

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 7 July 2016

Present

Councillor Patrick (Chairman)

Councillors Buckley, Keast, Perry, Quantrill, Satchwell and Hughes

25 Appointment of Chairman

It was RESOLVED that Cllr Diana Patrick be appointed as Chairman for the meeting.

26 Apologies for Absence

There were no apologies for absence.

27 Minutes

It was RESOLVED that the minutes of the meeting of the Development Management Committee held on 16 June 2016 be approved as a correct record and signed by the Chairman.

28 Matters Arising

There were no matters arising.

29 Site Viewing Working Party Minutes

The minutes from the Site Viewing Working Party held on 30 June 2016 were received.

30 Declarations of Interest

There were no declarations of interest relating to matters on the agenda.

31 Chairman's Report

The Chairman advised there was nothing to report at the time of the meeting.

32 Matters to be Considered for Site Viewing and Deferment

There were no matters considered for site viewing or deferment.

33 Deputations

(1) Mrs D Budd (objector) – Application APP/16/00449 – Land adjacent to 50 Southfield Walk

(2) Cllr B Francis (Ward Councillor) – Application APP/16/00449 – Land adjacent to 50 Southfield Walk

34 APP/16/00449 - Land adjacent to, 50 Southfield Walk, Havant

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

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

The Committee was addressed by the following deputees:

(1) Mrs D Budd who objected to the proposal for the following reasons:

- (a) The site was not identified as a strategic site for development by the Havant Borough Local Plan.
- (b) Hampshire Highways and Portsmouth Water appeared to have not been consulted regarding the proposal and impact on infrastructure
- (c) The environment agency had not been consulted with regard to environmental issues
- (d) The proposal had not sufficiently mitigated the concerns raised by the Planning Inspectorate following an earlier refused application
- (e) The adjacent property, No. 52 Southfield Walk was set at a lower level to the proposal. The impact of the Western frontage on the existing dwelling would be significant and detrimental with regard to light and visual amenity.
- (f) A 3 bedroom dwelling had the possibility of creating the need for four additional parking spaces. Parking was already an issue in the area.
- (g) The proposal was contrary to the Core Strategy with regard to amenity, impact and parking in the area.
- (h) Green areas add community value to the area. The proposal was seeking to remove a much used green space.
- (i) The rear garden of the proposal was contrary to the HBC design guide.

(2) Councillor Beryl Francis, who objected to the proposal for the following reasons:

- (j) The proposal had not accounted for the significant concerns raised by the planning inspectorate on a similar, previously rejected application.
- (k) The green space, which was subject to the application, added to the community and safety of the residents in the area and its removal would have a significant negative impact to the community.
- (l) The highways authority had not granted permission for the site to be developed.
- (m) The proposal would have a significant detrimental effect on living conditions, parking congestion and character of the area.
- (n) The western frontage facing onto No.52 Southfield Walk would reinforce a hard urban feel and have a negative impact on the quality of life of the residents of existing dwelling.
- (o) There is a high demand for car parking spaces in the area. The proposal would seek to remove two available parking spaces. This would be contrary to policies DM13/14 of the Havant Borough Council Core Strategy 2011.
- (p) Granting consent for the application would set a precedent, allowing for similar applications to be submitted which could result in overall higher loss of green space in the area.
- (q) There was a significant amount of public concern over the development. 66 objections had been received demonstrating the reaction within the community.

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

- (1) Each application submitted to Havant Borough Council would be determined by its own individual merit. Approval of a specific application would not set a precedent to approve future applications.
- (2) The revised application had sufficiently mitigated the concerns raised by the planning inspectorate with regard to a previously submitted application. These included:
 - a. The proposal was for a continuation of an already existing terrace and not a detached dwelling.
 - b. The number of bedrooms had been reduced from 4 to 3
 - c. The footprint of the property had been significantly reduced and some green space would be retained.
 - d. The proposal met Havant Borough Council parking requirements.

(3)The proposal was in line with the Havant Borough Council design guide.

(4)Southern Water and the Development Engineer (acting on behalf of the Highways Authority) had been consulted on matters regarding waste water and highways status and their responses were in the officer report.

The Committee discussed the application together with the views raised by the deputees. Whilst some members of the committee appreciated and understood the concerns raised by members of the public, the following points were also raised:

- The application was significantly different from the earlier, refused application and satisfied all of the concerns raised by the planning inspectorate.
- The proposed design was in keeping with the character of the area and the loss of the green space was acceptable and would have minimal impact on the surrounding area.
- The impact on the existing infrastructure was marginal as all provisions were already in place.
- Whilst the highway status of the land had been raised as a concern, the committee understood that it was not a material planning consideration or the subject of the application and therefore would not form part of the decision.
- It had been shown that the application was a sustainable development and would deliver extra housing in an area with high housing demand.

It was therefore

RESOLVED that the Head of Planning Services be authorised to grant permission for Application APP/16/00449 subject to:

- (A) The completion of binding arrangements under S106 of the Town and Country Planning Act to secure the mitigation package described in the officer report; 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 No development shall take place until finished floor levels for the proposed building relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

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

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g.

pumping stations) have been submitted to and approved in writing by the Local Planning Authority. 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 the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

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.

- 6 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No above ground development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hard surfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hard surfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The car parking provision, servicing and other vehicular access arrangements shown on the Drawing Number WPD 1001 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan (Core Strategy) 2011 and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Block plan and proposed floor plans and elevations - DN - WPD 1001

Location plan - DN - PTL 1900 - 01 Location Plan received on 27th June 2016.

Reason: - To ensure provision of a satisfactory development

35 Nomination of Chairman

It was RESOLVED that Councillor John Perry be nominated as Chairman for the next meeting of the Development Management Committee.

The meeting commenced at 5.00 pm and concluded at 5.47 pm

.....

Chairman