooters and emergency vehicles.

Comment: This matter is considered under section 7.1 (iv) below

- 6.2 Detrimental impact to the adjacent residents from noise/disturbance due to an increased intensity of use and increased hours of use into evening/night; detrimental impact of light spill from floodlights into adjacent residential properties.

Comment: The impact of the development on the amenities of neighbouring properties was considered in the original application, and was considered to be acceptable. The only consideration in this application is regarding the amended parking layout.

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking and Highway Impact

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. Furthermore the principle of enhancing the recreational offer at Front Lawn Recreation Ground has been established as acceptable under planning consent APP/15/01162. The purpose of this application is to revise the layout and phasing of the car parking area only. These changes are considered acceptable in principle.

(ii) Impact upon the character and appearance of the area

- 7.3 It is not considered that the proposed changes to the approved plans would have a detrimental impact on the character and appearance of the area. The main visual difference externally from the site would be that the car park could be built in a phased approach, therefore initially the first phase of the car park would result in less hard surfacing, which would be an improvement on the overall character and appearance of the area, as the second phase would remain as a grassed area, until funding allows for the remainder of the car park to be built.

(iii) Impact upon residential amenity

- 7.4 It was considered within the officers' report for the original application APP/15/01162 that the impact on residential amenity of the overall development was acceptable, following consultation with the Environmental Health Team. Whilst not a matter directly under consideration, Condition 2 of APP/15/01162 regarding hours of use for the flood lights is proposed to be re-attached to ensure that the development does not have a significant adverse impact on the amenities of neighbouring properties. With regard to the changed level and phasing of car parking provision, this is not considered to have any significant impact on nearby residents' amenities – indeed, the lesser amount of parking provided in the first phase is likely to reduce the overall level of vehicular usage of the site.

(iv) Parking and Highway Impact

- 7.5 With regard to the adequacy of the reduced parking provision being proposed for the first phase of the development, the Havant Borough Council Parking Supplementary Planning Document specifies the required car parking standards for the proposed use. The site area of all the playing pitches, pavilion and the neighbouring Bowls Green is 2.26 hectares. As such the development would be required to provide 40 car parking spaces. This proposal provides parking provision for the 40 spaces including 3 disabled bays, therefore the proposed development complies with the adopted car parking standards.
- 7.6 Notwithstanding this position, the nearby car parks at the Greywell Centre and Tidworth Road are currently under utilised and have spare capacity. It is proposed that users would be signposted to these public car parks if required and the future management of the parking spaces is the responsibility of the Estates and Traffic Management Team. Any financial surplus generated by the operator from the on site activities will be reinvested back into the facilities, therefore it is anticipated that the car park could receive additional investment through this method if demand requires, and this is covered by condition 6. Furthermore, to ensure that the external funding gained for this project is most effectively utilised and the needs of the end users are met, a phased approach to the car parking provision is considered an acceptable and pragmatic approach in this situation. In conclusion on this aspect the car parking provision as proposed in the initial phase meets the Council's car parking standards and it is not considered that the proposals would have an unacceptable impact on the safety and free flow on the surrounding highway network. Therefore, it is considered that the application accords with policies DM14 and CS16 of the adopted Core Strategy.

8 Conclusion

- 8.1 The Variation of condition proposed in this case, which will allow for the proposed phasing of the car parking provision to serve the development approved under APP/15/01162 is considered not to have a significant adverse impact on the character and appearance of the area, residential amenity or highway safety. Therefore subject to the conditions as imposed on the original planning consent, this variation to condition 7 is considered to be acceptable and will help to facilitate the implementation of these enhanced community

facilities.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00070 subject to the following conditions:

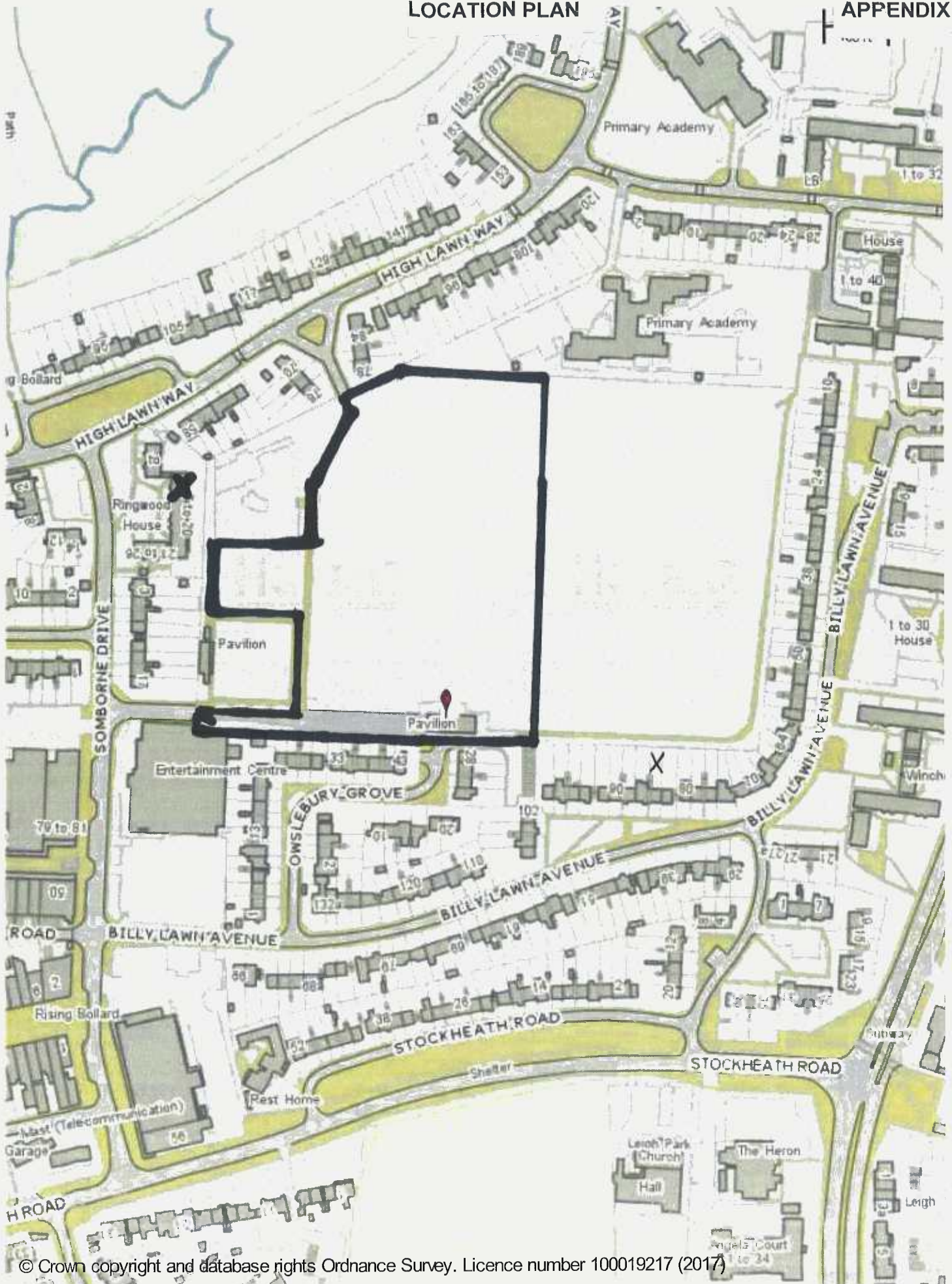
- 1 The development must be begun by 18 December 2018.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and taking into account the time period given from the original planning permission.
- 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 a phasing plan and schedule for the car parking shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan and schedule and any updated version shall include a timetable for the provision and completion of each phase of the car park.
Development shall be carried out in accordance with the approved phasing plan, schedule and timetable or any approved updated version unless

otherwise approved in writing by the Local Planning Authority.

Reason: To provide a sufficient level of car parking for the proposed use in accordance with policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011.

Appendices:

- (A) Location Plan
- (B) Site Location Plan
- (C) Proposed Site Plan
- (D) Proposed Expansion to Car Park



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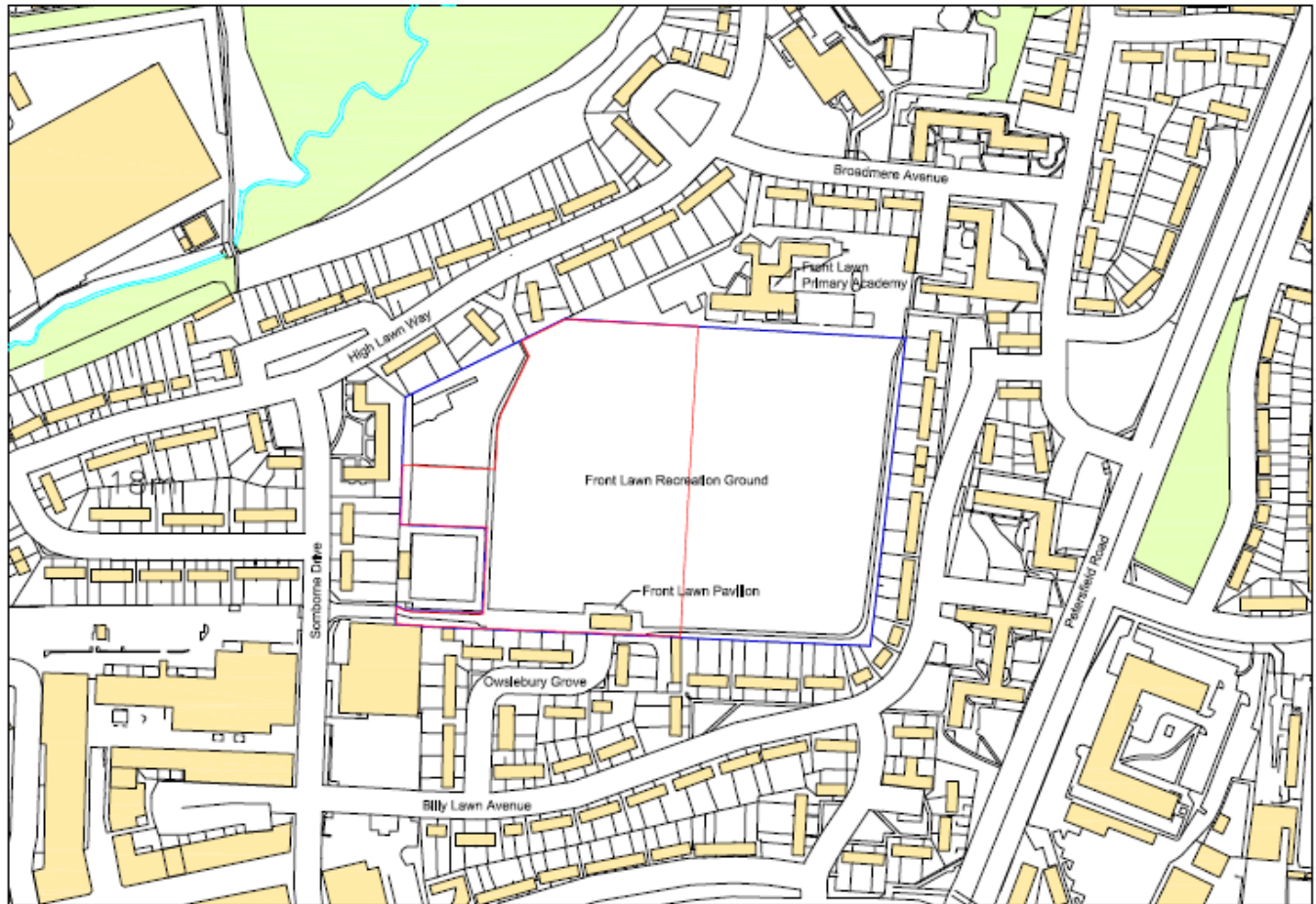
APP/17/00070 Front Lawn Recreation Ground, Somborne Drive, Havant

Objectors are marked X, Supporters are marked /. Please note not all objectors are listed on this plan

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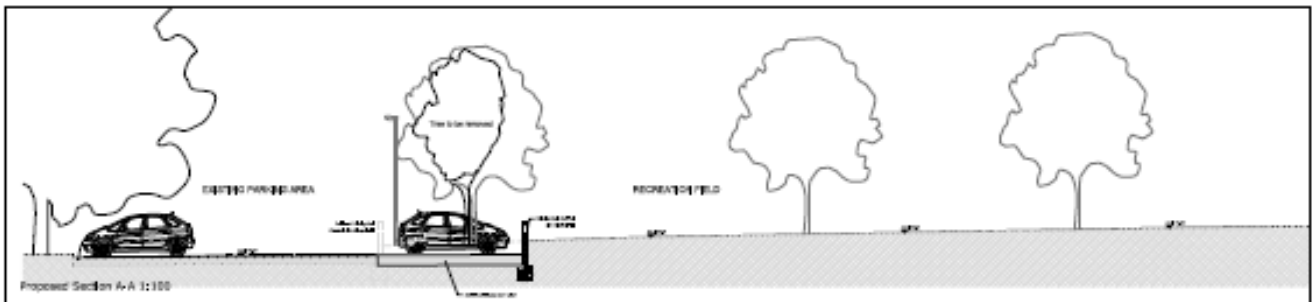
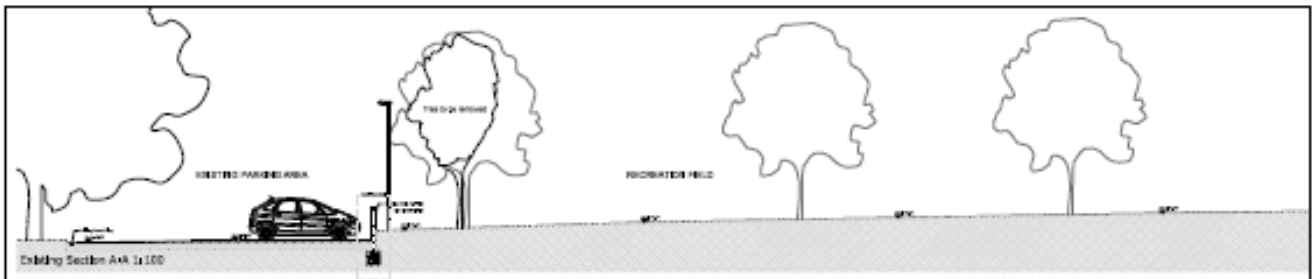
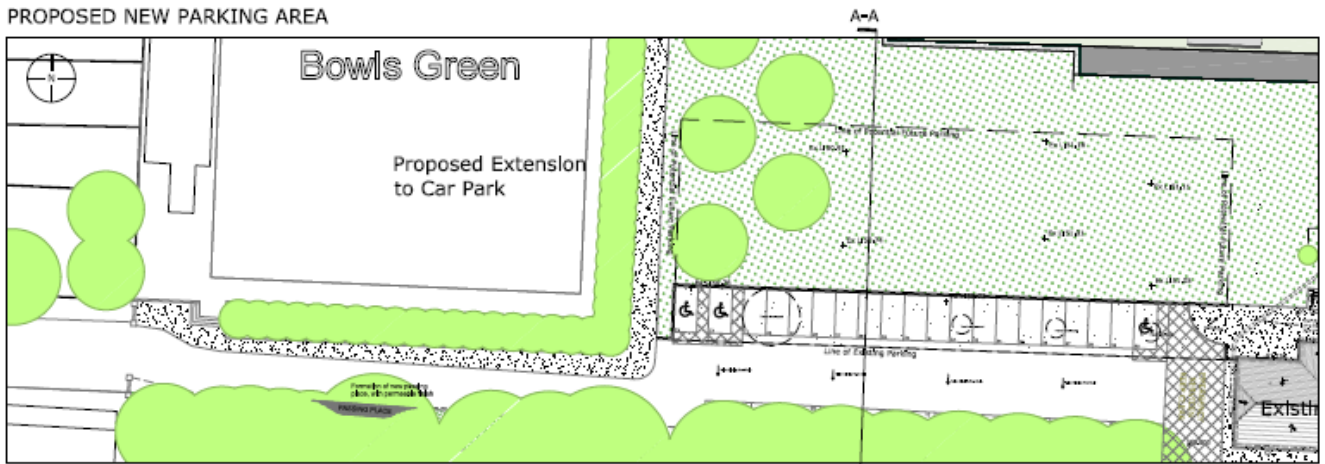
- Site Ownership
- Site Boundary

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PROPOSED NEW PARKING AREA



PHOTOS OF EXISTING PARKING AREA



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Agenda Item 11

The Rota for the Chairman of the Development Management Committee for the
Municipal Year 2016/17:

Councillor Paul Buckley

Councillor David Keast

Councillor Dianna Patrick

Councillor John Perry

Councillor Lance Quantrill

Councillor Claire Satchwell

Councillor Gary Hughes

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