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HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 9 June 2022

Present

Councillor Crellin (Chairman)

Councillors Fairhurst, Linger, Stone (Vice-Chairman), Tindall and Weeks (Standing Deputy)

Other Councillors Present:

Councillor(s): Richardson

1 Apologies for Absence

Apologies for absence were received from Councillors Milne and Munday.

2 Minutes

The Minutes of the meetings of the Planning Committee held on 14 and 28 April 2022 were agreed as a correct record and signed by the Chairman.

3 Declarations of Interests

There were no declarations of interests.

4 Matters to be Considered for Deferment or Site Viewing

There were no matters to be considered for site viewing and deferment.

5 APP/22/00296 - Mengham Park, Rails Lane, Hayling Island

Proposal: Installation of bunds, swales and boulders around the perimeter of Mengham Park.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received an update sheet, circulated prior to the meeting which included the following information:

- (i) Responses received from statutory and non-statutory consultees received since the report was published;
- (ii) An update on the planning consideration set out in the report; and
- (iii) A revised recommendation.

In response to questions from the Committee, officers advised that:

- 1 Showed the location of the rising main and indicated the location of the surface water sewer;
- 2 Advised that it was assumed that the commencement date would be considered after all the necessary authorities were secured from Southern Water.
- 3 Advised that although officers were not aware of other areas with this precise design of bunding, there were similar bunding schemes at Bartons Green and land adjoining the Havant and Waterlooville Football ground; and
- 4 Advised that the Environment Agency had withdrawn its objection to the scheme following the submission of a floor risk assessment.

The majority of the Committee considered that the proposal was essential to protect the park from the detrimental impact of vehicles gaining unauthorised access onto Mengham Park and staying in the park overnight.

RESOLVED that application APP/22/00296 be granted permission subject to the following conditions:

- 1) The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan Drawing No. 2022-01-HBC Rev 03
Site Plan Drawing No. 2022-01-HBC Rev 03
Pre-Development Arboricultural Survey and Arboricultural Assessment of Impact Report No. MB2120117-01 February 2022
Flood Risk Assessment May 2022 V1.1
Access and Compound Location Plan Drawing No. 2022-01-HBC Rev 03

Reason: - To ensure provision of a satisfactory development.

The development shall take place in accordance with the Access and Compound Location Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 All tree works and works within Root Protection Areas shall be carried out in accordance with BS3998:2010 Tree Work recommendations and supervised by a suitably qualified and experienced Arboriculturalist.

Reason: To ensure that the trees are suitably protected in accordance with policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 Appointment of the Site Viewing Working Party

RESOLVED:

- (a) that the Site Viewing Working Party be constituted for the municipal year 2022/2023 with the terms of reference set out in paragraph 3.1 of the report;
- (b) Members of the Planning Committee (including standing deputies) be appointed to the Working Party referred to in (a) above; and
- (c) members appointed to the Working Party referred to in (a) above continue to be members and constitute that Working Party until the first meeting of the Committee after the annual meeting of the Council subject to the members concerned remaining members of the Council during that time.

The meeting commenced at 5.00 pm and concluded at 5.20 pm

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Chairman

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 23 June 2022

Present

Councillor: Crellin (Chairman)

Councillors: Fairhurst, Stone and Tindall

Other Councillor Satchwell
Councillors

Officers: Mark Gregory, Democratic Services Officer
Steve Weaver, Development Manager
Lesley Wells, Principal Planning Officer

2 Apologies

Apologies for absence were received from Councillors Bowdell, Linger and Richardson.

3 Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 9 June 2022 were agreed as a correct record.

4 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

5 APP/22/00161 - 186 Sea Front, Hayling Island, PO11 9HT

Proposal: Demolition of existing house and replacement with 7 unit apartment development [Use Class C3]

The site was viewed given a request by a request by a ward member that this application be determined by the Planning Committee.

The Working Party received a written report by the Head of Planning.

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 Planning Committee.

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

The meeting commenced at 1.30 pm and concluded at 1.54 pm

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Chairman

Item 5(a)

Update report re APP/20/01221 – Land to the west of B&Q, Purbrook Way, Havant

Erection of retail foodstore with associated car parking, access, landscaping and engineering works.

Report Updates

3 Proposal

3.10 Following publication of the Committee report the application has been further supported by a Highways Summary Note provided by the applicant's highways consultant Mayer Brown Ltd to provide an overview and summary of the key highway and transport information provided as part of the planning application.

6 Community Involvement

Since publishing the Committee agenda, two further objections have been received in respect of the application.

The further representations received raise the following points in addition to those already summarised in the Committee report:

- Excessive tree removal along southern boundary and removal of all weeds and brambles, thistles, nettles and docks not acceptable.
Officer comment: *The methodology for the southern boundary is for this tree and shrub group to be managed to retain the higher quality trees including Birch, Maple, Alder and Pine set within an open, grassland/meadow setting; removal of lapsed, over mature Gorse, Elder, Willow and Hawthorn; and coppice/fell of mature to over mature Willow and Ash (some / most have been infected by Ash Die back). Within the land abutting Purbrook Way, around the retained treed areas an informal grassland/meadow habitat will be created, and between the retained tree belt and the proposed car park will be a new landscape treatment, including native hedgerow planting and meadow grassland seeding.*
- The building should be built to the highest BREEAM standards with consideration to solar panels, wind turbines and EV charge points.
Officer comment: *Policy CS14 of the Local Plan requires this development to be built to 'very good' standards under BREEAM; recommended conditions 15 and 16 refer. Two EV bays are to be provided as part of the development.*
- Difficulties for pedestrians and cyclists crossing the B&Q access road; need for a light controlled crossing.

Officer comment: See Hampshire Highways consultation response and section 7(iv) of the report.

7 Planning Considerations

7.47 The reference to the NPPF should read as being to paragraph 111, not 110.

9 Recommendation

Condition 6: Policy reference should read as being to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011, not policy DM13.

Item 5(b)

Update report re APP/22/00161 – 186 Sea Front, Hayling Island, PO11 9HT

Demolition of existing house and replacement with 7 unit apartment development [Use Class C3]

Report Updates

Corrections

Paragraph 7.27, third sentence should read, with changes in bold:

“However, it is recognised that the proposal would lie closer to 26 Alexandra Avenue by approximately **3.4m** and 182 Sea Front by approximately **5.1m**.”

Paragraph 7.29, fifth sentence should read, with changes in bold:

This overshadowing/loss of light to these windows/doors would continue and slightly increase, due to the height of the flat roofed development over the eaves height of the existing dwelling (by approximately 1.2m) and the proposal’s increased depth to the rear by approximately **3.4m**.

Para 7.32 fourth sentence should read, with changes in bold:

The proposal would bring the development approximately **5.1m** closer to No. 182, with windows on the west elevation which would serve kitchen/living areas and bedrooms.

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