

# Supplementary Planning Information

HAVANT BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE  
27 July 2017

The following supplementary planning information was unavailable when the agenda for the Development Management Committee on 27 July 2017 was published

## **Agenda No    Item**

### **4        Site Viewing Working Party Minutes (Pages 1 - 4)**

9(1)    APP/17/00388 - 128 Sea Front, Hayling Island, PO11 9HW (Pages 5 - 6)

Proposal:            2No. 2 bed maisonette flats above existing block of 4No. dwellings, new lift enclosure to the rear, bin and cycle stores and 2No. car ports

Associated Documents:  
<https://tinyurl.com/yb4jv6xo>

9(2)    APP/17/00352 - Former site of, 1 Hawthorne Grove, Hayling Island (Pages 7 - 8)

Proposal:            Non material amendment of Condition No.16 of Planning Permission APP/12/00966 relating to previously submitted layout for site access raised table location to be regularised with as-built construction.

Associated Documents:  
<https://tinyurl.com/ycavjl9p>

9(3)    APP/17/00342 - Foreshore at South Hayling, Sea Front, Hayling Island (Pages 9 - 10)

Proposal: Continuation with Beach Management Activities on the South Coast of Hayling Island (Ferry Inn to Hayling Island Sailing Club) by recycling beach material to protect Eastoke from flooding.

Associated Documents:  
<https://tinyurl.com/yaaxzkne>

## HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 20 July 2017

Present

Councillor (Chairman)

Councillors Buckley, Keast, Patrick, Satchwell, Davis (Standing Deputy) and Lloyd (Standing Deputy)

Officers:

### 11 Apologies

Apologies for absence were received from Cllr Keast and Cllr Hughes

### 12 Minutes

Minutes of the last meeting were received

### 13 Declarations of Interests

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

### Site Visits

#### Officers Present

Simon Kennedy and Steven Weaver were present for minute 14 & 15.  
David Eves was present for minute 15.

### 14 128 Sea Front, Hayling Island, PO11 9HW

Proposal: 2No. 2 bed maisonette flats above existing block of 4No. dwellings, new lift enclosure to the rear, bin and cycle stores and 2No. car ports.

The site was viewed by the Site Viewing Working Party given a request from Cllr L Turner 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) Parking and access
- (v) Drainage
- (vi) Developer Contributions

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 site was also viewed from the following points:

- 132c Sea Front (south frontage and rear garden)
- 3 The Sanderlings (rear garden)
- 4 The Sanderlings (rear garden)
- Land adjacent to Sea Front, from the wider street scene.

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

1. Clarity over the Cil contributions of the development based on its Self-Build status.

## **15 Former site of 1 Hawthorne Grove, Hayling Island.**

Proposal: Non material amendment of Condition No.16 of Planning Permission APP/12/00966 relating to previously submitted layout for site access raised table location to be regularised with as-built construction.

The site was viewed by the Site Viewing Working Party given a request from Cllr J Perry 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. Determination of the application as a non-material amendment
- II. Impact upon the character and appearance of the area
- III. Impact upon residential amenity

IV. Highways issues

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 site was also viewed from the following points:

- The garden of 3 Hawthorne Grove.

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

2. How far back the ramp could be placed to grade out the slope and to create a more gentle gradient .

**The meeting commenced at 1.00 pm and concluded at 2.35 pm**

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## ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE

DATE 27<sup>th</sup> July 2017

### Item 9 (1)

Site Address: 128-130 Sea Front, Hayling Island

Updated 25<sup>th</sup> July 2017.

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Following a request from the Site View Working Party the following update is provided in relation to Community Infrastructure Levy (CIL) from the Councils Community Infrastructure Officer:

*This development is CIL liable. The total liability has been calculated as being £36,261.16.*

*The government is keen to support and encourage individuals and communities who want to build their own homes, and is taking proactive steps to stimulate the growth of the self build market. One measure to help self builders has been to grant them an exemption from the Community Infrastructure Levy. The exemption will apply to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor. Individuals claiming the exemption must own the property and occupy it as their principal residence for a minimum of 3 years after the work is completed.*

*We are waiting further advices from the applicant as to which flat will be owned and occupied as the principal residence post development so we can confirm the sum of self build relief available. This matter can be resolved post decision.*

In addition the following update can be provided

(vi). Developer Contributions

7.30 The Solent Recreation Mitigation Project contribution and Deed have now been received.

9 Recommendation

The recommendation has now been amended as a result of the payment being received to:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00388 subject to the following conditions:

(conditions as set out in the officers report)

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## ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE  
DATE 27<sup>th</sup> July 2017

### Item 9(2)

Site Address: Former site of 1 Hawthorne Grove, Hayling Island

Updated 27<sup>th</sup> July 2017.

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### Representations

A further representation has been supplied by Councillor Perry as follows:

- Please note content of email from HBC Head Arboriculturalist which confirms that he has no objection to the Speed Table being in the location on the drawings of the original planning application that was approved without objection by all consultees, including the Head Arboriculturalist.
- Note that the original location would not have caused the demonstrable harm that the ramp has caused by being built in an unapproved position, 9 metres north of the approved location.
- *From: Jamie Gargett  
Sent: 20 July 2017 15:11:58  
To: John Perry; Steve Weaver; Jack Caine  
Subject: RE: APP/17/00352  
Dear Cllr Perry*

*Thank you for your email, I have the following comments regarding APP/17/00352.*

- 1. My preference for the location of the northern edge of the speed table would be to have it located outside of the root protection area (RPA) of the adjacent TPO Oak tree, this was recorded in my initial comments for the original application for this site.*
- 2. The current location of the ramp is acceptable in mitigating damage to the Oak and is in line with the Arboricultural Method Statement (AMS) provided prior to construction.*
- 3. Subject to the provision of a sound AMS I would have no objection to the northern end of the speed ramp being constructed in the original place as per the original approved drawings. However my preference remains for the ramp to be located at the greatest distance possible from the RPA of the tree.*

### Questions from Site Viewing Working Party

Question Raised: How far back the ramp could be placed to grade out the slope and to create a more gentle gradient .

Response from developer:

*The suggestion for regarding the ramp has been discussed before with Councillor Perry which Bellway said could be provided, but then this goes against the residents original concerns with the with speeding for which the raised table and ramp to standard dimensions is an agreed method of controlling speed.*

*The problem for Bellway is that we have had extensive discussions with the residents to elevate the concerns over speed with the design of the road and junction, taking into considerations of the limitation of the existing surroundings and we do not want go round in circle if the ramp was slackened but raised more concerns with the residents over speed at the junction.*

## ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE  
DATE 27th July 2017

### Item 9(3)

Site Address: Foreshore at South Hayling, Sea Front, Hayling Island

Updated 27<sup>th</sup> July 2017.

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#### **(7). Planning Considerations**

Information received:

The applicant has advised that flexibility is required regarding the operating hours outlined in recommended Condition 4. This is required to make sure the rainbowing ashore of material onto the beach is linked to the state of tide, which varies in timings. The dredger can only get close enough to the shore to rainbow sediment ashore for a few hours either side of high tide. The timings of the tide could happen day or night, and depends when high tide occurs. As such the Eastern Solent Coastal Partnership need to utilise the hours of high tide, to ensure the project is completed within the timeframe laid out in the Construction Environmental Management Plan (CEMP).

It is considered that given the limited time during the year in which this operation would occur, that it would not have a significant adverse impact on the amenities of neighbouring properties. Furthermore the Environmental Health team have not objected to this application and have advised that no complaints been received with regard to noise and disturbance of this activity which is already taking place, as part of the Beach Management of the Sea Front. It is therefore recommended to amend condition 4 as outlined below.

#### **REVISED RECOMMENDATIONS**

**(A)** That the Development Management Committee, as 'competent Authority' for the purposes of an Appropriate Assessment under Regulation 81 of the 2010 Habitats Regulations, adopts the Appropriate Assessment at Appendix C which concludes that the proposed development would not have a significant effect on the European site subject to appropriate mitigation & conditions as detailed in Appendix C, including Table 1; and

**(B)** That the Head of Planning be authorised to GRANT PERMISSION for application APP/17/00342 subject to the following conditions:

Conditions set out in Officers Report, with the following amendment to condition 4:

4. The activities hereby permitted shall only take place between 06.00 - 22.00 hours on Mondays - Fridays and not at all on weekends and all recognised Public Holidays.

Except for;

- I. the discharging of dredged material from the hopper barges (rainbowing) which can take place approximately 2 hours either side of high tide over any 24 hour period.
- II. And if Emergency works are required, which need to take place as and when necessary.

**Reason:** To limit the impacts on neighbouring properties, the highway network and features of ecological importance in the area in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.