

HAVANT BOROUGH COUNCIL
PUBLIC SERVICE PLAZA
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DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor Buckley (Chairman)

Councillors Hart, Heard, Keast, Satchwell, Howard and Patrick

Meeting: Development Management Committee

Date: 14 January 2016

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 January 2016

Contact Officer: Mark Gregory 023 92446232
Email: mark.gregory@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 17 December 2015.

- | | | |
|----------|--|------------------|
| 3 | Matters Arising | |
| 4 | Site Viewing Working Party Minutes | To Follow |
| | To receive the minutes of the Site Viewing Working Party held on 7 January 2016. | |
| 5 | 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. | |
| 6 | Chairman's Report | |
| | The Chairman to report the outcome of meetings attended or other information arising since the last meeting of the Committee. | |
| 7 | 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. | |
| 8 | Deputations | |
| | To receive requests to make a deputation to Committee. | |
| 9 | Applications for Development and Development Control Matters | 13 - 16 |

Part 1 - Applications Viewed by the Site Viewing Working Party

- | | | |
|-------------|--|----------------|
| 9(1) | APP/15/01241- War Memorial St Faiths Church, West Street, Havant | 17 - 28 |
| | Proposal: Listed Building Consent for additional plaque for war memorial and change fixings to some of existing plaques. | |
| 9(2) | APP/15/01356 - War Memorial St Faiths Church, West Street, Havant | 29 - 40 |
| | Proposal: Listed Building Consent for 2No. additional plaques (one to replace existing) | |

PART B (Confidential Items - Closed to the Public)

NONE

GENERAL INFORMATION

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Public Attendance and Participation

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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: mark.gregory@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"

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

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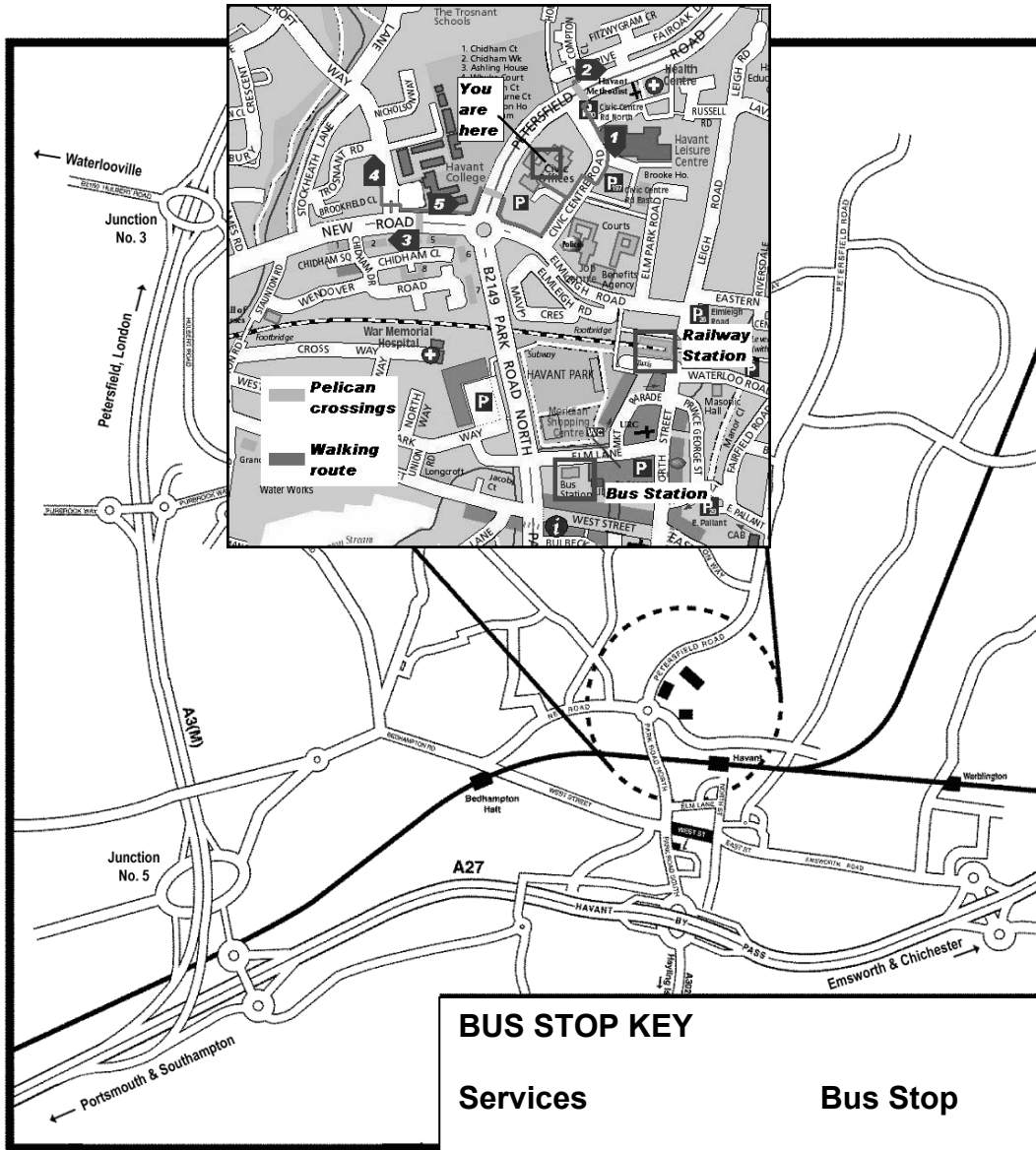
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23, 36**	3
23, 27**, 37	4
23, 27**, 36**, 37	5

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Public Service Plaza
 Civic Centre Road
 Havant
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HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 17 December 2015

Present

Councillor Buckley (Chairman)

Councillors Hart, Heard, Keast, Satchwell, Howard and Patrick

67 Apologies for Absence

There were no apologies for absence.

68 Minutes

The Minutes of the meeting of the Development Management Committee held on 26 November 2015 were agreed as a correct record and signed by the Chairman.

69 Matters Arising

There were no matters arising.

70 Site Viewing Working Party Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 10 December 2015 were received.

71 Declarations of Interest

There were no declarations of interests.

72 Chairman's Report

The Chairman reported that:

- (a) he had attended the annual conference of the RTPI; and
- (b) the Public Access System for Planning had now gone live.

73 Matters to be Considered for Site Viewing and Deferment

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

74 Deputations

The Committee received the following deputations/representations:

- (1) Mr A Walker (objector) - Application Number APP/15/00950 – 108 – 110 Elm Grove, Hayling Island (Minute 75)
- (2) Mr M Walker (objector) - Application Number APP/15/00950 – 108 – 110 Elm Grove, Hayling Island (Minute 75)
- (3) Mr McFarlane (applicant's agent) - Application Number APP/15/00950 – 108 – 110 Elm Grove, Hayling Island (Minute 75)
- (4) Councillor Perry (ward councillor) - Application Number APP/15/00950 – 108 – 110 Elm Grove, Hayling Island (Minute 75)
- (5) Mr Wood (applicant's representative) – Application Number APP/15/01162 – Front Lawn Recreation Ground, Somborne Drive, Havant (Minute 76)
- (6) Councillor Ponsonby (ward councillor) – Application Number APP/15/01162 – Front Lawn Recreation Ground, Somborne Drive, Havant (Minute 76)

75 APP/15/00950 - 108-110 Elm Grove, Hayling Island

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

Proposal: Demolition of retail unit and associated outbuildings and redevelopment to form 44No. sheltered apartments for the elderly including communal facilities, access, car parking, landscaping and substation. In addition, provision of 1No. retail unit with flat above with associated parking and landscaping

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

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

- (a) gave details of additional representations received since the agenda was published;
- (b) included recommended conditions; and
- (c) included a cross section of the site.

The Committee was addressed by the following deputees:

- (1) Mr A Walker advised that he had no objection to a retail development on the site but objected to this proposal for the following reasons:

- (a) the proposal was contrary to Policy CS4 which sought to accommodate additional retail space in Elm Grove;
 - (b) the off street parking outside the application site did not have the capacity to accommodate the additional demand for off street parking likely to be generated by this proposal. The proposed closure of the Hayling Billy car park after Christmas and the loss of car parking facilities currently on the site would create a greater demand for off street parking, which could not be met. As a result there would be a loss of trade to the detriment of the economic vitality for the area and an increase in congestion to the detriment of other road users;
 - (c) there was a lack of consultation on the proposal; and
 - (d) the proposal would lead to job losses at his business as there would be inadequate parking for his staff, who currently used the Hayling Billy car park, which would be closed after Christmas;
- (2) Mr M Walker, supported the comments made by Mr A Walker and emphasised that a lack of parking in the area would lead to loss of trade to the detriment of their business and other businesses in the area;
- (3) Mr McFarlane, the applicant's agent, supported the application for the following reasons:
- (e) the proposal was in accordance with the National Planning Policy Framework and the Council's Local Plan;
 - (f) the scheme would provide much need accommodation for the elderly and at the same time free up under-occupied accommodation for younger families;
 - (g) the proposal would add to the vitality and vibrancy of the area;
 - (h) the location of the development will make a positive and sustainable contribution to the local economy in terms of placing development where it is needed in an accessible location;
 - (i) the development was of a high quality design;
 - (j) although the development might in the short term lead to an increase in demand for off street parking outside the application site, evidence demonstrated that, in the long term, the proposed parking provision was adequate;

- (k) a traffic survey showed that the current St Mary's car park was underused and could accommodate any additional demand for off parking likely to be generated by this development; and
 - (l) the proposal would result in substantial CIL contributions.
- (3) Councillor Perry, objected to the proposal for the following reasons:
- (m) the number of parking spaces required for this development had not been properly quantified: a decision on the number of spaces required should be based on similar developments on Hayling Island and not elsewhere in the Borough;
 - (n) the car parking provision on the application site was inadequate and would either encourage parking on the street to the detriment of other highway users or in the nearby St Mary's car park to the detriment of the shops in the locality and visitors to the area;
 - (o) Inadequate visibility splays were to be provided at the junction of the access with the highway and this would cause danger and inconvenience to users of the adjoining highway and in particular pedestrians;
 - (p) The proposal did not incorporate adequate facilities to enable a vehicle to turn on the site and so enter a highway in a forward gear which was essential in the interests of road safety;
 - (q) the traffic generation survey related to developments completed before 2014 and to sites outside of Hayling Island; some of the sites were outside of the Borough of Havant;
 - (r) the development made no provision for mobility scooters or cycles as suggested by the Development Engineer;
 - (s) the parking survey did not take into account the proposed closure of the Hayling Billy car Park and the impact this would have on the capacity of the St Mary's car park;
 - (t) the parking survey was not a true representative of the usage of St Mary's car park;
 - (u) the survey did not take into account the additional construction traffic and parking, which would be generated by this development;
 - (v) the height and massing of the development would be an incongruous feature in the street scene and the nearby Area of Outstanding Natural Beauty;

- (w) there as no record of a response from Chichester Harbour Conservancy
- (x) the proximity and height of the development would give rise to overlooking to nearby residential properties especially to those properties to the north of the site.

Councillor Perry requested that if, the Committee was minded to grant permission, all the conditions be rigorously enforced.

- (4) Councillor Lenaghan supported the previous objections to the scheme and raised the following additional concerns:

- (y) the development would be out of keeping with the area and detrimental to the street scene;
- (z) the parking provision on the application site was inadequate and relied upon a public car park to accommodate any overspill to the detriment of other users of the car park;
- (aa) the lack of an adequate parking provision would also encourage parking on the street thereby exacerbating the existing traffic problems associated with traffic in this area;
- (bb) the proposed new access with a lack of adequate vision splays would be hazardous to pedestrians;
- (cc) The traffic survey did not adequately take into account the characteristics of Hayling Island, which due to its isolation from the mainland encouraged the use of cars;
- (dd) the closure of the Hayling Billy car park would result in staff working in nearby business competing with visitors/residents of the proposed development for parking spaces in the St Mary's Car park;
- (ee) due to problems with the usage of the St Mary's Car park, the Council's Parking Team was considering introducing a 3 hour maximum waiting limit. If this was introduced, the car park would not be available for the period assumed in the car park survey;
- (ff) businesses in the locality would be adversely affected if potential customers could not park due to parking places being occupied by other users; and
- (gg) the Parking Team had not been consulted on the potential impact of this development on a Council car park.

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

- (1) Hayling Billy car park and the current parking area on the application site were not public car parks so would not have included in the parking survey;
- (2) the applicant had provided evidence of car usage in their other similar developments which showed that the parking provision for this application as adequate: the Council had no proof that these projections were incorrect;
- (3) a survey of the traffic generated by the local school did not form part of this application;
- (4) the comments of the Fire Service were set in paragraph 5.12 of the report;
- (5) that site had been specifically allocated for housing in the adopted allocations plan. Therefore Haying Health Centre would not have been consulted;
- (6) the density of the development was 133 dwellings per hectare; it was difficult to compare the density of this development with other developments in the area as the density would vary according to the location, size and characteristic of each site;
- (7) a CIL contribution of £120,000 offered by the applicant towards affordable housing was reviewed by an independent assessor. Such an assessment was purely indicative and the Council was not duty bound to rely upon this assessment as the final contribution required for this development. In view of this assessment a sum of £305,000 was agreed with the applicant, which was acceptable to Housing;
- (8) A condition requiring details of the foul and surface water sewerage to be submitted and approved by the Council before development commenced was proposed to overcome the concerns raised by Southern Water Authority;
- (9) due to the spatial setting of the development it would be difficult to justify refusal on the grounds of overdevelopment;
- (10) it appeared that laundry facilities would be provided in each apartment;
- (11) a communal bin store would be provided for residents of the sheltered apartments; separate bins would be provided for the retail unit and flat above; and
- (12) there would a weekly refuse collection

The Committee discussed this application in detail together with the views raised by the deputees. Although one member of the Committee expressed support for the application, the majority of the Committee considered that:

- (i) the proposal by reason of its bulk height and site coverage would be an incongruous feature detrimental to the visual amenities; and
- (ii) the lack of parking and a turning facilities on the site for service vehicles would be detrimental to other users of the highway.

The Committee also considered refusing the application on the grounds that:

- the additional traffic likely to be generated by the proposal would have a detrimental impact on other users of the highway,
- the development would result in the loss of car parking spaces
- the development would provide satisfactory living conditions for the occupants of the proposed apartments

However, in view of advice given at the meeting, it was acknowledged that there was insufficient evidence to justify a refusal on these grounds.

During the debate, the officers advised that if the Committee was minded to refuse permission, it should also refuse on the grounds that the required SRMP and affordable housing contributions had not be secured.

RESOLVED that Application APP/15/00950 be refused on the grounds:

- 1 The proposed development by reason of its bulk, height and site coverage would be an incongruous feature to the detriment of the visual amenities of the area, and would not provide satisfactory waiting and turning facilities for servicing vehicles within the site, and as a result would be prejudicial to the safety and amenities of users of the highway network in the surrounding District Centre. As such the proposed development would be contrary to Policies CS16, CS20 and DM7 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 In the absence of binding arrangements for the provision of on site affordable housing or alternatively an acceptable contribution in lieu of on site provision the proposal fails to make adequate provision for affordable housing in the interests of creating mixed communities and responding to housing need. As such the proposed development is contrary to Policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Havant Borough Council Housing SPD July 2011 and the National Planning Policy Framework 2012.
- 3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning

Authority. These seek to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. The development is therefore contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

76 APP/15/01162 - Front Lawn Recreation Ground, Somborne Drive, Havant

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

Proposal: 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.

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

During the meeting, the officer recommended that an additional condition be imposed requiring the submission and approval of details of the surface water drainage system.

The Committee received supplementary information, circulated prior to the meeting, which included corrected appendices B, C and E.

The Committee was addressed by the following deputees:

- (1) Mr Wood, who, on behalf of the applicants supported the proposal for the following reasons:
 - (a) the proposal would provide a much needed improvement to a recreation ground in an ward with the lowest level of physical activity;
 - (b) the changes would improve the parking provision on the site thereby encouraging more people to visit the ground;
 - (c) measures would be undertaken to reduce the impact of noise on neighbouring properties; and
 - (d) the improvements would make the ground more visually attractive.

- (2) Councillor Ponsonby supported the proposals for the following reasons:
 - (e) the improvements improved the area and should encourage residents to take up more sport;

- (f) the improvements would accommodate sport and other informal activities;
- (g) the floodlights would make the ground safer during the evenings; and
- (h) the facilities including the pavilion would be available for community use.

In response to questions raised by a member of the Committee, the officers advised that the floodlights would be switched off from 9.30 pm.

RESOLVED that Application APP/15/0001162 be granted permission subject to:

- (A) a condition requiring the submission and approval of details relating to surface water drainage: the wording of this condition to be determined by the Executive Head of Planning and Economy and
- (B) 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 floodlights hereby permitted shall not remain illuminated after hours 21:30 hours on any day.

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

Design and Access Statement with appendices 1 and 2 received 15 October 2015

Additional Supporting information submitted by Senior Leisure Officer received 5 November 2015

Site Location Plan drwg.no 27973PD-00 received 15 October 2015

Existing Site Plan drwg.no 27973PD-100 received 15 October 2015

Proposed Floor Plan drwg.no 27973PD-102 received 15 October 2015

Proposed Site Plan drwg.no 27973PD-101 rev A received 15 October 2015

Elevations - Sheet One drwg.no 27973PD-103 received 15 October 2015

Elevations - Sheet Two drwg.no 27973PD-104 received 15 October 2015

Existing Floor Plan and Elevations drwg.no 27973PD-105
received 15 October 2015

Existing and Proposed Sections drwg.no 27973PD-106
received 15 October 2015

Topographical Survey drwg.no 27973PD-110 received 15
October 2015

Artificial Turf Pitch Details drwg.no SSL1982-01 received 15
October 2015

Artificial Turf Pitch Site Plan drwg.no SSL1982-02 received 15
October 2015

Artificial Turf Pitch Isometric View drwg.no SSL1982-03
received 15 October 2015

Artificial Turf Pitch Flood Lighting Scheme drwg.no SSL1982-
05 received 15 October 2015

Artificial Turf Pitch Elevation drwg.no SSL1982-06 received 15
October 2015

Reason: - To ensure provision of a satisfactory development.

The meeting commenced at 5.00 pm and concluded at 7.40 pm

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Chairman

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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

Julia Potter

Executive Head of Planning and Built Environment

Jo Barden-Hernandez

Service Manager - Legal and Democratic Services

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Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)

Listed Building Grade: Grade II
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer:

The proposed location for the plaque has been carefully considered and is the only realistic position. It is appropriate to record all those who have laid down their lives with suitable reverence.

The design, form and method of recording the names has been the subject of consultation with a wide range of interests and the proposal is the resulting outcome. The design is intended to mirror that of the WWII plaques. Although this is stated in the application, I have asked the applicant to embellish the information provided. The contractor's specification for the work should suffice for this purpose.

Historic England was informally consulted at pre-application stage. The response was generally favourable the only real issue being in relation to the detailed positioning. The objective is to sit the plaque centrally within the stone quoins. The contractor has been made aware of this and to organise the position of the fixings accordingly.

The proposal has my strong support.

War Memorials Trust:

Summary of the response:

- The addition of further plaques does and will compromise the 'elegant design' of the monument.
- The opportunity to ensure the research is as robust as possible should be taken.
- The drawings are inadequate in terms of quality.
- It is difficult to conclude how the new plaque will be accommodated
- A method statement should be provided as to how the plaque will not cause harm to the existing fabric of monument.
- Careful consideration should be given to the fixings used.
- Existing memorials cannot always sympathetically accommodate the addition of new elements.
- Has any serious consideration been given to an alternative site – The Gazebo Garden.
- How will the additional names (if any) be accommodated?
- In its current form, the WMT does not support the application.

Historic England:

- No objection to the addition of a plaque to commemorate lives lost in recent conflicts.
- Provided that any new plaque is either fixed in the positions as indicated and matches the style and materials of the WW plaques, then no objection is raised.
- Attention to detail in terms of fixings is required
- Provided that the style of inscriptions matches that of the WW plaques, final layout, size and content of wording can be determined at local level.

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: 3

Number of site notices: 1

Statutory advertisement: 20/11/2015

Number of representations received: 4

A total of four objections have been received against the application. A summary of the points raised is provided below:

- i. The information on the plaque should include the conflict and date of death for each name on the plaque.
- ii. The Council should delay the final wording of the plaque pending a review which seeks the input from local history groups.
- iii. Full consultation should be carried out with the Commonwealth War Graves Commission and the War Memorials Trust along with local families and Havant Royal British Legion.
- iv. It is assumed that the names on the plaque relate to Havant and not other parts of the Borough which have their own memorials?
- v. There is a question over where any additional names would go?
- vi. Consideration should be given to a plaque in the Gazebo Garden behind East Street.
- vii. All next of kin should be consulted and it is not clear if this has taken place
- viii. The plaque should include the middle names

Officer comment:

The publicity carried out on this application has met with the requirements of the Council's adopted Statement of Community Involvement. This does not require as part of the application, for families associated with the names on the proposed plaque, or non-statutory bodies to be consulted. However, the LPA has consulted with the War Memorials Trust which is a non-statutory consultee at the advice of the Council's Conservation Officer.

The purpose of this listed building application is to consider whether the addition of a further plaque is acceptable in terms of the architectural and historic significance of the memorial and whether the proposal complies with advice laid out in the NPPF and local planning policies. The debate as to what information should be included on the plaque and whether this has been adequately researched is not a matter for the local planning

authority to determine and is not being considered as part of this planning application – it is instead a matter for the Council to resolve separately in its role as custodian of the monument. The reason for this is that it is considered that the content of the text in itself would not have a material impact on the monument.

7 Planning Considerations

- 7.1 When making a decision on a listed building consent application, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.
- 7.2 Having regard to this legislative background, and relevant policies of the development plan, it is considered that the main issue arising from this application is:
- (i) Effect on the listed monument's preservation and its features of architectural or historic interest**
- 7.3 Policy DM20 (Historic Assets) advises that planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Protecting and enhancing the historic environment is also one of the core principles of the NPPF. The Council's Conservation Officer has advised that the proposed location for the plaque has been carefully considered and is the only realistic position and that it is appropriate to record all those who have laid down their lives with suitable reverence.
- 7.4 On this basis it is considered that, in principle, the addition of a further commemorative plaque on the eastern buttress will support the historic interest of the war memorial and it will not compromise the design of the monument as it will effectively balance the display of the existing plaque on the north western buttress.
- 7.5 In more detail, the plaque would be bronze to match the existing plaques and match the WW2 plaques in terms of font style, colour and size. It is considered that its proposed location can be satisfactorily discerned from the plans submitted when read in conjunction with the submitted Design, Heritage and Access Statement. The fixings would be standardised and replaced on the existing plaque to regularise their appearance and prevent any further discolouration from rust stains. No works are required to the stone.
- 7.6 Notwithstanding the concerns expressed by the War Memorials Trust, it is considered therefore that the additional plaque would not have an adverse impact on the fabric of the war memorial and would conserve the historical and architectural integrity of the listed monument. The proposal therefore complies with local planning policies and the NPPF.

8 Conclusion

- 8.1 Having had special regard to the desirability of preserving the war memorial and its features of special architectural or historic interest the proposal to add additional plaque to the eastern buttress is considered to be acceptable for the reasons discussed above and is therefore recommended for listed building consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/01241 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 font size and style to be used on the additional plaque shall match that used on other World War II commemorative plaques on the War Memorial.
Reason: In the interests of the architectural and historic interest of the listed building and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

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

- Design, Heritage and Access Statement
- Site Plan DN: WM001
- Front elevation - DN: WM002
- Plan View - DN: WM003
- Existing and proposed pillar - DN: WM004
- Wording on Plaque - DNL WM005 Rev A received on 2/12/15

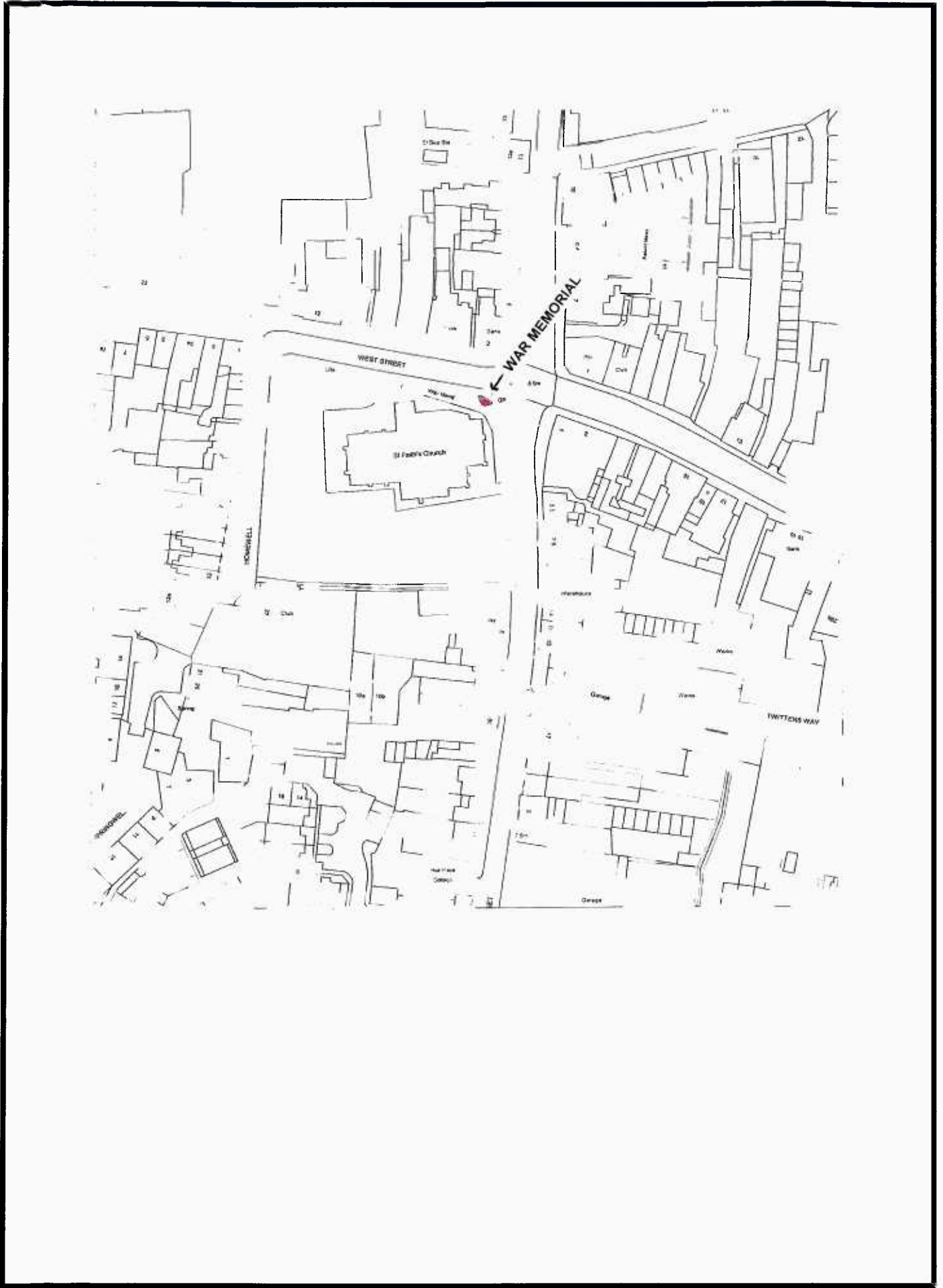
Reason: - To ensure provision of a satisfactory development.

Appendices:

- Appendix A – Site Plan
- Appendix B – Memorial front elevation
- Appendix C – Plaque memorial name details (indicative)

<p>Additonal Information:</p> <p>http://tinyurl.com/gn3sy5p</p>

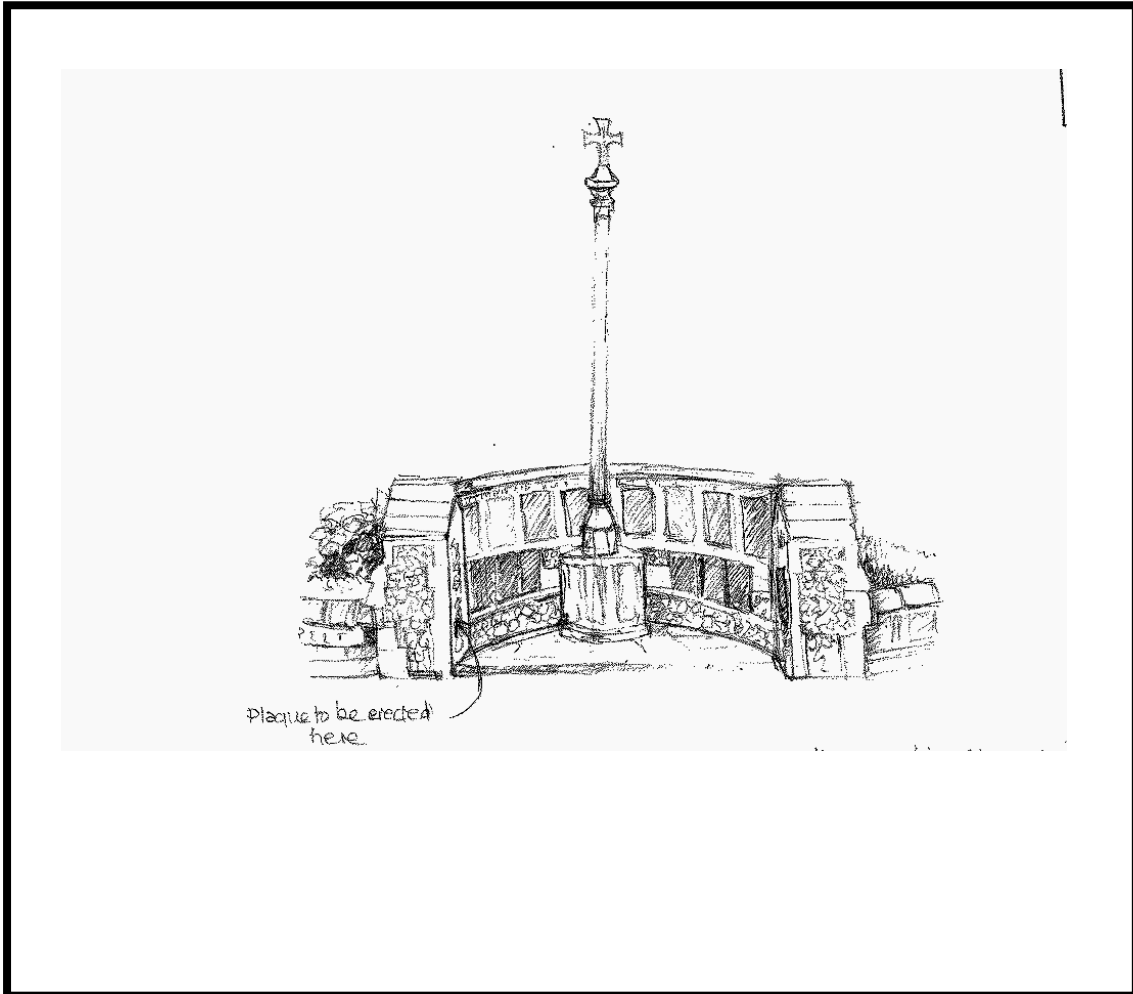
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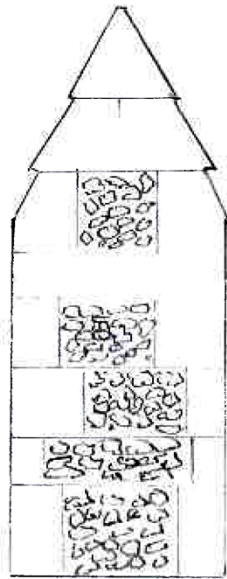
APPENDIX B

MEMORIAL FRONT ELEVATION



MEMORIAL FRONT ELEVATION

HAVANT WAR MEMORIAL
PLAQUE PROPOSAL



PLAQUES EXISTING



PROPOSED

BRONZE PLAQUES TO MATCH LLOTTI PLAQUE
FONTS, STYLE + SIZE

PLAQUE MEMORIAL NAME
DETAILS (INDICATIVE)

1945 ONWARDS

RONALD EDWARD CARPENTER
SGT RAOC

GRAEME COX
MNE RM

MICHAEL PAUL FOOTE
ACT/LCK RN

PAUL B. CALLUS
MEM(M)1 RN

STEVEN PAUL WILSON
L/CPL PARA REGT

ROBERT CONSIGLIO MM
TRPR SAS

ELIJAH COOPER BOND
SPR RE

DAVID GEORGE O'CONNOR
CPL RM

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Listed Building Grade: Grade II
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer:

This proposal is a modification to that for one additional plaque set out in APP/15/01241. It has arisen from a desire to record the specific conflict against each named person who sacrificed their life for the nation. To provide the information in this format requires more space and therefore this updated proposal is for two plaques.

As the application is made by the Borough Council, it is a statutory requirement to consult Historic England. Advice has been provided by Historic England (letter dated 3 December 2015) in response to the earlier proposal in the knowledge the scheme may change. I feel this adequately addresses the current proposal.

The purpose of the listed building application is to safeguard the monument's special architectural/historic interest. It is not to determine the names recorded. It is therefore sufficient at this stage to agree the size, position, material, fixings, font and layout at this stage. Historic England suggests the final detail could be reserved by way of condition. This seems a sensible way forward.

The requirements of Historic England set out in their letter need to be fully met.

The proposed location for the plaques has been carefully considered and is the only realistic option. I note the comments previously submitted by the War Memorials Trust. I am satisfied by adopting the WWII font and locating the plaques as proposed will provide a reasonable balance in honouring those who have sacrificed their lives, with due reverence. The proposal has my strong support.

War Memorials Trust:

- The addition of further plaques does and will compromise the 'elegant design' of the monument.
- The opportunity to ensure the research is as robust as possible should be taken.
- The drawings are inadequate in terms of quality.
- It is difficult to conclude how the new plaque will be accommodated
- A method statement should be provided as to how the plaque will not cause harm to the existing fabric of monument.
- Careful consideration should be given to the fixings used.
- Existing memorials cannot always sympathetically accommodate the addition of new elements.
- Has any serious consideration been given to an alternative site – The Gazebo Garden.
- How will the additional names (if any) be accommodated?
- In its current form, the WMT does not support the application

Historic England:

I have previously considered an application to add one new plaque to the war memorial (see my letter dated 3 December 2015 in relation to APP/15/01241). In that letter I indicated that I would not object to an alternative proposal of adding two plaques. It is important that the design of any new plaques matches that of the WW2

plaques to reinforce a consistent design approach. Your own conservation officer will be able to advise you on the detail of lettering and layout.

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: 8

Number of site notices: 1

Statutory advertisement: 18/12/2015

Number of representations received: 2

A total of two objections have been received against the application. A summary of the points raised is provided below:

- i. The lettering on the plaque shown on the plans is smaller than the existing plaques. The reduced size makes the plaque appear ill matched and overcrowded.
- ii. Which material will be used on the proposed plaques.
- iii. Why is there no image available of the second plaque? It should be provided to show current proposed layout, how it balances up with the first plaque and how much room will be left for additional names?
- iv. The heading for the plaques is open to question.

Officer comment:

The publicity carried out on this application has met with the requirements of the Council's adopted Statement of Community Involvement. This does not require as part of the application, for families associated with the names on the proposed plaque, or non-statutory bodies to be consulted. However, the LPA has consulted with the War Memorials Trust which is a non-statutory consultee at the advice of the Council's Conservation Officer.

The purpose of this listed building application is to consider whether the addition of two further plaques (one a replacement) is acceptable in terms of the architectural and historic significance of the memorial and whether the proposal complies with advice laid out in the NPPF and local planning policies. The debate as to what information should be included on the plaque and whether this has been adequately researched is not a matter for the local planning authority to determine and is not being considered as part of this planning application – it is instead a matter for the Council to resolve separately in its role as custodian of the monument. The absence of an image of the second plaque is therefore because at this stage the local planning authority is only considering the position and general appearance of the plaques, not their individual wording which at this stage is indicative only.

7 Planning Considerations

- 7.1 When making a decision on a listed building consent application, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings.

7.2 Having regard to this legislative background, and relevant policies of the development plan, it is considered that the main issue arising from this application is:

(i) Effect on the listed monument's preservation and its features of architectural or historic interest

7.3 Policy DM20 (Historic Assets) advises that planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Protecting and enhancing the historic environment is also one of the core principles of the NPPF. The proposal for two plaques in this case, as opposed to the single additional plaque proposed under APP/15/01241, has arisen from a desire to record the specific conflict against each named person who sacrificed their life for the nation. To provide the information in this format requires more space and therefore this updated proposal is for two plaques. The Council's Conservation Officer has advised that the proposed location for the plaques has been carefully considered and is the only realistic position and that it is appropriate to record all those who have laid down their lives with suitable reverence.

7.4 On this basis it is considered that, in principle, the addition of the two plaques proposed - one to replace an existing generic plaque on the north west buttress - will continue to support the historic interest of the war memorial and it will not compromise the overall design of the monument as it will effectively secure a symmetrical balance in the display of plaques on both the north west and eastern buttresses.

7.5 In more detail, the plaques would be bronze to match the existing plaques and match the WW2 plaques in terms of font style, colour and size. Their proposed location can be satisfactorily discerned from the plans submitted when read in conjunction with the submitted Design, Heritage and Access Statement. The fixings would be standardised and no works are required to the stone.

7.6 Notwithstanding the concerns expressed by the War Memorials Trust, it is considered therefore that the proposed replacement and additional plaques would not have an adverse impact on the fabric of the war memorial and would conserve the historical and architectural integrity of the listed monument. The proposal therefore complies with local planning policies and the NPPF.

8 Conclusion

8.1 Having had special regard to the desirability of preserving the war memorial and its features of special architectural or historic interest, the proposal to add one additional plaque to the eastern buttress and one replacement plaque to the north west buttress is considered to be acceptable for the reasons discussed above and is therefore recommended for listed building consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application **APP/15/01356** 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 font size and style to be used on the plaques shall match that used on other World War II commemorative plaques on the War Memorial.
Reason: In the interests of the architectural and historic interest of the listed building and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

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

Design, Heritage and Access Statement
Site Plan DN: WM001
Front elevation - DN: WM002
Plan View - DN: WM003
Existing and proposed pillar - DN: WM004
Wording on plaque - Plan received on 1/12/15

Reason: - To ensure provision of a satisfactory development.

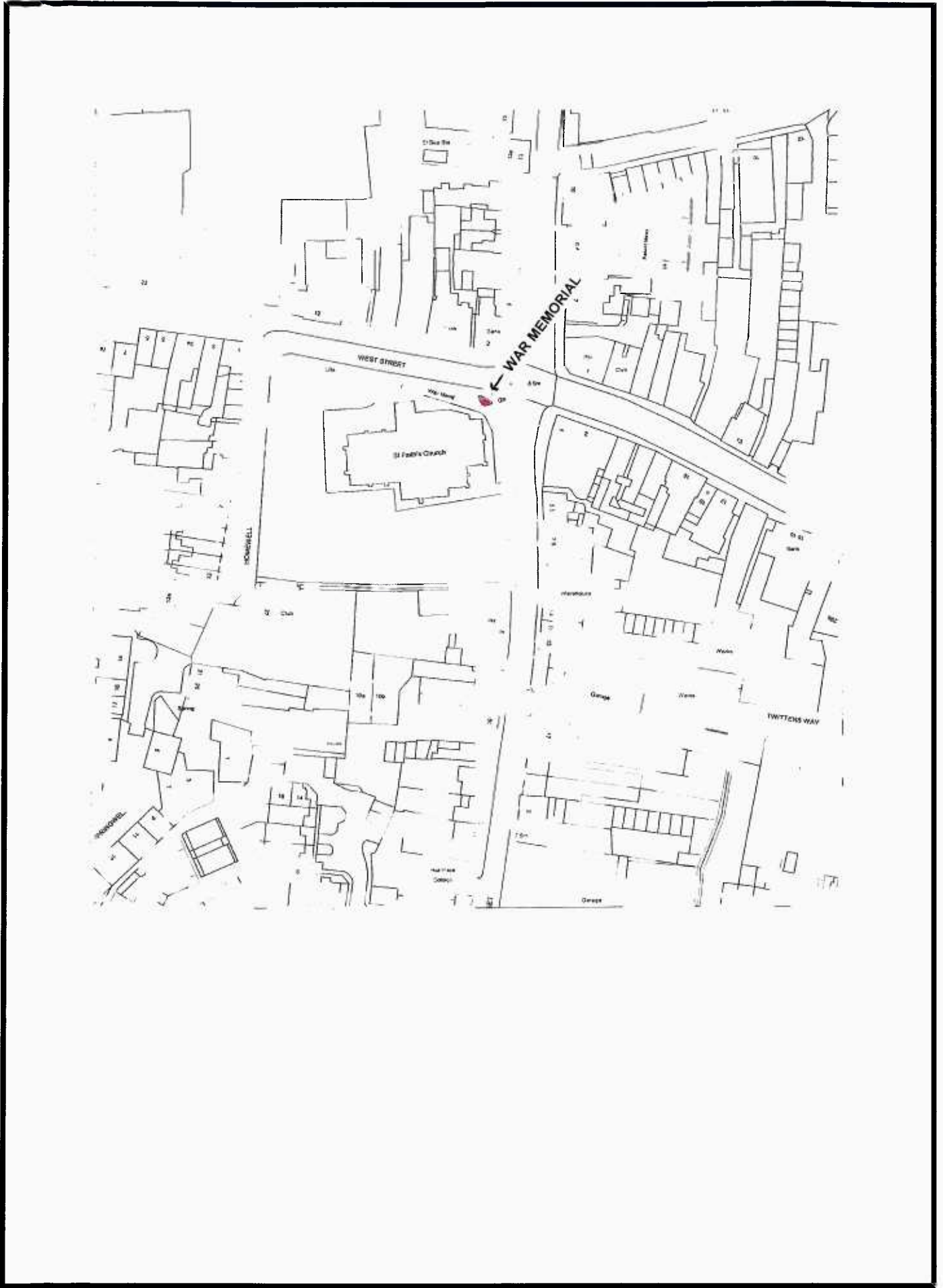
Appendices:

- Appendix A – Site Plan
- Appendix B – Memorial front elevation
- Appendix C – Plaque memorial name details (indicative)

Additional Information

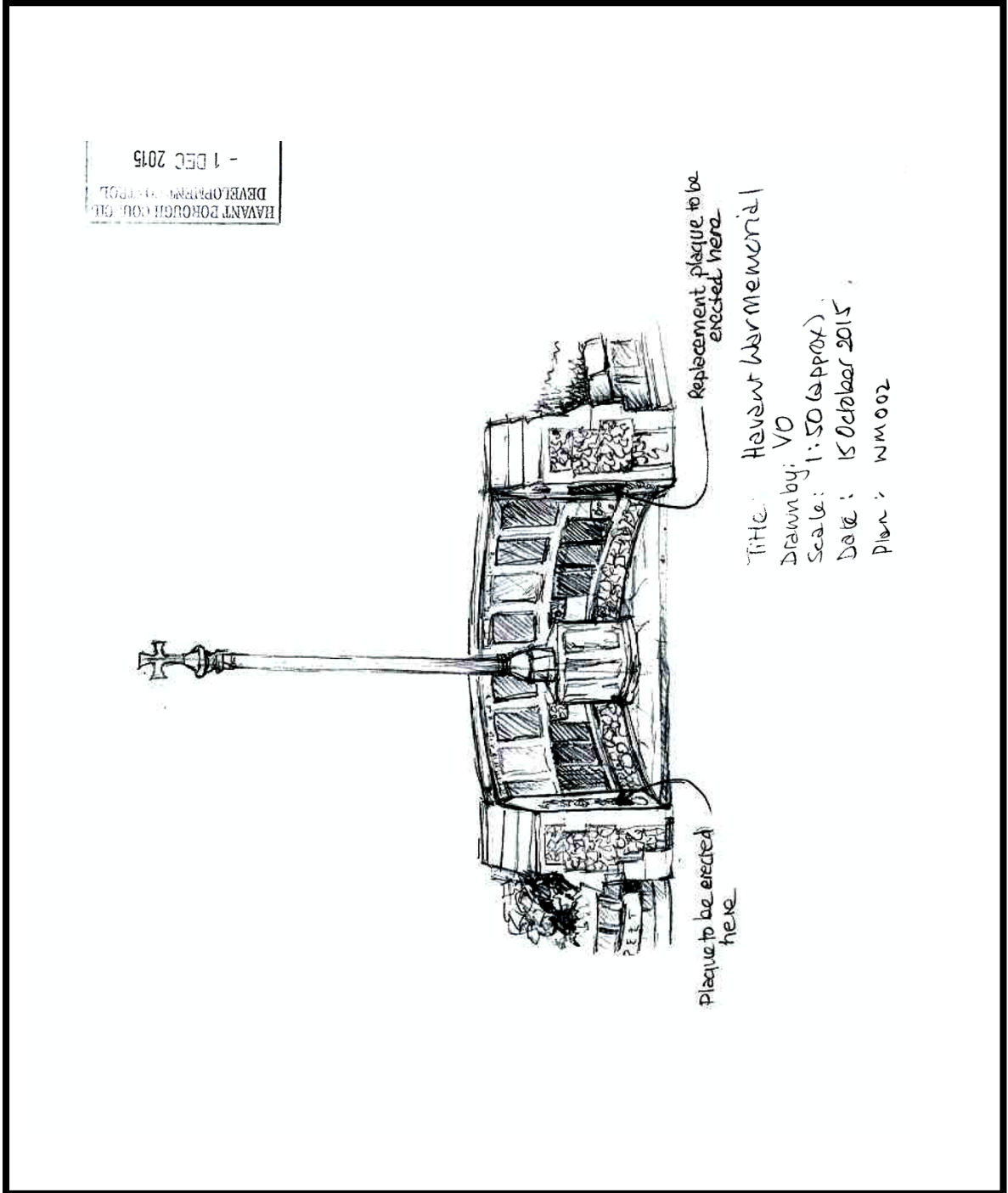
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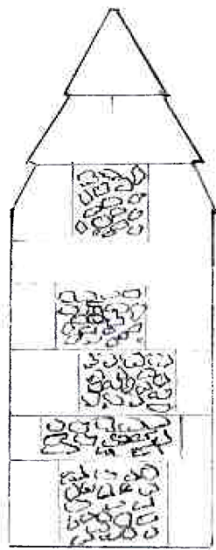
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MEMORIAL FRONT ELEVATION



MEMORIAL FRONT ELEVATION

— HAVANT WAR MEMORIAL
PLAQUE PROPOSAL



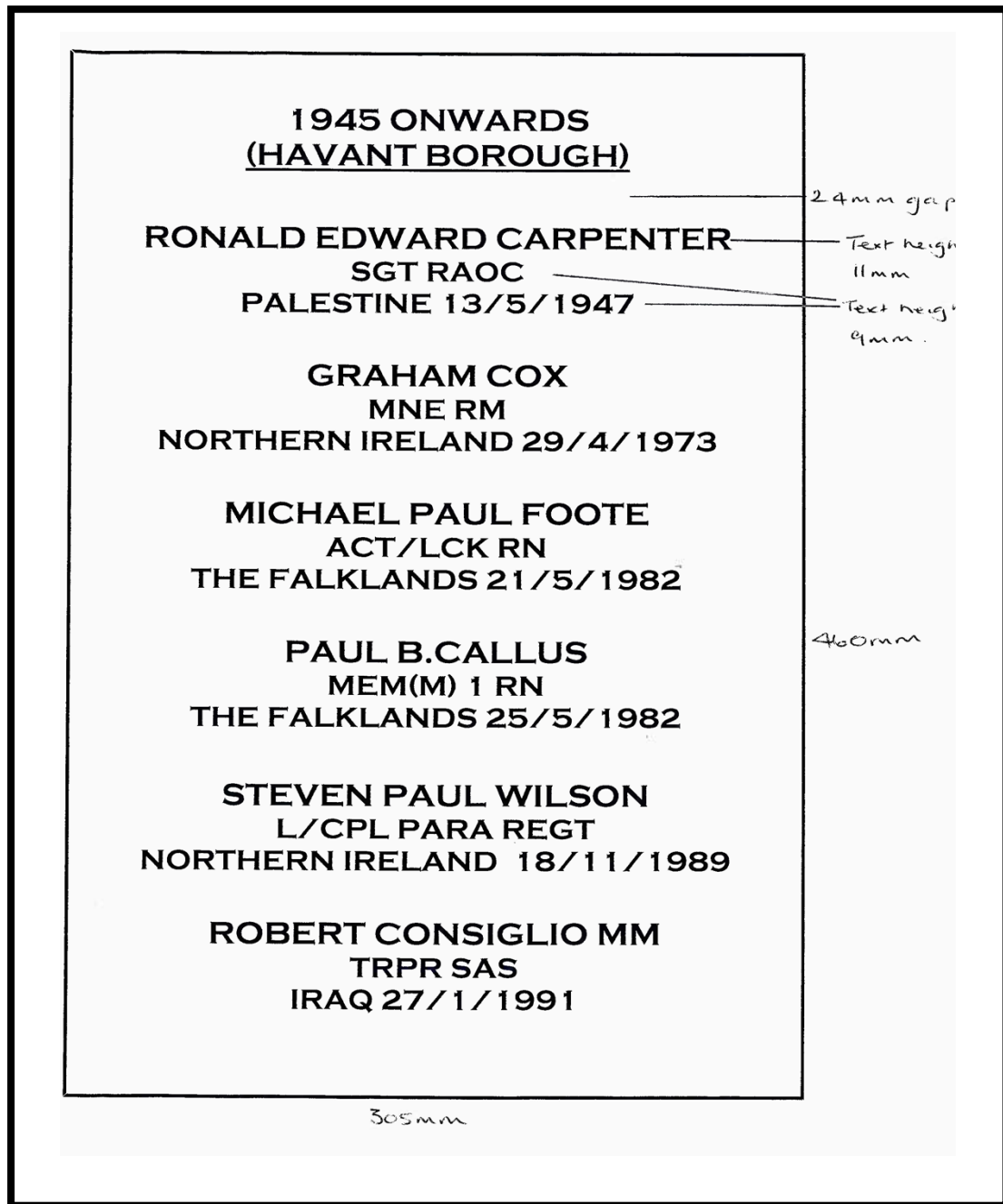
PILLARS EXISTING



PROPOSED

BRONZE PLAQUES TO MATCH LOWTII PLAQUE
FONTS, STYLE + SIZE

Plaque Memorial Name Details
(Indicative)



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