

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 5 July 2018

Present

Councillor: Buckley (Chairman)

Councillors: Keast, Cresswell (Standing Deputy), Lowe and Patrick

Other Councillor(s): Pike (Item 54)
Councillors

Officers: Nicholas Rogers, Democratic Services Officer
Bee Crawford, Planning Officer (Item 53)
David Eaves, Principal Planner (Item 54)
Rachael McMurray, Principal Planner (Item 53)
Steve Weaver, Development Manager

50 Apologies

Apologies for absence were received from Councillor Lloyd, Howard and Satchwell.

51 Minutes

The minutes of the meeting of the Site Viewing Working Party held on 17 May 2018 were agreed as a correct record and signed by the Chairman.

52 Declarations of Interests

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

53 5A Simmons Green, Hayling Island, PO11 9PP

Proposal: Retention of roof extensions comprising: extension of existing dormer on west elevation; extension of existing dormer on east elevation with provision of new windows on east and south elevation of dormer. Retention of replacement roof tiles from concrete to slate. Provision of burnt natural timber cladding to external facade of existing and proposed extended dormers and front gable.

The site was viewed as a request was given by a ward councillor that this application be determined by the Development Management Committee.

The Working Party received a written report by the Head of Planning, which identified the following key considerations:

- (i) Principle of development;
- (ii) Appropriateness of design and impact on the character of the area; and

(iii) Effect on neighbouring properties.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. The Working Party also viewed the site from the rear garden of 11C Salterns Road.

RESOLVED that, based on the site inspection and information available at the time, the following be provided to the Development Management Committee:

- a) A sample of the burnt natural timber cladding to be used on the external façade of existing and proposed extended dormers and front gable.

54 Land at Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN

Proposals: **Application 1 APP/18/00120**

Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to discharge the obligation to provide community facilities (doctors surgery and pharmacy) on the community facilities land or transfer the land to the Council for Community Use (use falling within use class D1 non-residential institution).

Application 2 APP/18/00121

Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) on the community facilities land for a further two years until 1st December 2019.

Application 3 APP/18/00122

Variation of Section 106 Agreement dated 12 May 2011 associated with 10/74014/000, to vary the definition of the community facilities from specifically a doctors surgery and pharmacy to any use within Use Class D1 (non-residential institution) and to extend the period to procure the use for a further two years until 1st December 2019.

The site was viewed as the application had been referred by the Head of Planning to the Development Management Committee for determination.

The Working Party received a written report by the Head of Planning, which identified the following key considerations:

- (i) The principle of the variation of the S106 legal agreement requirements;
- (ii) Whether the requirements of the S106 legal agreement are still considered to serve a useful purpose; and
- (iii) If so what is the appropriate way of securing these requirements and determining the three applications for Deeds of Variation to the S106 Agreement (as amended).

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Development Management Committee.

The meeting commenced at 1.20 pm and concluded at 2.50 pm

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Chairman

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