

Supplementary Information

HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
THURSDAY, 15TH JUNE, 2023

Please note that the attached supplementary information was unavailable when the agenda was printed.

Agenda No	Item	
2	Minutes	1 - 2
	To approve the minutes of the Planning Committee held on 06 April 2023 and receive the minutes of the Site Viewing Working Party held on 08 June 2023.	
6(a)	APP/22/00837 - Land at Cowplain School, Hart Plain Avenue, Waterlooville	3 - 20
	Proposal: Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.	

[Additional Documents](#)

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 8 June 2023

Present

Councillor: Weeks (Chairman)

Other Councillors: Councillor(s): Keast

Officers: Ernest Lam, Democratic Services Officer
Steve Weaver, Development Manager
Arleta Miszewska, Principal Planning Officer

32 Apologies

Apologies for absence were received from Councillors Linger and Bowdell.

33 Declarations of Interests

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

34 APP/22/00837 - Land at Cowplain School, Hart Plain Avenue, Waterlooville

Proposal: Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.

The site was viewed at in view of a request by a ward member that this application be determined by the Planning Committee.

The Working Party received a report by the Executive Head of Place.

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, the following additional information be provided to the Planning Committee:

1. The provision of sports facilities to the remainder of the site after development has taken place

35 APP/22/01176 - 40 Oakmeadow Close, Emsworth, PO10 7RL

Proposal: Loft conversion with 2No. pitched roof dormers and a rooflight to the front roof slope with a dormer to the rear.

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

The Working Party received a report by the Executive Head of Place.

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.

In addition to viewing the application site, the Working Party also viewed the site from the back garden and bedroom of 94 Westbourne Avenue, and from the back garden of 98 Westbourne Avenue.

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 1.45 pm and concluded at 3.20 pm

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Chairman

**Deputation to Planning Committee on 15th June 2023
re. APP/22/00837
for 64 Bed Care Home and 6 Dwellings by Cowplain School
from Havant Climate Alliance and Havant Friends of the Earth.**

We support this application subject to conditions.

Biodiversity

Landscape and environmental proposals are good and will increase the biodiversity of the site, if implemented i.e. the majority of boundary trees and hedges to be retained with additional native species planting. This will support ecological networks. We would support the addition of bird and bat boxes in trees, swift bricks in buildings, and hedgehog tunnels and hides .

Low Carbon Energy and Design

To maximise heat insulation the building construction should achieve Excellent BREEAM standards rather than Very Good.

We support the use of Heat Pumps but Ground Source would be better than Air Source, as they are more efficient both for heating and cooling. Ground Source should not be difficult to install during the construction process. Additional initial cost would be offset by longer term efficiencies.

It is noted that Heat Pumps are being proposed to pre-heat water. We are pleased that additional heating will be electrical rather than gas as originally proposed. Solar PV and/or Solar Thermal panels should be used to help with this generation.

New proposals for EV charge points for each home are positive, plus the installation of an EV charge point by the care home with the ability to increase that number in future. We would also like Active Travel for staff to be encouraged with showers and secure bike parking.

Traffic congestion and pollution

The transport assessment states that the extra traffic associated with this development will not have an adverse impact. However local residents have highlighted the degree of congestion, and therefore air pollution already associated with the school day start and end times. As well as encouraging active travel for staff, the home needs to plan shift start and end times that do not co-incide with the start and end of the school day.

Pat Brooks

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Deputation to Planning Committee on 15th June 2023

re. APP/22/00837

for 64 Bed Care Home and 6 Dwellings by Cowplain School.

Deputation from Councillor Grainne Rason

I apologise that I am not able to attend this important meeting.

I wish to support this application. The balance of need between a Care home and 6 dwellings outweighs, on this occasion, the loss of the part of the school playfield and the extra traffic. I support this application because it gives the school and the community improved sports facilities and helps to meet our housing need.

The conditions for Biodiversity are good. However, I am also concerned that there will be no management plan for the trees and wildflower area. Without appropriate and on – going management, these will not fulfil their purpose to improve Biodiversity. I also would press for planting and laying a hedge which not only creates a living fence but provides excellent habitats for wildlife.

I would support the addition of swift bricks, bird and bat boxes and hedgehog tunnels.

I believe we need to be more ambitious with Low carbon energy design and ask for ground heat source pumps rather than air source as they are more efficient and the initial higher costs would be off set in the longer term.

There will be extra traffic so I am pleased to see that there is support for active travel and buses.

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Dear Sir/ Madam,

In regard to the proposals on APP/22/00837 we have some objections that we would be grateful if these were taken into account.

We would seek to bring your attention to the facts that the road and local area is already not able to cope with the current parking and traffic.

It is a regular occurrence for it to be gridlocked and totally congested.

We feel the proposals in the above planning application will only add to this traffic issue. It is a very busy road with hundreds of young children and teenagers using it daily, more traffic and driveways off the road will add to the risks of this road! This road serves three schools and 2 pre schools and is already overused and it is also the first road through to the Wecock housing estate when traveling from Waterlooville.

Hart Plain Avenue gets exceedingly congested, particularly at school times, the school parents park on the yellow lines without a thought, We often are unable to get out of our drive as it is parked across.

We have delivery drivers unable to make deliveries and they have to come back again to see if the road is clear enough to make the delivery. (How would this work in an emergency with an emergency vehicle needing to reach the care home?)

We also feel that taking away Open/Greenspace would have a detrimental effect on the area. We see a variety of wildlife including a herd of deer on the field, this field is part of the history of Hart Plain Avenue and the Deer seen there is why the road got its name. Obviously building on the land would then get rid of the local wildlife enjoyed by the local residents and school children. We believe that the Open/Greenspace helps the Local residents and School children mentally.

We feel the plans show not enough parking within the proposed care home site and the Planning report has noted to say it is sufficient even though the council recommended the site needed 38 spaces. The adjoining side roads are already used for parking and the residents there are understandably unhappy about this, building this care home would only add to this already overloaded situation.

The plans also show that the spaces and the access road that is provided within the proposed care home site is very tight on the site any extra cars that cannot fit inside the site will have to find a space in the area that is already suffering from parking issues!

The parking in the care home is right against our boundary and the main service entrance has been placed in line with the back of our house! We feel that this will cause us a lot of disturbance and noise at all hours of the day and night, also the kitchen area and the bin store is located very close to our house and we are worried that it will cause smells in the

environment around our Home. (Also the care home will have to have some people come within the unsociable hours). We feel noise will be a issue during the night hours.

We feel anything built on this land is a big shame as the School children use this land, as I write to you they are playing on this section which is suggested to be built on.

They use this piece of the playing field because of the trees that provide shade and shelter.

The Old tennis courts(plot 2) is supposed to be used as parking for the Muga and All-Weather football pitch, this was a planning condition when the All-Weather pitches were approved.

The reason the all-weather pitch was approved was so that the school children could have access to sporting activities all year round as the field was regularly water logged.

We feel the School is only interested in the financial gain of selling the land, meanwhile this site is very short on parking and hard for the parents, staff and those that use the pitches to park on.

Regards,

Sam & Astrid Lawson

If this is approved it will demonstrate a total lack of consideration to children's safety and development by the council.

This application will remove parking space on a road that already sees cars parked on pavements and anywhere else they can find a gap, creating a more dangerous environment for children. Entrances to the houses and the care home will further reduce available space. The school has in the past sent letters home, with comments from the police, regarding traffic and parking – this will get worse and endanger the children.

Building on a school playing field reduces the open space for them to enjoy and undertake activities. This cannot be positive for them. There is value to open space, for kids development and wellbeing – not to mention the environment.

We should not be reducing open spaces, especially green educational areas. There are more suitable sites if this type of development is required.

The location is not suitable.

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Good Evening,

We are writing in objection to the proposal at the above address. Currently parking in the road is gridlocked at school times let alone parking being taken away for the proposal which will give less space for the school parents. We live opposite the astroturf and the noise level all day AND EVENINGS AND WEEKENDS is loud and disturbing. This would not be peaceful or attractive for any patients resident in the care home. Also the lighting for the astroturf is extremely bright for us living across the road, shining into even our rooms. Again this would not give a peaceful atmosphere for the patients in the care home. The school children from both schools are using the school playing field every day and are using the WHOLE school field and even at weekends this is used too. We have been seeing various wildlife including deer, foxes, rabbits and badgers across the playing field and we would not like to see their natural habitat destroyed.

With this in mind we think it is not acceptable for this current proposal to go ahead.

Kind regards

The Owners

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Dear Sir/Madam

Please can I register my objection to the proposed planning permission to build a 64 bed Rest home and additional housing on the Cowplain School field.

I feel strongly that such school amenities should not be considered for development and should remain for the purposes of the school children.

We should be encouraging physical exercise as part of the wellbeing of the students to keep them both physically and mentally healthy. It is therefore vital that schools retain their playing fields for such activities.

All other possible locations should be explored before even considering playing fields for residential development. I do not believe this to be the case with this Planning Application. Once they are gone that's it and Cowplain School playing field has been serving the community for nearly 100 years.

Further, Hart Plain Avenue is already severely congested at peak times and building such residential accommodation will further cause congestion. Potential for increased road safety hazards to the school children as well contributing to poorer air quality.

I personally benefited from the playing field as a student during the 1980's and now both of my sons have done so too. I want future generations to have the same opportunity to utilise this fantastic amenity too.

Thanks and regards

Mark Trimby

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Re: Case No: APP / 22/00837 - Cowplain School Playing Fields Building Application

Dear Sirs,

I wish to make my objection to 64 planned Care Home and 6 New Houses for Hart Plain Avenue on grounds of Cowplain School. My reasons are stated as below:-

Number of Care Homes in immediate vicinity

There are more than enough care homes in the immediate vicinity. We already have:-

- a. **Two** on Care Homes on London road towards Waterlooville town
 - b. **One** large Care home in Silvester road – this is the next road along from Hart Plain Avenue from London road.
 - c. **One** very large Care home in Lovedean Lane.
 - d. **A new one** already due to open anytime (Napier Lodge Nursing Care Home) –this used to be Fairfield NHS Nursing Home.
 - e. This proposed one on this application will make the 6th Care Home all within a very short distance of each other. I am sure five that we have is more than ample for this small area!
- 1) Losing school grounds where pupils should be engaged in Outdoor activities to tackle the problem of Obesity. An issue the NHS /Government are trying to solve on a national basis. If the school sells off this land and it becomes a built up area, it will never again have this precious space. Where will the children go to inter school large sport events? Once they sell off that land and spend the money, there will be no future opportunities to generate income using that land. Opportunities such a village fetes, car parking when school is closed (Milton Cross in Portsmouth allows public to park for football matches –thus generating useful income for their school), hire out grounds to the immediate community to hold events. These are areas that could be explored with a bit of imagination. It's also a useful are for Air Ambulance to land if necessary. Would this be lost too?
- 2) **Increased Traffic volume :**
- a. There will be even more vehicles arriving and leaving the immediate proposed Care home on top of what we are already finding difficult. There is no left turn from Hart Plain Avenue onto the Milton road which already causes congestion of school parent school run related traffic trying to come down from the London road side. Traffic coming up from Milton road onto Hart Plain avenue at school closing times causes enormous congestion when travelling to access their homes in Firs Avenue.
 - b. Care Home Utility vehicles and delivery vans will add to the above congestions.

- c. Visitors to Care home will also add to the above congestions.
- d. Ambulance arrivals and departures will be hindered by the congestions described above –especially as they cannot access Hart Plain from Milton road. They will get stuck if arriving /departing at peak times when schools are releasing pupils at end of play.
- e. For ambulances, this difficulty is further hindered by people parking near their homes at London road end of Hart Plain Avenue.
- f. The same applies to fire brigade appliances in the event of a fire.

Care Homes in the news

With the current climate, many care homes are closing due to their cost to provide Care for elderly. Many reasons are given but the well-known are due to the current Energy bills and being unable to fully employ and pay trained Care staff. It wouldn't be too long before this proposed care home closed leaving an eyesore to our environment and loss of beautiful green space.

6 New Dwellings

As for the 6 new houses I object to that also. Hart Plain avenue is very densely populated and already there is a great lack of suitable parking for residents. This road does not want of need more homes as it places an overwhelming burden on the utility services for the current houses and schools.

I trust my objections are in keeping with your requirements.

kind regards,

Noreen Moore

Dear Sir/Madam,

Regarding the above site address current proposal I am writing in objection to this. Living opposite the current school field, this is always in constant full use from both schools and even weekends it is used. Also the lighting from the pitches across the playing field are extremely bright and blare into our rooms here, what would this mean for the residents in a care home to have bright lighting until late in the evening every day? This brings with it alot of noise from the pitches as these are used all day and evening, this would bring a peaceful and enjoyable atmosphere to those residents in the care home.

Hart Plain Avenue at school times is just horrendous with parking all up and down the road, with extra traffic from the Care home and extra housing and also entrance/exits taking into account, where are all the school traffic going to park?

I am not in agreement with this proposal to continue forward and hope you take this letter into consideration.

Regards

Resident

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Land at The Cowplain School

Summary of Comments to Planning Committee – 15th June 2023 – APP/22/00837

The following provides a summary of the deputation to be provided by Emma Patchell, agent, and Ian Gates, as Head of The Cowplain School.

1. The reason why the application has come forward

The current playing pitch on which the care home is proposed to be located is waterlogged and causes significant issues with sport provision for students of The Cowplain School, but also the community groups who would like to use the pitches to a greater extent. The sale of the small area of waterlogged pitch has been agreed by DfE for some time, to allow for funds to be invested in better pitch provision. Working with Frontier, the applicant, a scheme to improve the drainage of the wider pitch has been developed, which now has planning permission, and will be implemented prior to the commencement of the care home.

Furthermore, a Community Use Agreement is proposed which will allow the sport facilities to be available for the community in the evenings, weekends and school holidays.

2. The loss of the pitches has been fully justified in policy terms

As such, the loss of the pitches has been fully justified and as set out in your committee report, Sport England raise no objection. There are a very specific set of circumstances which has led to the redevelopment of a small area of existing waterlogged pitches, being judged to be acceptable by the statutory consultees

3. The care home is sensitively designed

The care home is an ideal neighbour to the school to explore opportunities for multi-generational learning, to provide opportunities for children to learn with, and from, the residents of the care home, not to mention the opportunities for work experience, health and social courses and other partnership opportunities for students and staff.

The applicant team has worked hard during the extensive pre-application process, and during the application to ensure that all technical points have been addressed.

In summary, statutory consultees raised no objection subject to the conditions which are all agreed, including highways who are content with the parking provision.

It is therefore considered that this application should be approved as per officer recommendation.

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