

DEVELOPMENT MANAGEMENT COMMITTEE
2 February 2017

The following papers are a composite of all the documentation/updates that have been added to the agenda for the above Meeting.

These were not available when the agenda was first published.

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5 Site Viewing Working Party Minutes	1 - 4
To receive the minutes of the Site Viewing Working Party held on 26 January 2017	
10(1) APP/16/00921 - Dolphin Quay, Queen Street, Emsworth	5 - 6
Proposal: Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4No. houses (3x 3No. bedrooms and 1x 2No. bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto to the Mill Pond with associated parking and access from Queen Street.	
Associated Papers: http://tinyurl.com/hfewxw9	
10(2) APP/16/00735 - Land Adjacent to, 132 Havant Road, Hayling Island	7 - 10
Proposal: Use of land for open storage comprising vehicles and scaffolding (use class B8) and perimeter landscaping works (retrospective application).	
Associated Papers: http://tinyurl.com/hs32rfr	

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 26 January 2017

Present

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

Officers:

Steve Weaver was present for items 29 & 30. David Eaves was present for item 29 and Rachael McMurray was present for item 30.

26 Apologies

Apologies for absence were received from Cllr Satchwell

27 Minutes

The Minutes of the last meeting of the Site Viewing Working Party held on the 5th January 2017 were received.

28 Declarations of Interests

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

29 Land adjacent to 132 Havant Road, Hayling Island - APP/16/00735

Proposal: Use of land for open storage comprising vehicles and scaffolding (use of class B8) and perimeter landscaping works (retrospective application).

The site was viewed by the Site Viewing Working Party, given a request by the Head of Planning Services that the application be determined by the Development Management Committee.

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

- i. Principle of development
- ii. Impact upon the character and appearance of the area
- iii. Impact upon residential amenity
- iv. Employment/business matters
- v. Highway matters
- vi. Ecological impacts
- vii. Flood risk
- viii. Tree/shading
- ix. Other matters

The Working Party viewed the site, the subject of the application to assess whether there were additional matters that should be considered by the Development Management Committee. The party also viewed the site from the rear of the neighbouring property to assess impact.

It was RESOLVED that based on the information available at the time, no further information be provided to the Development Management Committee.

30 Dolphin Quay, Queen Street, Emsworth - APP/16/00735

Proposal: Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4 No. houses (3x 3No bedrooms and 1x 2No. Bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto to the Mill Pond with associated parking and access from Queen Street.

The site was viewed by the Site viewing Working Party, given a request by the Head of Planning Services that the application be determined by the Development Management Committee.

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

- i. Principle of development
- ii. Loss of the boatyard and employment space
- iii. Provision of housing
- iv. Design approach and effect on the character of the Emsworth Conservation area and AONB
- v. Amenity and effect on neighbouring properties
- vi. Highways and access
- vii. Flood risk and drainage
- viii. Ecological considerations
- ix. Developer Contributions

The working party view the site, the subject of the application to assess whether there were additional matters that should be considered by the Development Management Committee. The property was viewed from the following points:

- a. Street scene/North elevation
- b. South elevation/Quay side
- c. Interior of the single-storey shop.

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

- i. What access, if any, would be available to the public to access the moorings that were on the quay side.

The meeting commenced at 1.00 pm and concluded at 2.36 pm

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APP/16/00921 – Dolphin Quay, Queen Street, Emsworth.

Update to Committee

Further to the publication of the officer's report, the following updates are provided to members of the committee:

1. A further objection has been received to the consultee response given by the Council's Estates Team Leader

This objection has been made by Mr Pritchard who made an offer on the site on behalf of his charity, Link.org. A full copy of the objection is available online but a summary is provided below:

- The charity is genuinely trying to buy this site to provide a mixed commercial use, with employment opportunities, for young people there is no intention to redevelop for residential use.
- The previous valuation was done without a survey because the property is well known, and valued as a site (only), taking into account the commercial rents sought by the Agents. A further survey and value could be carried out.
- The charity would then offer to immediately buy the property at the market price (for mixed commercial use) so it could be used for those charitable purposes.
- There are funds immediately available. An accountant's letter can be provided confirming those funds.

Officer Response:

This objection has requested that the application is delayed to allow further time for another valuation of the site to be carried out. Following this, another offer would be made with proof of funds. Officers are of the view that the marketing exercise carried out is sufficient to have met the policy requirements. It is not reasonable to now defer consideration of the application at this late stage for a further period.

2. A response from the agent to an objection raised to the flood defence scheme

The full response is provided online however, the summary is as follows:

- The current application meets and fully accords with the NPPF.
- The 'hypothetical 'alternative' flood defence scheme alluded to is incomplete and places reliance on existing infrastructure that is not competent. Furthermore, it is not credible in terms of being funded by the form of development suggested.

3. Response to Site View Working Party query – retention of moorings.

There would be no moorings along where the sea wall would be built on the west boundary of the site. The pedestrian access adjacent to the Lord Raglan would serve both the existing short and longer jetties.

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ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 2nd February 2016

Item 10(2)

Site Address: Land Adjacent to 132 Havant Road, Hayling Island

Updated 1st February 2016.

(7). Planning Considerations

Paragraph 7.17 update

Information received:

Summary:

The planning agent has confirmed that the applicant would accept an operational time condition in relation to the use of land the subject of this application for:

Monday to Friday 07.30 to 20.00 hours.

Saturday 07.30 to 12.00 hours.

No working on Sundays and Bank Holidays.

Comment:

A revised planning condition is recommended based on the details provided.

Trees/Landscaping

Paragraphs 3.3 and 7.26 update

A revised landscaping scheme has been received confirming the planting of Oak Trees and providing details of hedge maintenance/management for the Havant Road boundary hedge.

Comment:

These details were requested by the Councils Landscape Architect who has now confirmed that the revised details are acceptable.

Revised Plans:

A revised Site/Location plan has been provided with acoustic fence shown.

A Landscaping Proposals Southern Boundary plan has been amended to show the Scaffold Area and Acoustic Fence for consistency.

9. Recommendation

The following amendments/additions to conditions are recommended (changes in italics) these take into account revised plan numbers and hours/days of operation:

Condition 1:

- 1 Within three months of the date of this permission the scaffolding related uses currently taking place on the site shall be relocated to the area to the rear (east) of the site as shown on site plan drawing License Number 100030848 dated *1st February 2017*. The scaffolding related uses shall not take place anywhere on the site excepting within the designated area as enclosed to the west and part south by the line of acoustic fencing.

Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 2 Within three months of the date of this permission a 3.5m high acoustic fence of the specification set out in Sound Advice Acoustics Ltd Industrial Noise Impact Assessment Report Ref SA-4697-1 dated 9th December 2016 shall be erected as shown on site plan drawing License Number 100030848 dated *1st February 2017* unless otherwise agreed in writing by the Local Planning Authority. The acoustic fencing shall thereafter be maintained and retained in accordance with the above details.

Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 3 The uses hereby approved under use class B8 (Storage and Distribution) shall not be open for business, receipt or dispatch of vehicles/equipment excepting between the *following* hours:

Monday to Friday between 07.30 hours and 20.00 hours.

Saturday between 07.30 to 12.00 (noon) hours

There shall be no working on Sundays and Bank Holidays.

Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the site and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 5 The landscaping works including banking and planting shown on the approved plans:

Screening Proposals Drawing No 1015-5300

Landscaping Proposals Southern Boundary Drawing No. *1015-5301 Rev A*

Planting Plan Drawing No. *1015-5302*

Shall be carried out in accordance with the approved details as amended within three months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority. The banking shall be formed of inert subsoil and topsoil only. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Site Location Plan dated 25th July 2016 OS License No. 100030848

Planting Plan Drawing No 1015-5302
Landscaping Proposals Southern Boundary Drawing no. 1015-5301 Rev A
Screening Proposals Drawing No. 1015-5300
Site Location Plan Scaffold Storage relocated dated 1st February 2017 OS
License No. 100030848
Industrial Noise Impact Assessment Sound Advice Acoustics Ltd Report Ref:
SA-4697-1

Reason: - To ensure provision of a satisfactory development.

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