

Telephone: 023 9247 4174
Fax: 023 9248 0263
Website: www.havant.gov.uk

DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor Buckley (Chairman)

Councillors Howard, Keast, Lloyd, Lowe, Satchwell (Vice-Chairman) and Patrick

Meeting: Development Management Committee

Date: 14 June 2018

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

5 June 2018

Contact Officer: Nicholas Rogers 023 92446233
Email: nicholas.rogers@havant.gov.uk

Page

PART A - (Items Open for Public Attendance)

1 Apologies for Absence

To receive and record apologies for absence.

2 Minutes

1 - 12

To approve the minutes of the Development Management Committee held on 24 May 2018.

3 Matters Arising

4 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.

5 Chairman's Report

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

6 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.

7 Deputations

To receive requests to make a deputation to Committee.

8 Applications for Development and Development Control Matters 13 - 16

Part 1 - Applications Viewed by the Site Viewing Working Party

None

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

8(1) APP/18/00312 - Stakes Multi Use Games Area, Springwood Avenue, Waterlooville, PO7 8BJ 17 - 28

Proposal:

Installation of 4No. solar powered, LED street lamps, mounted on columns at the existing multi use games area (MUGA).

Associated documents: <https://tinyurl.com/zlhodpd>

8(2) APP/18/00350 - Bartons Green, Wakefords Way, Havant 29 - 46

Proposal: External alterations to pavilion.

Associated Documents: <https://tinyurl.com/y7xhx8pq>

Part 3 - All Other Applications for Development

None

Part 4 - Enforcement and Other Development Control Matters

None

PART B (Confidential Items - Closed to the Public)

None

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 *Nicholas Rogers* (tel no: 023 92446233) 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, 12 June 2018**. 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: nicholas.rogers@havant.gov.uk or DemocraticServices@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
- Councillors may only take part in the debate if they are present at the meeting: video conferencing is not permissible
- A member of the Committee may not ask a standing deputy to take their place in the Committee for part of the meeting
- The report or matter submitted for discussion by the Committee may be debated prior to a motion being proposed and seconded. Recommendations included in a report **shall not** be regarded as a motion or amendment unless a motion or amendment to accept these recommendations has been moved and seconded by members of the Committee
- Motions and amendments must relate to items on the agenda or accepted by the meeting as urgent business
- Motions and amendments must be moved and seconded before they may be debated
- There may only be one motion on the table at any one time;
- There may only be one amendment on the table at any one time;
- Any amendment to the motion can be moved provided it is (in the opinion of the Chairman) relevant to the matter under discussion. The amendment can be a direct negative of the motion.
- The mover with the agreement of the seconder may withdraw or alter an amendment or motion at any time
- Once duly moved, an amendment shall be debated along with the original motion.
- If an amendment is carried, the motion as amended shall take the place of the original motion and shall become the substantive motion on which any further amendment may be moved.
- If an amendment is rejected different amendments may be proposed on the original motion or substantive motion.
- If an amendment is lost, other amendments may be moved to the original motion or substantive motion
- If an amendment is lost and there are no further amendments, a vote will be taken on the original motion or the substantive motion
- If no amendments are moved to the original motion or substantive motion, a vote will be taken on the motion or substantive motion
- If a motion or substantive motion is lost, other motions may be moved

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;

- An amendment must be voted on before the motion
- 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
- A Councillor may request that his/her vote be recorded in the minutes

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)

Disabled Access

The Public Service Plaza has full access and facilities for the disabled.

Emergency Procedure

Please ensure that you are familiar with the location of all emergency exits which are clearly marked. In the unlikely event of an emergency an alarm will sound.

PLEASE EVACUATE THE BUILDING IMMEDIATELY.

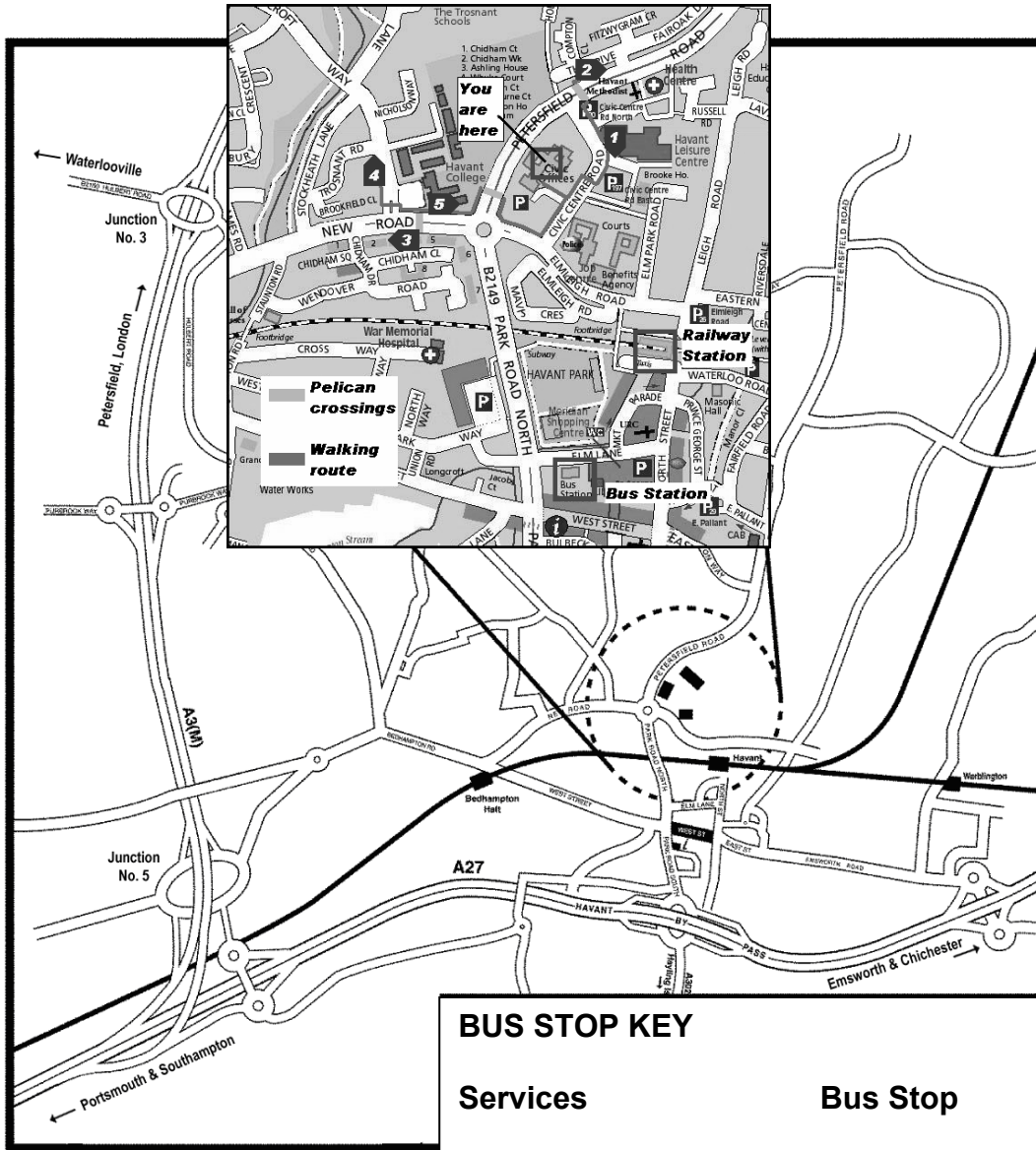
DO NOT RE-ENTER THE BUILDING UNTIL AUTHORISED TO DO SO

No Smoking Policy

The Public Service Plaza operates a strict No Smoking policy in all of its offices, corridors, meeting rooms and toilets.

Parking

Pay and display car parking is available in the Leisure Centre car park opposite the Civic Offices as shown on the attached plan.



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



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 24 May 2018

Present

Councillor Buckley (Chairman)

Councillors Howard, Lloyd, Lowe, Satchwell (Vice-Chairman), Cresswell (Standing Deputy) and Thomas (Standing Deputy)

Other Councillors Present:

Councillor(s): Bowerman and Turner

1 Apologies for Absence

Apologies for absence were received from Councillors Branson and Keast

2 Minutes

The Minutes of the meeting of the Development Management Committee held on 5 April 2018 were agreed as a correct record and signed by the Chairman.

3 Matters Arising

There were no matters arising.

4 Site Viewing Working Party Minutes

The Committee received the minutes of the Site Viewing Working Party held on 17 May 2018.

5 Declarations of Interest

There were no declarations of interests.

6 Chairman's Report

The Chairman welcomed the new members to the Committee.

The Chairman reported that the Development Consultation Forum concerning development at Lower Road Bedhampton on 23 May 2018 had been well attended.

7 Matters to be Considered for Site Viewing and Deferment

There were no matters to be considered for site viewing and deferment.

8 Deputations

The Committee received the following deputations/representations:

- (1) Ms Dolan (supporter) – APP/18/00306 – Foreshore at South Hayling, Sea Front, Hayling Island (Minute 9)
- (2) Ms Sheffield (supporter) – APP/18/00306 – Foreshore at South Hayling, Sea Front, Hayling Island (Minute 9)
- (3) Mr Fawcett (objector) – APP/18/00134 – Fair Acre, Church Lane, Hayling Island (Minute 10)
- (4) Councillor Turner (ward councillor) - APP/18/00134 – Fair Acre, Church Lane, Hayling Island (Minute 10)
- (5) Mr Gibbons (objector) – APP/18/00151 – 48 Havant Road, Emsworth (Minute 11)
- (6) Mr Coles (supporter) – APP/18/00151 – 48 Havant Road, Emsworth (Minute 11)
- (7) Councillor Bowerman (ward councillor) - APP/18/00151 – 48 Havant Road, Emsworth (Minute 11)

9 APP/18/00306 - Foreshore at South Hayling, Sea Front, Hayling Island

Proposal: Continuation with Beach Management Activities on the South Coast of Hayling Island (Ferry Inn to Hayling Island Sailing Club) by recycling beach material to protect Eastoke from flooding.

The Committee was requested to consider an application which was identical in terms of the proposal and mitigation measures to application APP/17/00342, which was approved by the Committee on 27 July 2017 (Minute 37/4/2017). The Committee was advised that the application had been resubmitted to comply with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The Committee considered the written report and recommendation of the Head of Planning to adopt the appropriate assessment and grant permission.

The Committee received supplementary information, circulated prior to the meeting, which:

- (a) included a table that set out the mitigation and likely significant effects of the proposed South Hayling Island Beach Management Plan to advise the Habitat Regulations Assessment; and
- (b) comments received by Chichester Harbour Conservancy.

The Committee was addressed by Ms C Dolan and Ms L Sheffield of the Eastern Solent Coastal Partnership, who recommended that the application be permitted for the following reasons:

- (a) the Environment Agency have approved £3.3 million over the next 5 years to continue to reduce the risk of flooding and erosion at Eastoke;
- (b) the application would reduce the risk of coastal flooding to 1555 residential properties and 170 commercial properties at risk from a 1 in 200 year flood event over the next 5 years at Eastoke, as well as the main road onto the peninsula;
- (c) the application would update the current the current planning permission and in particular
 - (i) seek approval into perpetuity whilst ensuring safeguards are in place to protect the environment into the future; the current permission was due to expire in September 2019.
 - (ii) Extend the boundaries of the current permission to include Ferry Road in the west and HISC in the east. This will open up a new source of shingle for recycling activities from Gunner Point; movement of small amounts of shingle to reduce erosion at the car park at Ferry Rd; as well as the opportunity for HISC to clear their pontoon of excess sand when required; and
 - (iii) Recycling operations would typically be carried out in March and September due to environmental restrictions and as far as possible, to avoid the school holidays.

In response to questions raised by members of the Committee, the officers advised that the applicants could submit variations to the approved scheme in the future to take advantage any advancement in technology.

The Committee discussed this application in detail together with the views raised by the deputees. The Committee considered that the proposal would bring significant benefits to Hayling Island and in that there would be no significant detrimental impact as a result of the implementation of this proposal. It was therefore

RESOLVED that

- (A) as 'competent Authority' for the purposes of an Appropriate Assessment under Regulation 81 of the 2010 Habitats Regulations, the Appropriate Assessment set out in Appendix C of the submitted report which concluded that the proposed development would not have a significant effect on the European site subject to appropriate mitigation & conditions as detailed in Appendix C (including Table 1 as set out in the supplementary information submitted to the Committee) be adopted; and

(B) application APP/18/00306 be granted permission 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

BEACH MANAGEMENT PLAN - NON TECHNICAL
SUMMARY - REVISION 1.0
ENVIRONMENTAL STATEMENT - BEACH MANAGEMENT
PLAN - REVISION 1.0
ENVIRONMENTAL STATEMENT APPENDICES - BEACH
MANAGEMENT PLAN - REVISION 1.0
HABITATS REGULATIONS ASSESSMENT REVISION 1.0
PLANNING STATEMENT - BEACH MANAGEMENT PLAN
REVISION 1.0
WATER FRAMEWORK DIRECTIVE ASSESSMENT
REVISION 1.0
AERIAL BOUNDARY PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 Development shall proceed in accordance with the ecological avoidance and mitigation measures detailed within the Hayling Island Beach Management Plan Environmental Statement and Hayling Island Beach Management Plan Habitats Regulations Assessment (ESCP, March 2017) unless otherwise agreed in writing by the Local Planning Authority. All avoidance and mitigation features shall be implemented in strict accordance with the agreed details.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011

- 4 The activities hereby permitted shall only take place between 06.00 - 22.00 hours on Mondays - Fridays and not at all on weekends and all recognised Public Holidays.

Except for;

- I. the discharging of dredged material from the hopper barges (rainbowing) which can take place approximately 2 hours either side of high tide over any 24 hour period.
- II. And if Emergency works are required, which need to take place as and when necessary.

Reason: To limit the impacts on neighbouring properties, the highway network and features of ecological importance in the area in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 Prior to the commencement of each phase/campaign of development activities a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of all avoidance and mitigation measures in relation to ecological features, to be informed by ongoing survey and monitoring works. In addition it will identify how works will comply with the requirements of the Bathing Waters Directive, to ensure that the works are acceptable and will not have an impact on the Water Framework Directive Bathing Water Protected Area.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

10 APP/18/00134 - Fair Acre, Church Lane, Hayling Island

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

Proposal: Variation of Condition 3 of planning permission APP/16/00993 to allow for:

1. first floor west facing bedroom window to be retained with applied obscure film and fitted with a restricted opening but allowing for emergency access (if required)
2. first floor facing en-suite window to be retained with applied obscure film

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

The Committee received supplementary information, circulated prior to the meeting, which:

- (a) corrected the appendices attached to the published report;

- (b) included photographs submitted by objectors to the scheme showing the site from Church Cottage, St Peter's Lane;
- (c) an additional representation from a previous objector; and
- (d) recommended additional conditions.

The Committee was addressed by the following deputies:

- (1) Mr James Fawcett, who objected to the proposal, on behalf of the objectors, for the following reasons:
 - (a) the proposal did not adequately protect the privacy of neighbours: the film affixed to the windows could be easily removed and windows opened thereby enabling direct overlooking to adjacent properties to the detriment of the amenities of the occupiers. Therefore, the proposal did not overcome the reasons for condition 3 of planning permission APP/16/00993 and was contrary to Havant Borough Design Guide SPD December 2011;
 - (b) the fact that the applicants had not complied with condition 3 of permission APP/16/0093 raised concerns that they would not comply with the conditions recommended in the submitted report;
 - (c) sufficient reasons had not be given by the Council to support its recommendation to vary its standard requirement for obscured glazing to film;
 - (d) the film had been applied to the windows in direct sunlight, which was contrary to the manufactures recommendations. Therefore, there were concerns about the durability of this film; and
 - (e) his clients had supported the original application on the understanding that their privacy would be protected using obscure glazing and a requirement that the west facing windows would be fixed shut.

Mr Fawcett recommended that the Committee enforce condition 3 of planning permission APP/16/00993: the use of obscure glazing and non-opening windows on west facing elevation would protect the privacy of his clients.

If the Committee was minded to grant permission, Mr Fawcett requested the Committee to consider imposing a condition requiring the planting and maintenance of mature screen between the application site and adjoining properties.

- (2) Councillor Turner, on behalf of an objector and other concerned residents of Northney, supported the case put forward by Mr Fawcett and raised the following additional concerns:
- (a) the proposal would create an undesirable precedent which would make it difficult to refuse further similar applications to the detriment of the St Peters Conservation Area and the character of Northney; and
 - (b) the windows on the west elevation directly overlooked garden areas of adjacent properties.

Councillor Turner recommended that the application be refused for the following reason:

The proposed [window / windows] on the [.....] elevation(s) [is/are] likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

- (1) the normal requirement was to use obscured glazing to prevent direct overlooking. However, in this case the Council was in a position to assess the impact of using film instead of obscure glazing. It was the opinion of the officers that the film adequately protected the privacy of adjacent neighbours;
- (2) the recommended conditions would require the replacement of the film, if it deteriorated;
- (3) they were not aware of the applicant's reasons for not installing obscured glazing as required. The Council had investigated the alleged breach of planning control and discussed ways to remedy the situation. The proposal submitted to the Committee was a solution to the breach suggested by the applicant. The decision to be made by the Committee was whether the proposal was an acceptable solution;
- (4) the separation distances set out in the report were from building to building. In a suburban setting these distances would not be considered to give rise to unacceptable overlooking and exceeded separation distances in the Council's Design Guidance; and
- (5) If the Committee was minded to grant permission, the Council would need to consider ways of remedying the breach of planning control

The Committee discussed this application in detail together with the views raised by the deputees. The majority of the Committee considered that the proposal did not adequately protect the privacy of the occupiers of neighbouring properties. It was therefore

RESOLVED that, subject to amendments to the wording considered appropriate by the Head of Planning, Application APP/18/00134 be refused for the following reason:

- 1 The windows on the first-floor bedroom on the west facing elevation and windows on the first-floor south elevation are likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

11 APP/18/00151 - 48 Havant Road, Emsworth

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

Proposal: Erection of replacement detached workshop.

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

The Committee received supplementary information, circulated prior to the meeting, which:

- (a) corrected the appendices attached to the published report;
- (b) included a sun path analysis submitted by the applicant's agent;
- (c) an amendment to recommended condition 2 to reflect the shade analysis referred to (b) above;
- (d) further third-party objection raising concerns about the sun path analysis referred to in (b) above; and
- (e) included a correction to the officer's report.

The Committee was addressed by the following deputees:

- (1) Mr Gibbons, who, on behalf of the resident at 46 Havant Road, Emsworth, objected to the proposal for the following reasons:
 - (a) the size and height of the proposal and design of the roof would be obtrusive and out of keeping with the local area;

- (b) the size, height, bulk and proximity of the proposal would be overbearing and detrimental to the visual outlook and amenities of the occupiers of 46 Havant Road, Emsworth;
 - (c) the proposed usage would have a detrimental impact on the living conditions of the occupiers of adjoining properties;
 - (d) the proposal was higher than the garage it was proposed to replace; and
 - (e) the proposal would adversely affect the light available to the occupier of 46 Havant Road, Emsworth.
- (2) Mr Coles, who, on behalf of the applicant, supported the proposal for the following reasons:
- (a) the proposal was required to enable boats to be stored and maintained inside a building on the site;
 - (b) amendments to the size, the roof, location and height of the building and position of dormer windows had been made to overcome the concerns of neighbouring properties;
 - (c) the shades analysis had been updated to investigate the concerns raised by an objector. The time of the analysis had been chosen as the objector had indicated this time in his objection;
 - (d) the proposal represented an acceptable relationship with 46 Havant Road and other neighbouring properties and complied with Council's policies and guidelines;

In response to questions raised by the members of the Committee, Mr Coles advised that:

- (i) the height of the garage was required to enable materials, such as sails to be stored in an upright position and all maintenance work to be undertaken inside the building. The current work was undertaken inside a tent on the site which had proven too low and resulted in some of the maintenance work being undertaken outside;
- (ii) although it was preferable to store the sails in an upright position, this was not essential; and
- (iii) the maintenance work would require the use of some noisy equipment. Every effort would be made to ensure that the use of this equipment would not be detrimental to the occupiers of neighbouring properties

- (3) Councillor Bowerman supported the reasons submitted by Mr Gibbons and submitted the following additional reasons for refusal:
- (a) the proposal would amount to an over intensive use of the site having regard to the size and location of the site and the other development permitted for this site, which would have a detrimental impact on the amenities of the occupiers of neighbouring properties;
 - (b) although there was no objection in principle to a workshop on the site, the size and relationship of the proposal to adjoining properties and the size of the site, would have a detrimental impact on neighbouring properties; and
 - (c) There were ample alternative places outside of the site where the boats and sails could be stored and maintained e.g. nearby sailing clubs

Councillor Bowerman recommended that the application be refused for the following reasons

The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

In response to questions raised by members of the Committee, the officers advised that details of the height and size of the garage permitted on the site were not available at this meeting.

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

During the debate the Chairman and officers raised concerns about the reasons for refusal suggested by Councillor Bowerman. The Officers advised that it would be difficult to justify a reason for refusal on the grounds of the bulk of the proposal and its impact on 46 Havant Road in view of:

- (i) the size of the garage at 46 Havant Road;
- (ii) the amendments made to overcome to reduce the impact of the proposal on 46 Havant Road; and
- (iii) the size of the application site area.

Throughout the debate the Chairman also reminded members of the Committee that it was not the role of the Committee to redesign the proposal or consider future uses of the proposed building which were recommended to be controlled by condition.

The majority of the Committee considered that the scale, size and siting of the proposal would have a detrimental impact on the visual outlook and amenities of the occupier of 46 Havant Road. It was therefore

RESOLVED that Application APP/18/00151 be refused for the following reason:

- 1 the proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

12 Appointment of Site Viewing Working Party

The Committee considered the appointment of the Site Viewing Working Party for the ensuing year.

RESOLVED that

- (a) that the Site Viewing Working Party be constituted with the following terms of reference:

Title:	Site Viewing Working Party
Membership:	All members (including standing deputies) of the Development Management Committee
Chairman:	Chairman of the Development Management Committee
Function:	To inspect sites relating to planning applications, and other matters referred to it by the Development Management Committee and officers and to inspect sites as necessary and request additional information if necessary.

- (b) members of the Development Management Committee (including Standing Deputies) be appointed to the Working Party referred to in (a) above; and
- (c) members appointed to the Working Party referred to in (a) above continue to be members and constitute that Working Party until the first meeting of the Committee after the annual meeting of the Council subject to the members concerned remaining members of the Council during that time.

The meeting commenced at 5.05 pm and concluded at 7.16 pm

.....

Chairman

HAVANT BOROUGH COUNCIL

Development Management Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE HEAD OF PLANNING

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:

HPS	Head of Planning Services
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

Simon Jenkins
Head of Planning

Nick Leach
Monitoring Officer

This page is intentionally left blank

- 3.1 Installation of 4No. solar powered, LED street lamps, mounted on columns at the existing multi use games area (MUGA).

4 Policy Considerations

National Planning Policy Framework 2012

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)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention

With reference to anti-social behaviour, over the past year I could find only 1 incident of Anti Social Behaviour – Community linked to the MUGA.

The timings of lights will be controlled and if the lighting causes problems the timings can be changed.

My concern is for the batteries, these will have to be protected and it is not clear how this is to be achieved, attached to the column is stated, as is, an above ground cabinet, ideally these batteries should be concealed within the column itself.

Officer Comment: An informative shall be included with the decision should permission be granted advising of the need to protect the batteries.

Environment Agency

No comment

Environmental Health

Additional Comments:

I have reviewed the information provided in this application and can advise as follows: As insufficient information has been provided to support this application in respect of a lighting / lux contour map or similar, I would recommend that if this application is to be approved that a condition be imposed with regard to the lighting proposal. I note that my colleague Jonathan Driver may have commented on this previously on the 16th May under a different address as Stakes multi use games area. I would also concur with his conditioning of the 21:00 cut off time if this application is to receive approval

I'm working on the assumption that the "Maximum Horizontal Illuminance" - refers to 'useful light within the MUGA surface', and (total lumens emitted [4 x 3K, = 12K] divided

by the area illuminated [375 sq.m]), and is not a metric relating to unwanted horizontal illuminance (spill light) from the luminaire. If this interpretation is incorrect, the lighting may exceed recommended illuminance (25 lux) at nearby properties, and may result in nuisance complaint.

I note that the application gives no indication of the layout &/or design of the installation – e.g. whether the solar panels are to be installed at height, or at ground level, whether the mast height variance is dynamic (i.e. adjust to suit), or essentially fixed post-installation choice; or indeed the intended target installation beam angle for the luminaires, or the kelvin colour temperature.

An increased installation height reduces possibility of overspill, and for this reason, installation as high as possible within the available range would be recommended. A target beam angle of 70 degrees from the vertical would also be recommended, though angling to fall short of the far side of the playing surface (near edges to be illuminated by the closest lamp) would be preferred (i.e. adopting the most 'vertical' possible lighting configuration). Short wavelength light is known to be more disruptive for sleep (I'm thinking of potential disturbance of infants in particular), so a 'warmer' colour temperature would be recommended – 3500K ideal, but ideally not exceeding 4500K.

I was initially concerned about illumination of properties at Lavender Road, but note good screening of taller buildings, and diffuse vegetative screening and solid fencing to the low-rise properties. 2-Storey property at Lantana Cl, and Springwood Avenue are arguably more likely to suffer nuisance from light overspill.

I note the proposed operational hours up to 9pm. This falls within the 'curfew' recommended in guidance, and is realistically likely to be a defining factor for (to avoid) complaints arising, and in determining 'reasonableness' of use in terms of statutory nuisance.

In the absence of any more detailed installation details (e.g. lighting contours), it is recommended that the proposed operational hours are secured by condition, so that at least local residents have an 'absolute' limit on potential disturbance. It may be possible to amend the condition at a later date, provided the installation does not lead to complaints. In the event of justified complaints, 'best practicable means' would be taken to include factors including colour temperature, which for LED lamps may necessitate replacement if a 'too cool' colour temperature is a significant factor.

Planning Officer comment: A condition shall be included with the decision to control the hours of operation and potential light spill.

Property Services Manager

No adverse comments in respect of this proposal.

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: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: One representation of objection and one support

Comment	Officer Comment
Concern raised by neighbouring dwelling No 39 Springwood Avenue regarding: Anti-social behaviour with gangs and youths congregating in the area. Noise levels generated as a result and having lighting will only make this worse.	See section 7
Support from No7 Sickle Way, WaterlooVille stating: Long sought facility which shall allow longer use than at present. Would urge the acceptance of this application and installation of lighting at the earliest opportunity. The Springwood Community Partnership supports this. Solar Power means that no major groundwork's will be needed.	See section 7

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) Pollution

(i) Principle of development

7.2 The application site is located outside of the built up area but shall bring a community benefit to the site and ensure that it can be utilised for a longer period in the day and throughout winter months. The works are therefore considered to be acceptable in principle subject to the usual development control criteria and conditions.

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

7.3 The works proposed to the Multi Use Games Area include the installation of four solar paneled LED streetlamps to be positioned within the application site with two along the north side and two along the south side. The streetlamps shall be separated from one another by an approximate distance of 15m and shall be approximately 8m high at a maximum. The streetlamps shall provide lighting to the current play area permitting further utilisation of the site in winter months and throughout the day and are proposed to be illuminated for upto 6 hours in total from 3pm to 9pm.

7.4 The MUGA is positioned off Springwood Avenue and is accessed via footpaths to the site. The works are set on an incline of land and are positioned away from the highway by approximately 52m which reduces the visual dominance of the development itself

and the proposed streetlamps. Mature trees and hedging are also present to the north and east/south east of the site which provides further screening to the development. It is considered that due to the position of the works, the distances they are set away from the highway and due to the screening in place that the works would result in a limited and acceptable impact on the character and appearance of the area and can be considered to be acceptable.

(iii) Impact upon residential amenity

- 7.5 The works have the potential to impact the neighbouring dwellings to the east along Lavender Road and to the west along Springwood Avenue.
- 7.6 Concern has been raised by a neighbouring dwelling along Springwood Avenue that the proposed installation of the streetlamps would lead to additional noise and anti-social behaviour with gangs and youths using the site. A consultation has been requested by the Crime Prevention Team who have raised no significant concerns to the proposal but have made comment that the batteries should be concealed within the column itself. Further information has been submitted by the applicant in this regard and the comments from the consultee shall be included as an informative with the decision if permission is granted. This is considered to satisfactorily address the concern raised.
- 7.7 The installation of the proposed works shall encourage a longer and later use of the site with the hours of illumination proposed to be between 3pm-9pm with the approximate candela strength being 40cd per m². Although the site would be illuminated the strength of the illumination is considered to be modest and would not be lit during un-social hours. The dwellings either side of the application have a distance of 49m to the east and 74m to the west and therefore the works are considered to not result in a significant adverse impact to neighbouring amenity levels and are considered to be acceptable.

(iv) Pollution

- 7.8 A consultation with Environmental Health has been requested in order to assess the potential harm caused by light pollution. Although additional information has since been received by the applicant in this regard a condition has been requested in order to control the hours of operation from 3-9 and a condition is recommended. A condition in relation to illumination level is recommended to ensure the works do not exceed the proposed measurement. In addition prior to development work commencing a light spill plan is recommended to be submitted for approval by the Local Planning Authority. This is to ensure that the works do not cause a harmful impact to the immediate residential dwellings. With these conditions alongside the dwellings to the east of the site being sufficiently away and screened by mature trees around the site alongside the works being set approximately 74m away from Springwood Avenue there is no significant concern raised that would warrant a refusal of planning permission. The works are considered to accord and comply with policy DM10 of the Havant Borough Local Plan.

8 Conclusion

- 8.1 The works proposed to the Stakes Multi Use Games Area would ensure that there is no additional loss of amenity to the immediate neighbours nor a negative impact on the character of the area from the proposed solar powered LED street lamps. Therefore the proposal is considered to accord with the requirements of adopted core strategy policies CS16 and DM10 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00312 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Technical Specifications of proposed LED solar street lighting: Received 21.03.2018
Site Location Plan: Licence number 100019217 (2017)
Proposed Plan: Licence number 100019217 Received 21.03.2018

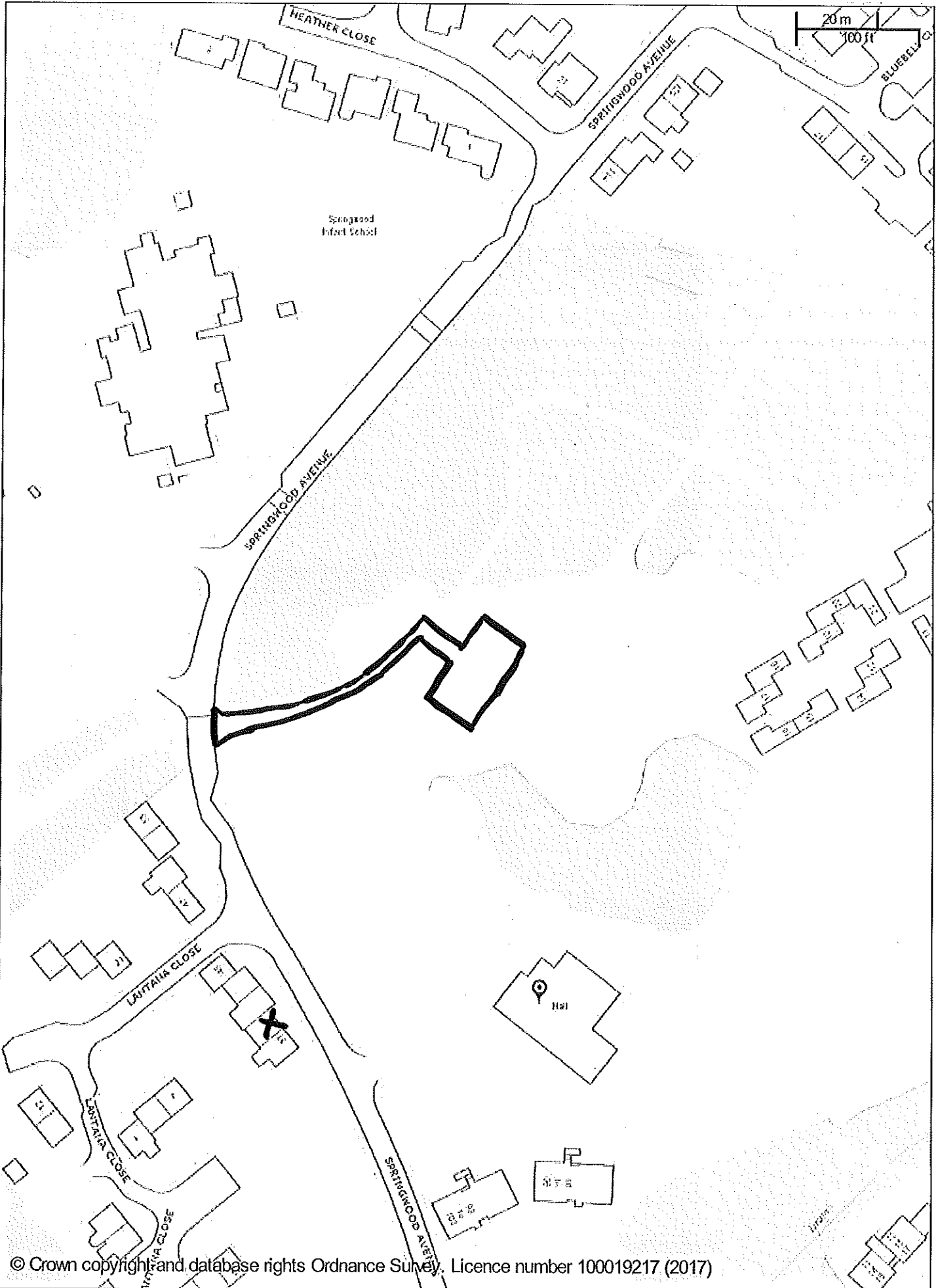
Reason: - To ensure provision of a satisfactory development.
- 3 The intensity of illumination shall not exceed 40 candelas per m2.
Reason: In the interests of the amenities of the area, highway safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 4 The hereby permitted streetlamps shall only be illuminated for upto 6 hours daily between the hours of 3pm-9pm
Reason: In the interests of the character and visual amenities of the area and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.
- 5 Prior to development work commencing a light spill plan shall be submitted to and approved in writing by the local planning authority. The lighting installed shall be illuminated in accordance with the light spill plan and retained in accordance with the approved details.
Reason: In the interests of the character and visual amenities of the area and having due regard to policies DM10, CS16 of Havant Borough Local Plan Core Strategy 2011 and the NPPF.

Appendices:


Appendix A: Site Plan

Appendix B: Location Plan

Appendix C: Proposed Block Plan



© Crown copyright and database rights Ordnance Survey, Licence number 100019217 (2017)

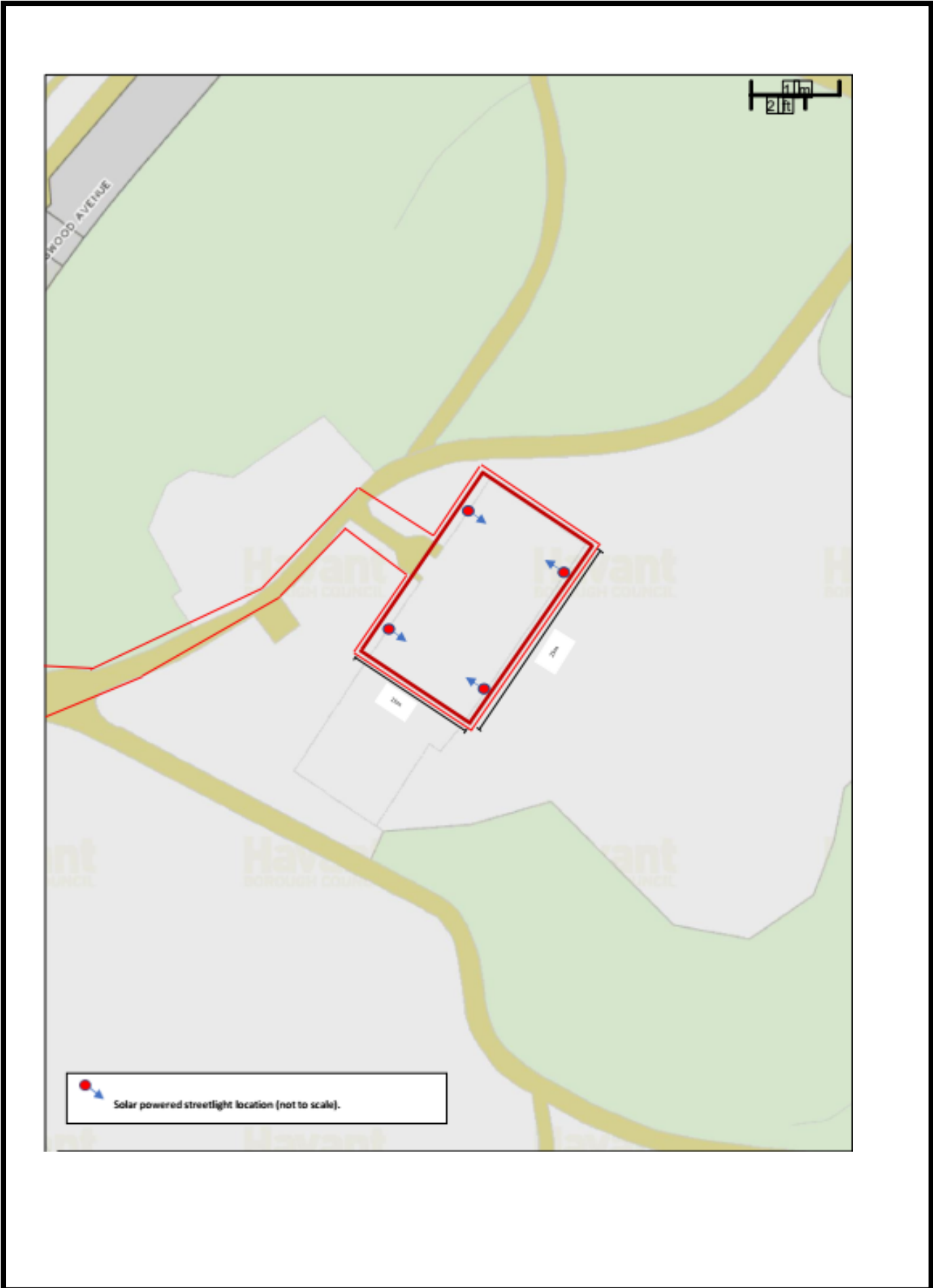
 **Stakes Multi Use Games Area, Springwood Avenue, Waterlooville, PO7 8BJ APP/18/00312**
 Scale: 1:1250
 Printed on: 31/5/2018 at 7:54 AM

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

This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank

Site Address: Bartons Green, Wakefords Way, Havant
Proposal: External alterations to pavilion.
Application No: APP/18/00350 Expiry Date: 29/05/2018
Applicant: Mr Hasted
 Havant Borough Council
Agent: Mr Wildman Case Officer: Emma Chisnall
Ward: Bondfields DMC Lead Member

Reason for Committee Consideration: Applicant is Havant Borough Council

Density: Low

HDS Recommendation: **GRANT PERMISSION**

Executive Summary

The proposal relates to relatively modest alterations to an existing building which are considered acceptable in terms of their impact on the character and appearance of the area and the amenities of nearby residents. Planning permission can therefore be recommended.

1 Site Description

- 1.1 Bartons Green Pavilion is positioned to the east side of Wakefords Way in Waterlooville, Havant. The building is single storey in height and constructed of a facing brickwork and felt roof. To the east the site is surrounded by open fields and to the west is a residential estate. The site is served by a car park to the south.

2 Planning History

APP/10/01028 - Replacement of existing concrete interlocking tiled roof with Decra Plus tiles in Charcoal Grey., PERM,14/02/2011
APP/11/00177 - Discharge of Condition No. 2 of Planning Permission APP/10/01028., PERM,22/03/2011

3 Proposal

- 3.1 External alterations to pavilion as detailed in paragraph 7.3.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Based on the information provided we make no comments at this time and await an application in due course

Coastal Engineering

No objection.

The site is shown to currently lie within the Environment Agency's Flood Zone 1, and is therefore considered to be at low risk (<0.1% annual probability) of experiencing an extreme tidal flood event. In addition, the nature of the proposal does not alter flood risk at the site.

County Minerals

No comment

Southern Water

No objection

Engineering/Drainage

No comment

Environmental Health Manager

I have perused the enclosed plans / documentation provided by the applicant and have no objection in principle to this application.

If consent were to be granted on this application, I would ask that the following informatives be added to any positive Decision notice:

Hours of work

Bonfires

Duty Control

Officer Comment: These would be included if the application is approved.

Hampshire Highways

No adverse comment

Portsmouth City Council

Having considered the submitted plans, Portsmouth City Council Planning Department does not wish to raise any objection or suggest any conditions in relation to the proposed development as detailed in planning application reference: APP/18/00350

Property Services Manager

No comment

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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 control criteria.

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

7.3 The works proposed to the Pavillion are in the majority internal with the external changes being to the windows and doors of the building. The works propose the removal of one door within the south side elevation to the west end and the installation of double doors to the east end of the south side elevation. Three windows are also proposed to be removed within this elevation. A service hatch is proposed within the north elevation and on the north, west and east elevation windows are proposed to be removed. These alterations are considered to be minor and would not significantly alter the external appearance of the Pavillion from Wakefords Way. Therefore the works are considered to not look out of place and would result in a limited and acceptable impact.

(iii) Impact upon residential amenity

7.4 The neighbouring dwellings that have the potential to be impacted are the ones along Wakefords Way to the west. The proposal would involve the removal of some windows along the west side of the Pavillion with all other changes facing away from the dwellings. It is considered that due to this and that the development shall be set away from the closet neighbouring dwellings by approximately 44.5m that the works would result in a limited and acceptable impact.

8 Conclusion

7.5 The proposed works by means of their position and siting are considered to not cause a significant adverse impact to the character and appearance of the area nor neighbouring amenity levels and are therefore considered to be acceptable and should be granted planning permission for the proposed works.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00350 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan: Drawing No 28046- PD100

Block Plan: Drawing No 28046- PD101

Proposed Floor and Elevation Plan: Drawing No 28046- PD103

Reason: - To ensure provision of a satisfactory development.

Appendices:

Appendix A: Location Plan

Appendix B: Application Location Plan

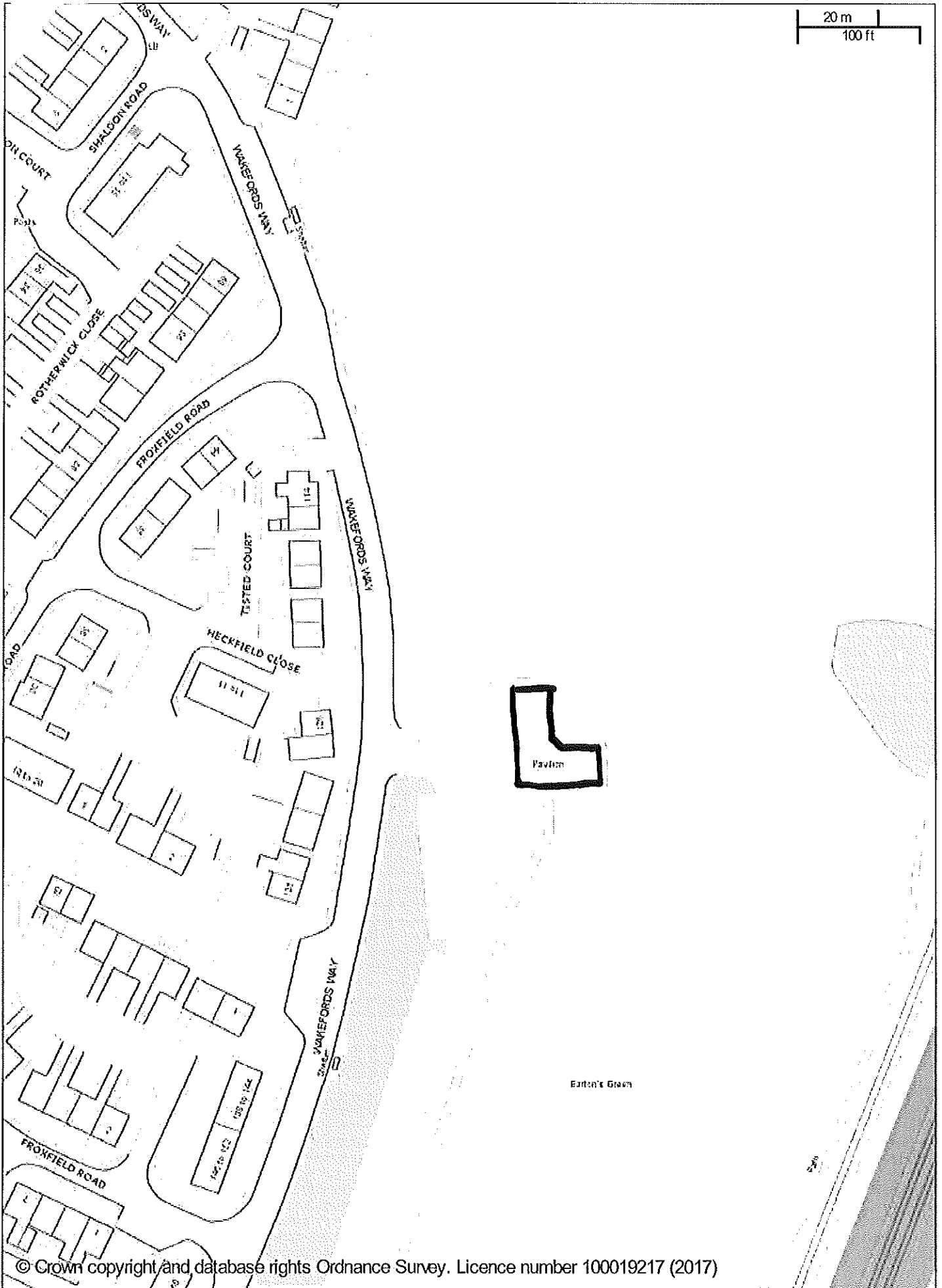
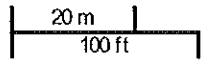
Appendix C: Block Plan

Appendix D: Existing Floor Plan

Appendix E: Existing Elevations

Appendix F: Proposed Floor Plan

Appendix G: Proposed Elevation Plan



© Crown copyright and database rights Ordnance Survey. Licence number 100019217 (2017)

Bartons Green, Wakefords Way, Havant APP/18/00350

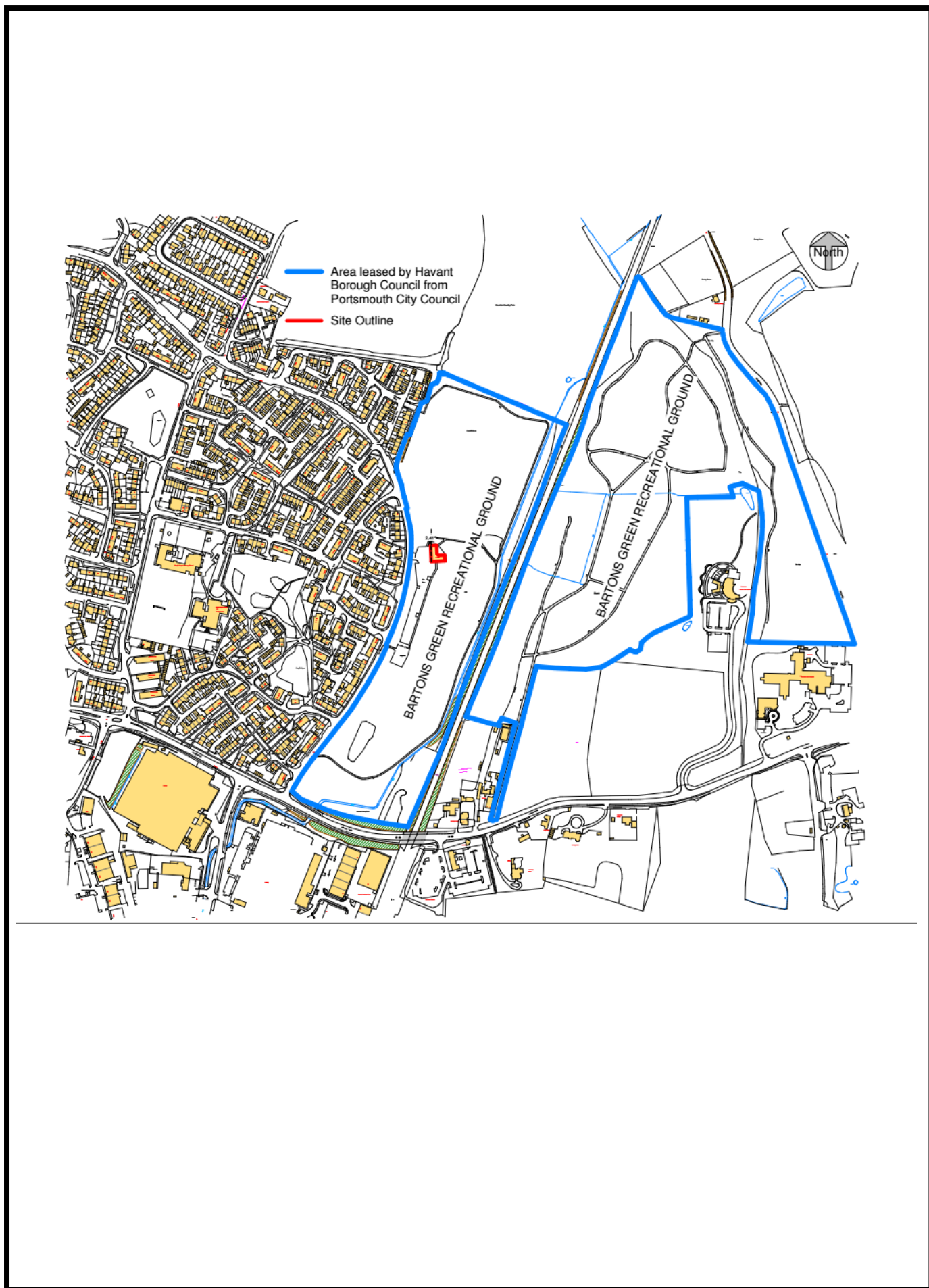


Scale: 1:1250

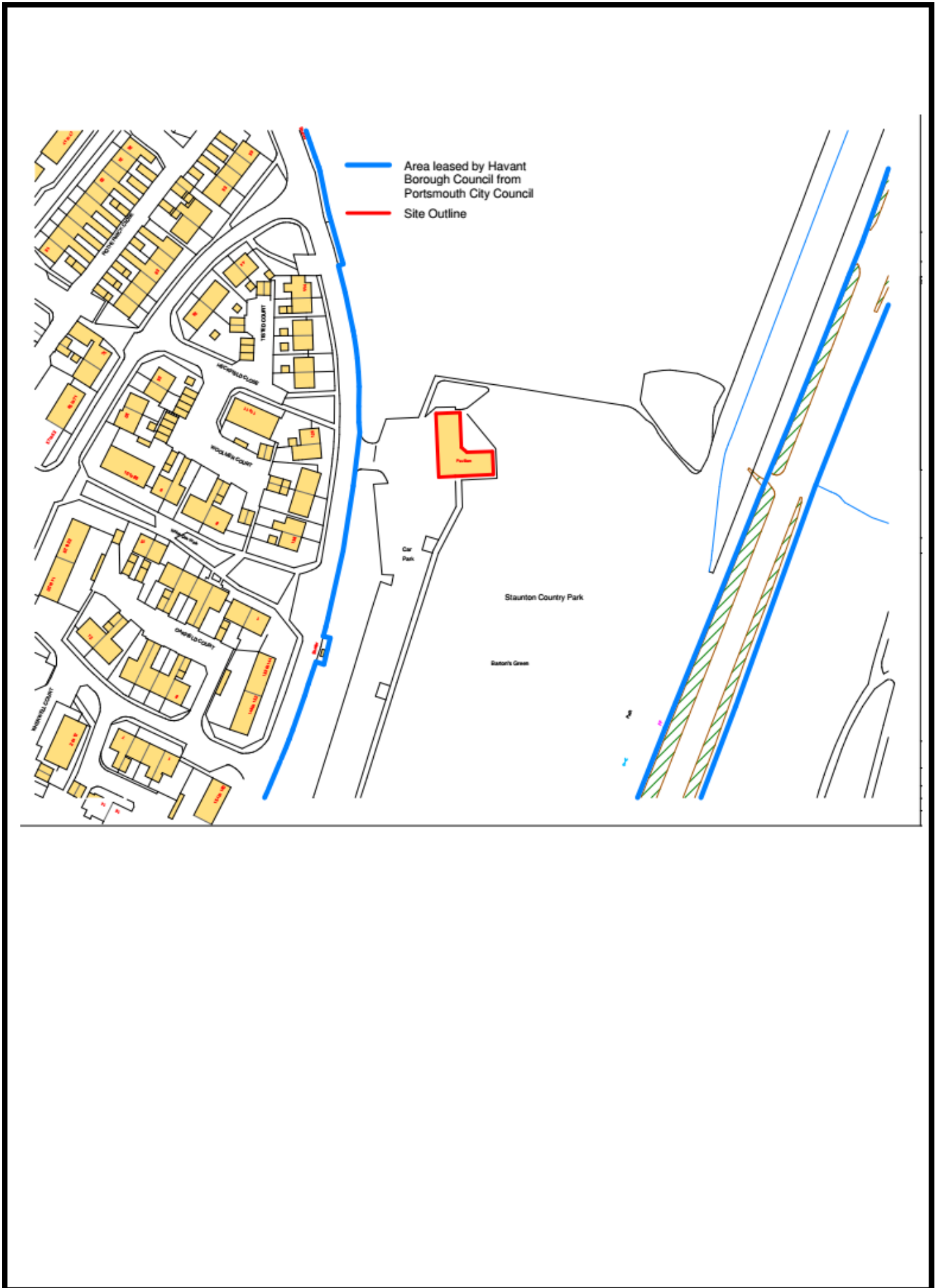
Printed on: 31/5/2018 at 8:25 AM

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

This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank

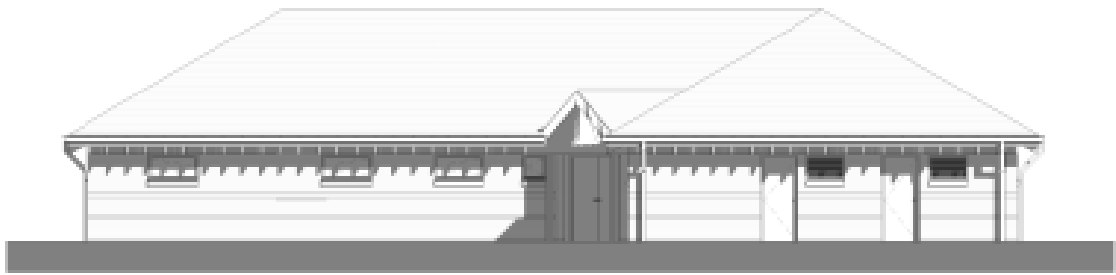


Existing Floor Plan
1 : 100

Existing Photographs

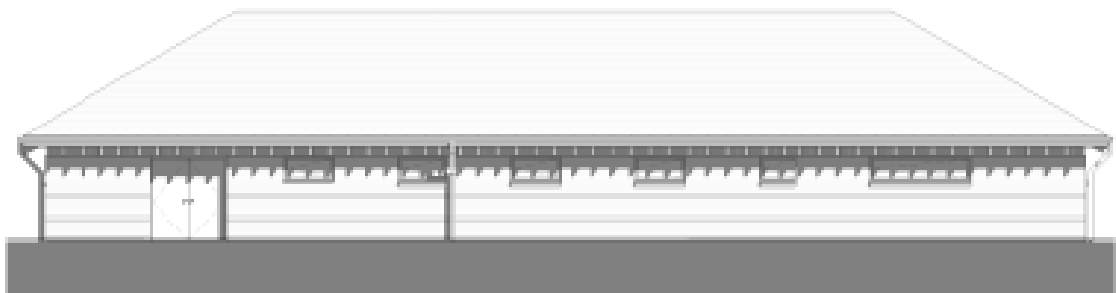


This page is intentionally left blank



Existing North Elevation

1 : 100



Existing West Elevation

1 : 100



Existing East Elevation

1 : 100



Existing South Elevation

1 : 100

This page is intentionally left blank

Proposed Floor Plan
1:50



This page is intentionally left blank



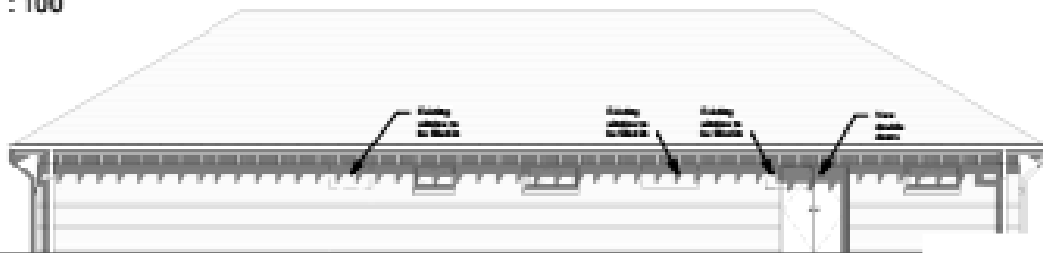
Proposed North Elevation

1 : 100



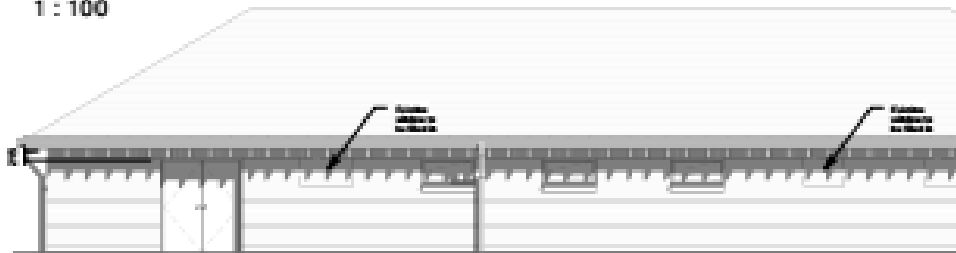
Proposed East Elevation

1 : 100



Proposed South Elevation

1 : 100



Proposed West Elevation

1 : 100

This page is intentionally left blank