

## **HAVANT BOROUGH COUNCIL**

At a meeting of the Development Management Committee held on 12 January 2017

Present

Councillors Buckley (Chairman), Hughes, Keast, Patrick, Perry, Quantrill and Satchwell

### **70 Appointment of Chairman**

RESOLVED that Cllr Gary Hughes be appointed as Chairman for the meeting.

### **71 Apologies for Absence**

There were no apologies for absence.

### **72 Minutes**

RESOLVED that the minutes of the meeting held on 8 December 2016 be approved as a correct record and signed by the Chairman.

### **73 Matters Arising**

There were no matters arising.

### **74 Site Viewing Working Party Minutes**

The committee received the minutes of the meeting held on 5 January 2017.

### **75 Declarations of Interest**

There were no declarations of interest

### **76 Chairman's Report**

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

### **77 Matters to be Considered for Site Viewing and Deferment**

No matters were considered for site viewing or deferment.

### **78 Deputations**

The following deputation requests were noted by the committee:

(1) Martin Critchley (applicant's agent) – APP/16/01113 23 South Street, Emsworth.

(2) Cllr Rizka Cresswell (Ward Councillor) – APP/16/01113 23 South Street, Emsworth.

**79 APP/16/01200 - 19 The Parchment, Havant, PO9 1HD**

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

The Committee considered the report from the Head of Neighbourhood support to grant permission.

In response to questions raised by the committee it was advised that there were no policies that allowed for the rolling consent for maintenance of the tree that were subject to the application.

The Committee discussed the application in detail and found no reasons for refusal. It was therefore

RESOLVED that the Head of Neighbourhood Support be authorised to raised no objection to application APP/16/01200.

**80 APP/16/01199 - Tree at The Parchment, Havant**

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

The Committee considered the report from the Head of Neighbourhood support to grant permission.

The Committee discussed the application in detail and found no reasons for refusal. It was therefore

RESOLVED that the Head of Neighbourhood Support be authorised to raise no objection to application APP/16/01199.

**81 APP/16/01113 - 23 South Street Emsworth PO10 7EG**

(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 refuse permission.

The Committee received supplementary information circulated at the meeting which outlined the detail of the materials to be used in the roof proposal.

The Committee was addressed by the following deputees:

- (1) Mr Martin Critchley, the Applicants agent, who objected to the officers recommendation and spoke in support of the proposal for the following reasons:
    - a. The officer's recommendation to refuse the application was based on a subjective aesthetic assessment;
    - b. The proposal would have economic benefit to the area of Emsworth;
    - c. The addition to the area would add character and interest and not detract from the street scene;
    - d. The Mansard roof design was replicated in nearby areas of Emsworth and would not be out of character;
    - e. The different style of building would increase tourist interest to the area and supply employment opportunities, therefore further benefiting the local economy;
  - (2) Cllr Rivka Cresswell, a Ward Councillor, who objected to the officers recommendation and supported the proposal for the following reasons:
    - f. The site was unoccupied and this proposal would provide a use for the site.
    - g. The mansard roof was integral to the design of the proposal to allow for the site to reach it's full economic potential.
    - h. The proposal would add variety to South Street and therefore character and interest to the area.
    - i. Examples of the roof style could be seen in other parts of the area and was therefore not boldly out of character.
    - j. The proposal would add employment, business and tourism to the area.
- In response to questions raised by the committee it was advised that:
1. The proposal would have a visible gap on the East frontage from the adjacent building to the south, however this gap would meet toward the rear of the building, providing a corridor access between the adjacent property.

2. The previous application proposed a total of 7 bedrooms. The application to be determined proposed 6.

The Committee discussed the application together with the views raised by the deputies.

Some members of the committee agreed that there would not be a significant impact on the character of the area and the mansard roof was agreeable to the design and fit of South Street. It was also commented that the use of the site was beneficial for the economic prosperity of the local area. However the majority of the committee agreed that the style of the property would have a significant detrimental impact on the street scene and would be unsympathetic to the area. Although the committee were in support of the proposed use of the site, the style was inappropriate and by reason of its height, scale, bulk and prominence on the streetscene. It was therefore

RESOLVED that the Head of Planning Services be authorised to refuse permission for application APP/16/01113 for the following reasons:

1. The proposed mansard style roof extension on a building which sits in between No. 25 South Street and the Coal Exchange Public House, by reason of its height, scale, bulk, detailed design and prominence in the street scene and wider roofscape of the conservation area, would have an intrusive impact on the setting of the adjacent Listed Building at No. 25 South Street and the character of the Emsworth Conservation Area and streetscene, by unbalancing the unity of the architectural composition of this section of South Street and further breaking the original and unique integrity of this historic design. For this reason, the proposal would fail to comply with policies CS11 and CS16 (1a) of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Allocations Plan 2014 and national guidance contained in the National Planning Policy Framework.

## **82 Nomination of Chairman**

RESOLVED that Cllr Buckley be nominated as Chairman for the next meeting of the Development Management committee.

**The meeting commenced at 5.02 pm and concluded at 6.10 pm**

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**Chairman**