

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 21 November 2019

Present

Councillor Satchwell (Chairman)

Councillors Mrs Shimbart (Vice-Chairman), Crellin, Howard, Keast, Lloyd and Lowe

Other Councillors Present:

Councillor(s): Thain-Smith and Hughes

37 Apologies for Absence

There were no apologies for absence.

38 Minutes

The Minutes of the meeting of the Development Management Committee held on 31 October 2019 were agreed as a correct record and signed by the Chairman.

39 Site Viewing Working Party Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 14 November 2019 were agreed as a correct record.

40 Declarations of Interest

There were no declarations of interests.

41 Chairman's Report

The Chairman reminded members of the Committee that the meeting scheduled to be held on 12 December 2019 had been cancelled due to the General Election.

The Chairman advised that the provisional dates for future meetings in December were:

(a) 16 December 2019; and

(b) 19 December 2019.

42 Matters to be Considered for Site Viewing and Deferment

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

43 APP/19/00837 and APP/19/00834 - 59 and 61 Langstone Road, Havant

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

Application APP/19/00837

Proposal: Replacement of cottage, privy Style storage building, installation of gates in front wall and repointing of front wall.

Application APP/19/00834

Proposal: Listed Building Consent for replacement cottage, privy style storage building and repointing of front wall

The Committee considered the written reports and recommendations of the Head of Planning. The presentation submitted to the Committee by the case officer included the additional information requested by the Site Viewing Working Party.

The Committee received supplementary information, circulated prior to the meeting, which clarified that a Community Infrastructure Levy did not apply in this case as there was no additional floorspace proposed.

The Committee was advised at the meeting that the site plan had been revised since the agenda was published and that Page 67, condition 2, should now read

“Site Plan: Proposed – Drawing No.19008 120 E”

The Committee received the following deputations from Mr Critchley and Miss Roberts, the applicant’s agents. Mr Critchley, the applicant’s architect, reminded the Committee that the issue of how the existing properties were damaged was not a material consideration and that these buildings were never publicly owned or on public land nor of special interest. He further advised that these buildings should not be viewed as a public museum. Miss Roberts and Mr Critchley supported the applications as follows:

Miss Roberts

- (i) the proposal was not a restoration of the existing cottages so would need to meet modern Building Regulations and construction standards;
- (ii) the proposal had been the result of discussions with the Conservation Officer and planning officers;
- (iii) the proposal was sympathetic to the style of the existing cottages; and
- (iv) the proposal was supported by Hampshire Building Preservation Trust.

Mr Critchley

- (v) The existing buildings were not intrinsically important: the significance of the existing cottages were their setting and landscape value. Although the proposal would change the appearance of the existing cottages, they would not have a detrimental impact on the area as acknowledged by the Chichester Harbour Board and the Conservation Officer;
- (ii) the proposed replacement was within the same footprint of the existing cottages and of a similar height;
- (iii) it was not possible to rebuild the existing cottages;
- (iv) the proposal was sustainable and provided a more habitable dwelling.

With regard to an enforcement notices issued by the Council requiring the reinstatement of the existing cottages, Mr Critchley sought clarification that these notices would be withdrawn, if these applications were agreed by the Committee. Mr Critchley was advised that there was no intention to withdraw the notices in the event of the applications being approved by the Committee. However, the Council, if it wished, could enable parts of the notice to be waived. The Chairman reminded Members of the Committee that these enforcement notices were not a matter for consideration by the Committee.

In response to question by a member of the Committee, Mr Critchley gave details of his and Miss Roberts roles as agents for the applicant.

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

- (a) the conservation lights in the rear elevation of the proposed building would serve the same function as windows;
- (b) conservation lights were not an unusual feature in listed buildings and in this case had been approved by the Conservation Officer;
- (c) the site was within a low flood risk area (Flood Zone 1); and
- (d) the Fire Service had advised that the bricks of the current properties could not be reused.

The Committee discussed this application and the views raised by the deputees.

The Committee thanked the planning and enforcement officers and architects for their work in producing a proposal which was sympathetic to the area and an improvement on the current condition of the existing cottages.

RESOLVED that:

- (A) planning application APP/19/00837 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:

Design, Access & Heritage Report: Phase V November 2019

Schedule of Materials - November 2019

Location & Block Plans: Drawing No. 19008 - 101 0

Site Analysis - Drawing No. 19008 - 102 0

Site Plan: Prior to Fire Damage - 19008 - 103 0

Ground Floor Plan: Prior to Fire Damage - Drawing No. 19008 - 205 0

First Floor Plan: Prior to Fire Damage - Drawing No, 19008 - 206 0

Second Floor Plan: Prior to Fire Damage - Drawing No, 19008 - 207 0

Ground Floor Plan: Post Fire Damage - Drawing No, 19008 - 215 0

Elevations: Prior to Fire Damage - Drawing No. 19008 - 305 0

Street Elevation Prior to Fire Damage -Drawing No. 19008 - 306 0

Privy Elevations: Post Fire Damage - Drawing No. 19008 - 315 0

Privy Elevations: Post Fire Damage - Drawing No. 19008 - 316 0

South Internal Elevation - Post Fire Damage - Drawing No. 19008 - 615 0

East Internal Elevation - Post Fire Damage - Drawing No. 19008 - 616 0

South West Sketch: Proposed - Drawing No. 19008 - 527 0

Site Plan: Proposed - Drawing No. 19008 - 120 E

Site Plan: Foul Drainage - Drawing No. 19008 - 122 0

Ground Floor Proposed Plan - Drawing No. 19008 - 425 0

First Floor Proposed Plan - Drawing No. 19008 - 426 0

Second Floor Proposed Plan - Drawing No. 19008 - 427 0

Street Elevation - Drawing No. 19008 - 526 B

Proposed Elevations - Drawing No. 19008 - 525 B

Proposed Privy Style Store Elevations - Drawing No. 19008 528 A

Boarded Entrance Doors - Drawing No. 19008 - 621 0

Door - Drawing No. 19008 - 622 0

Proposed Window W.01 - Drawing No. 19008 - 623 0

Proposed Window W.10 - Drawing No. 19008 - 624 0

Proposed Window W12- Drawing No. 19008 - 625 0

Proposed Window W.14 - Drawing No. 19008 - 626 0

Conservation Roof Window - Drawing No. 19008 - 623 0
Construction Management Plan - Drawing No. 19008 - 121 A
Method Statement

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the occupation of any relevant part of the development hereby approved, an assessment of the nature and extent of contamination at the site shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and may comprise separate reports as appropriate. Unless specifically excluded in writing by the Local Planning Authority the assessment(s) shall include;

- 1) Site investigation appropriate to both the previous and approved use of the site, to provide sufficient data and information to adequately identify and characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified-, a Remediation Strategy that includes:
 - appropriately considered remedial objectives,
 - an appraisal of remedial and/or risk mitigation options, having due regard to sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.
- 3) A verification plan outlining the evidence that will need to be collected to demonstrate that the works set out any Remediation Strategy required under (2) have been completed and that the remedial objectives have been met.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous land uses (&/or activities) that could pose a risk to future residential occupants.

- 4 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance

with Condition 3 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous and current land uses (and/or activities) that could pose a risk to future site occupiers.

- 5 The car parking 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.

- 6 The foul and surface drainage shall be undertaken in accordance with approved drawing number 19008 - 122 0, 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 all the drainage provision in full accordance with approved drawing number 200C.

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.

- 7 Prior to occupation of the development permitted a soft landscaping scheme for the hardsurfaced area to the south of the site shall be submitted to and approved in writing by the Local Planning Authority. The 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 CS11, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

(B) That application APP/19/00834 be granted listed building consent subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.

Reason: To comply with 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:

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Proposed Window W.14 - Drawing No. 19008 - 626 0
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Construction Management Plan - Drawing No. 19008 - 121 A
Method Statement

Reason: - To ensure provision of a satisfactory development.

The meeting commenced at 5.00 pm and concluded at 5.47 pm

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Chairman