

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 1 February 2018

Present

Councillor Hughes (Chairman)

Councillors Bowerman (Standing Deputy), Buckley, Keast, Perry, Satchwell and Lloyd

Other Councillors Present:

Councillor(s): Hart

97 Apologies for Absence

Apologies for absence were received from Cllr Patrick.

98 Minutes

RESOLVED that the Minutes of the last meeting held on 11th January be approved as a correct record and signed by the Chairman subject to the following change:

- Minute number 95, page 3 – “It was the Officers’ *opinion* that the proposal was in keeping with the character of the area whilst also including modern features”.

99 Declarations of Interest

There were no declarations from Members present relating to matters on the agenda.

100 Chairman's Report

The Chairman advised that more Cllr training would be delivered by officers soon and a Development Consultation Forum had been arranged for the 28th February regarding the Campdown site. Committee members were encouraged to attend these sessions.

101 Matters to be Considered for Site Viewing and Deferment

No matters were considered for Site Viewing and Deferment.

102 Deputations

No deputation requests had been received by the Committee.

103 APP/17/01323 - 234 Sea Front, Hayling Island, PO11 0AU

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

In response to questions from the Committee, officers advised that:

- Hatched drawings included in the proposed floor plans had no significance in terms of the proposal
- The car parking spaces met the minimum standard size and were acceptable in planning terms.

After considering the Officer's report the Committee found no reason to refuse and found the application acceptable in planning terms. It was therefore

RESOLVED that the Head of Planning Services be authorised to grant permission for application APP/17/01323 subject to the following the conditions:

- 1 The development must be begun not later than three years from 19th May 2017.
Reason: To comply with the requirements of Sections 73 and 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:
Design, Access, Flood Risk and Sustainability Statement March 2017
Location and Block Plans Drawing No. 1694-101 A
Ground Floor Proposal Plan Drawing No. 1694-431
Proposed Elevations North, South & East Drawing No. 1694-531
Proposed Elevations West & West Internal Drawing No. 1694-532
Proposed First Floor Plan Drawing No. 1694-422
Proposed Second Floor Plan Drawing No. 1694-423
Proposed/Existing Roof Plan Drawing No. 1694-203
Survey Plan Ground Floor Drawing No. 1694-201
Survey Plan First Floor Drawing No. 1694-202
Survey Elevations Drawing No. 1694-301
Survey Elevations Drawing No. 1694-302

Reason: - To ensure provision of a satisfactory development.
- 3 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.

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

Reason: To safeguard the amenities of the locality and/or 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.

- 4 Notwithstanding any description of materials in the application no above ground construction works excluding internal alterations shall take place until samples and a full specification of the materials to be used externally on the building(s) 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. The proposed mansard roofing materials shall consist of natural slate. 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall be commenced above ground level with the exception of internal alterations until a more detailed soft landscaping scheme for all open parts of the site 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall be carried out above ground level excepting internal alterations until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development / use hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy 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 details of the type, siting, design and materials to be used in the construction/retention of all means of enclosure including boundaries, screens or retaining walls, 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 The car parking and cycle 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.

- 9 The following existing features of the front elevation shall be retained on the building as shown on Drawing No.1694-521:

'Twine' Sign
Bulls Head details
Dentil Course detailing

Reason: In order to retain important features which are of benefit in maintaining the history or character 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.

104 Appointment of Chairman

RESOLVED that Cllr David Keast be appointed as Chairman for the next Development Management Committee meeting.

The meeting commenced at 5.00 pm and concluded at 5.16 pm

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Chairman