

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 16 August 2018

Present

Councillor Buckley (Chairman)

Councillors Keast, Lloyd, Lowe, Satchwell (Vice-Chairman), Patrick and Crellin
(Standing Deputy)

Other Councillors Present:

Councillor(s): Pike and Robinson

33 Apologies for Absence

Apologies for absence were received from Councillor Howard

34 Minutes

The minutes of the meeting of the Development Management Committee held on 10 July 2018 were agreed as a correct record and signed by the Chairman.

35 Matters Arising

There were no matters arising.

36 Site Viewing Working Party Minutes

The Committee received the minutes of the Site Viewing Working Party held on 9 August 2018.

37 Declarations of Interest

There were no declarations of interest.

38 Chairman's Report

The Chairman reminded the Committee that it was important to attend Development Consultation Forums, as these provided an opportunity to give feedback to developers on potential applications.

The Chairman also reported that there would be a West of Waterlooville Major Development Area Joint Planning Committee held at 3pm on Wednesday 29 August 2018.

39 Matters to be Considered for Site Viewing and Deferment

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

40 Deputations

The Committee received the following deputation request:

(1) Mrs Gratton – APP/18/00443 – 31 Blendworth Crescent, Havant

41 APP/18/00443 - 31 Blendworth Crescent, Havant

Proposal: Subdivision of site to create two bedroom bungalow formed from the alteration and extension of existing ground floor addition and rear access and parking.

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 reported the receipt of due ecological fees and updated the recommendation.

The Committee was addressed by the following depute:

(1) Mrs Gratton, who objected to the application for the following reasons:

- a) The application would result in loss of light to her property; and
- b) Due to close proximity of the proposal to her property, the proposed development would be oppressive and detrimental to the visual amenities and the quiet enjoyment of her property.

Following the deputation, the Chairman invited members to ask questions of officers regarding the report and proposal. In response to these questions it was advised that:

- The application would lead to some loss of light for the neighbouring property but it was considered to be at an acceptable level.
- Alternative arrangements for refuse collection were available, with possible collection on Soberton Road.

The Committee then considered the proposal, taking into account the responses from officers, points raised by the deputations and the recommendation to grant permission.

During the debate, members raised concerns over increasing the density of buildings in the area and compounding issues relating to loss of sunlight to neighbouring properties.

However, the majority of the committee were minded to approve the application, as the majority of the building bulk was already on the site and the design of the roofing offset the loss of light to an extent. It was therefore

RESOLVED that APP/18/00443 be granted 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: C3298-1 rev A
Proposed Plan Drawing No: C3298-9
Proposed Elevations Drawing No: C3298-10 rev A
Proposed Block Plan Drawing No: C3298-12 rev B

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation of the hereby approved bungalow without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, alteration to the roof, including the addition of roof lights or dormers, or outbuildings permitted by Schedule 2, Part 1, Classes A, B, C and E of the 2015 Order, or as amended, shall be constructed within the curtilage of both No 31 and the hereby approved bungalow, without the prior approval of the Local Planning Authority. .

Reason: To protect neighbouring residential amenity and adequacy of amenity space for future occupiers, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve both No 31 and the hereby approved bungalow 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.

42 APP/18/00277 - Land on south side of Mill Rythe Lane, Hayling Island

Proposal: Change of use application for use of the land to a vehicle parking compound including the retention of 2No. metal containers and erection of a palisade fence along the fronting Mill Rythe Lane. (Retrospective application).

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 set out the response to a query raised at the Site Viewing Working Party in relation to vehicle movements.

During the debate, members discussed the impact on the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and were minded to grant permission as the application would have a limited impact upon the AONB.

It was considered however that Portuguese Laurel was not desirable for use at the site and the landscaping plan should be resubmitted with the use of native species in the planting around the palisade fencing. It was therefore

RESOLVED that the Head of Planning be authorised to grant permission for APP/18/00277 subject to:

(A) The submission of a revised landscaping plan in a form satisfactory to the Head of Planning which secures the use of native species in the screen planting proposed along the Mill Rythe Lane frontage; and

(B) the following conditions:

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

DN: 21804/101 - Existing location plan and proposed block plan
Resubmitted landscaping plan as referred to in (A) above.

Reason: - To ensure provision of a satisfactory development.

- 2 The landscaping works shown on the resubmitted landscaping plan as referred to in (A) above shall be carried out in accordance with the approved details within two months of the date of this planning permission, or such other date as may be agreed in writing by the Local Planning Authority. Any trees, hedging or plants planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, hedging or plants 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, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The meeting commenced at 5.00 pm and concluded at 6.15 pm

.....

Chairman