

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
25 February 2021

I am now able to enclose, for consideration by the Development Management Committee on 25 February 2021, the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No Item

- | | | |
|-------------|---|--------------|
| 3 | Site Viewing Working Party Minutes | 1 - 4 |
| | To receive the minutes of the Site Viewing Working Party held on 18 February 2021. | |
| 5(1) | APP/20/00761 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant. | 5 - 6 |
| | Proposal: Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure. | |

Additional Documents

- | | | |
|-------------|---|--------------|
| 5(3) | APP/20/00888 - Site of, 19 St Peters Avenue, Hayling Island | 7 - 8 |
| | Proposal: Construction of new dwelling to replace house demolished under Planning Permission 97/61610/000. | |

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 18 February 2021

Present

Councillor: Satchwell (Chairman)

Councillors: Crellin, Howard, Keast, Lowe, Lloyd, Mrs Shimbart (Vice-Chairman), Patel (Standing Deputy) and Patrick (Standing Deputy)

Other Councillors: Branson

Officers: Mark Gregory, Democratic Services Officer
Lewis Oliver, Principal Planning Officer
Steve Weaver, Development Manager
Julia Mansi, Development & Building Control Manager

21 Apologies

There were no apologies for absence.

22 Minutes

The minutes of the meeting of the Site Viewing Working Party held on 12 January 2021 were approved as a correct record.

23 Declarations of Interests

Councillor Keast declared an interest in Minute 25 as he had a business interest with the applicant. In view of this interest he advised that he would not take part in the discussion or vote on the application, the subject of this minute.

Councillor Mrs Shimbart declared that she was a client of the business, which operated from the site, the subject of Minute 25. She advised that this connection would not affect her judgement on this application and that she would approach the application with an open mind.

24 APP/20/00761 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant.

Proposal: Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.

The Working Party received a written report, which identified the following key considerations:

- (i) Principle of development;
- (ii) Coordination of Development,

- (iii) Nature of Development;
- (iv) Impact on the Character and Appearance of the area and historic assets;
- (v) Impact on Residential Amenity;
- (vi) Access and Highway Implications;
- (vii) Flooding and Drainage;
- (viii) The Effect of Development on Ecology;
- (ix) Impact on Trees;
- (x) Impact on archaeology; and
- (xi) Community Infrastructure Levy (CIL), Contribution Requirements and legal agreement

The members received a presentation from the officers outlining the report and familiarising the members with the site, the subject of the application.

In response to factual questions raised by members of the Working Party, the officers advised:

- (a) that the justification for this scheme was that it would contribute to the need for housing in the Borough and provide care home facilities on a sustainable site which had been allocated for housing in the emerging Local Plan;
- (b) that the proposed density was considered to be an effective use of land, and would be an appropriate density given the context of the site on the edge of the residential development to the south and as part of a wider allocation in the emerging Local Plan;
- (c) that as this proposal was for a private care home (use class C2), this development would not be required to provide affordable housing;
- (d) on the trees to be protected under this development;
- (e) that there would not be a direct access from the site onto Bartons Road;
- (f) that the commissioning of beds from the NHS was not a planning issue;
- (g) that any proposals to change the use of the site from C2 to another use class would require permission. The Working Party was required to consider the application as submitted and not to consider potential changes to the use of the site in the future; and
- (h) that the provision of small visitor rooms was in line with other care homes.

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

(Councillor Keast declared an interest in this application and did not take part in the discussions or vote)

Proposal: Change of use of Office (Use Class B1) to 6 residential flats (Use Class C3) with parking and associated external changes to facilitate the change of use, including the two storey extension previously approved under Planning Permission APP/18/00449.

The Working Party received a written report, which identified the following key considerations:

- (i) Principle of development;
- (ii) Housing land supply;
- (iii) Impact upon the character and appearance of the area;
- (iv) Impact upon residential amenity including noise and vibration issues;
- (v) Loss of business floorspace;
- (vi) Highways and parking;
- (vii) Ecological matters; and
- (viii) Other matters

The members received a presentation from the officers outlining the report and familiarising the members with the site, the subject of the application.

In response to factual questions raised by members of the Working Party, the officers advised:

- (a) that the proposed development made no provision for outside amenity space within the site and furthermore there was no opportunity to provide suitable outside amenity space that would produce an acceptable environment for use;
- (b) whilst it was recognised that some town centre apartments which had been granted permission had no or little external amenity space, these were not likely to have been sited in similar locations i.e. between a busy road and a railway line. In such a location it was considered particularly important for residents to have access to suitable outside space as a means of release to fresh air where residents would be effectively living in units unable to open windows without significant noise / pollution impacts;
- (c) on the objections raised by planning inspectors on previous applications to build residential units on this site;
- (d) that the site did not fall within the town centre, as defined in the Local Plan and emerging Local Plan;
- (e) that the proposal would result in the loss of business floorspace which had not been adequately justified; and

- (f) due to the small number of flats proposed, this development would not be required to provide affordable housing. The Council would have no control over whether the proposed flats would be sold or let.

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

26 APP/20/00888 - Site of, 19 St Peters Avenue, Hayling Island

Proposal: Construction of new dwelling to replace house demolished under Planning Permission 97/61610/000.

The Working Party received a written report, which identified the following key considerations:

- (i) Principle of development;
- (ii) Housing need;
- (iii) Impact upon the character and appearance of the area;
- (iv) Impact upon residential amenity;
- (v) Flood risk;
- (vi) Pollution considerations;
- (vii) Ecological matters; and
- (viii) Other Matters

The members received a presentation from the officers outlining the report and familiarising the members with the site, the subject of the application.

In response to factual questions raised by members of the Working Party, the officers advised:

- (a) that the applicants were aware of the flood risks and submitted a flood risk assessment to support their application; and
- (b) that the site could accommodate three vehicles.

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

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The meeting commenced at 4.00 pm and concluded at 5.34 pm

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Chairman

Deputation on Planning APP/20/00761
64 Bed Care Home, by Helmsley House, Bartons Road, Havant
 On behalf of Havant Friends of the Earth and Havant Climate Alliance.

We support this application providing that a number of conditions are met.

Our area needs more provision for those needing nursing, dementia and end of life care.

We support plans for a green roof, solar panels, and a building with an “excellent” BREEAM rating, which will reduce carbon emissions. The secure residential garden spaces can contribute to the well-being of the residents and also enhance biodiversity through the use of nectar rich and native planting.

Conditions:

1. Bedroom space

Although bedrooms meet minimum space standards they appear too small for someone needing to manoeuvre in a wheelchair, or to provide room for a second armchair for a visitor. Bedroom space has become more of an issue since Covid has meant that residents have had to spend their days in their bedrooms rather than being able to access communal areas. Therefore we would like to see larger bedrooms, and consequently a reduction in numbers of residents.

2. Transport

(Provision for staff trying to reach the care home on foot or by bicycle will be adequate for those coming from the west/Leigh Park, as there are proposals to improve or provide shared use foot/cycle paths along Bartons Road from New Lane to Havant Garden Centre). However the only viable route for those coming from the south/Denvilles direction is to come via Eastleigh Road, as the footpath north from Juniper Way to Bartons Road is currently a muddy quagmire. Eastleigh Road is extremely dangerous for anyone on foot or bicycle because of the blind bends and lack of verges to avoid traffic. Mention is made of a plan to “make up” the Juniper Way footpath, which should be tarmacked. This should be done before the Care Home opens.

3. Trees

While approximately 31 trees are to be retained on the site, roughly the same number are to be removed. These are of varying condition, but they all contribute to the overall tree cover. Given the role this has in carbon absorption, it is important that all these trees should be mitigated/replaced. Some infill planting is proposed around the boundaries, but if there is not room to replace all within what will be a crowded site, the developer should pay for the equivalent number of trees to be planted elsewhere in the Borough. Tree Protection Plans must be followed during construction to protect the trees remaining on site.

4. Hedges and vegetation

Hedges to the East, West and South of the planned development need to be retained and strengthened where necessary, as proposed, with native species and an understorey of native plants and flora.

5. Wildlife corridors

Where fences exist, they should have regular small gaps suitable for reptiles, amphibians and small mammals such as hedgehogs, which can travel 2 to 3 km per night in search of food. As long as there is access, the perimeter hedges can provide wildlife corridors and connectivity between habitats. The ecological appraisal noted many sightings of hedgehogs in the area, which are classified as being vulnerable to extinction.

6. Bats

Diverse bat species have been noted foraging in the vicinity, including Bechstein's bat. No roosts have been found but care should be taken with any tree felling, in case a roost exists. Bat boxes should be installed in the larger trees on the site. Lighting used round the exterior of the building should be kept to the minimum and of a type that will be least disruptive to the bats and other wildlife.

7. Birds

Many bird species have been recorded around the area, and different size nest boxes should be placed in tall trees round the site. This should include nesting suitable for barn owls which have been seen over the site.

As proposed, conditions 3 – 7 should provide a net gain in biodiversity and fully mitigate any loss.

Pat Brooks

Deputation from Mr Faithfull

I am been given your email by David Eaves, the case officer for the above application, which is being heard at this week's Planning Committee meeting.

I have been advised that we should make any deputations by this evening. And whilst we consider Mr Eaves report, which recommends approval, covers all the relevant points and there is not much we can add. He did mention a query regarding the basement.

I would comment that we have built many basements and a large proportion have been in flood-risk areas. I also added that Mr Upton is a specialist in this field of basement construction. We consider that the basement will be able to resist flooding and its detailing is specifically designed to withstand such issues.

If your committee have any queries, we would be happy to answer them.

With kind regards,

Ian Faithfull.
Faithfull Architects

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