

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 26 May 2016

Present

Councillor Buckley (Chairman)

Councillors Keast, Patrick, Perry, Quantrill, Satchwell and Hughes (Standing Deputy)

1 Appointment of Chairman

The committee considered the report by the Democratic Services Officer for appointing a Chairman to the meeting. It was

RESOLVED that Councillor Paul Buckley be appointed Chairman for the meeting.

With Councillor Buckley in the Chair the Committee considered the remaining items contained within the report outlining the procedure for appointing a Chairman to the Development Management Committee and Site Viewing Working Party on a rotating basis. It was

RESOLVED that:

- a) The Committee agreed the following procedure for the appointment of the Chairmen of the Committee
 - (i) At the first meeting of the Development Management Committee in each municipal year, the Committee agree a rota for the appointment of Chairman of the Committee; this rota may be amended by the Committee
 - (ii) At the beginning of each meeting, the Committee consider the appointment of the Nominated Chairman as Chairman for the meeting: the tenure of this post to expire at the end of the meeting.
 - (iii) At each meeting the Committee appoint the Chairman for the next meeting of the Site Viewing Working Party
 - (iv) At the end of each meeting the Committee nominate a Chairman for the following meeting ("Nominated Chairman") in accordance with the rota referred to in b)(i) above
 - (v) The incumbent Nominated Chairman to be the main point of contact for officers, councillors and members of the public between meetings of the committee.
- b) The amended deputations procedure as set out in appendix B of the report was agreed.
- c) The rota set out in Appendix A of the report was agreed

- d) Councillor Howard be appointed Chairman of the next meeting of the site Viewing Working Party in accordance with the rota
- e) Councillor Howard be nominated as Chairman for the next meeting of the Development Management committee in accordance with the rota,

2 Apologies for Absence

Apologies for absence were received from Councillor Caren Howard with Councillor Gary Hughes as deputy.

3 Exclusion of the Press and Public

RESOLVED that the press and the public be excluded from the meeting during the consideration of item 11(1) as:-

- (i) it was likely, in view of the nature of the business to be transacted, or the nature of the proceedings, that if members of the public were present during that item there would be disclosure to them of exempt information as specified in paragraphs 3 and 5 of Part I of Schedule 12A (as amended) to the Local Government Act 1972; and
- (ii) in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

The questions and debate raised by the reports to be considered were exempt under Paragraph 3 -

Information relating to the financial affairs or business affairs of any particular person (including the Authority holding that information); and

Paragraph 5 –

Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

4 Minutes

The Minutes of the meeting of the Development Management Committee held on 17 March 2016 were agreed as a correct record and signed by the Chairman.

5 Matters Arising

There were no matters arising.

6 Site Viewing Working Party Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 19 May 2016 were received.

7 Declarations of Interest

There were no declarations of interest.

8 Chairman's Report

The Chairman advised members of the mechanics of the revised procedure for appointing chairman and offered help and support to all members if required as they prepare to Chair meetings.

It was also advised that a Development Consultation Forum would be taking place on the 9th June 2016 regarding Havant Road, Emsworth and encouraged all members and standing deputies to the committee to attend where possible.

9 Matters to be Considered for Site Viewing and Deferment

RESOLVED that item 11(2) be deferred.

10 Appointment of Site Viewing Working Party

The committee considered the appointment of the Site Viewing Working Party for the ensuing year.

RESOLVED that

- (a) The Site Viewing Working Party be constituted with the following terms of reference:

Title:	Site Viewing Working Party
Membership:	All members (including standing deputies) of the Development Management Committee
Chairman:	To be appointed by the Development Management Committee.
Function:	To inspect sites relating to planning applications, Tree Preservation Orders and other matters referred to it by the Development Management Committee and officers and to inspect sites as necessary and request additional information if necessary.

- (b) Members of the 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.

11 Deputations

There were no deputations made to the committee.

12 APP/16/00241 - Trees East side of Park Lane Bridleway, Waterlooville

(this item was taken in camera)

Proposal: Fell 2No. Oaks subject to TPO 1150 Group Order G3.

The site was viewed by the Site Viewing Working Party.

The Committee considered the reports by the Head of Neighbourhood Support to grant permission.

The Committee considered the reports and asked questions of officers present. In answer to the questions officers advised that:

- T2 was a mature Oak Tree unlikely to grow significantly in size.
- Root barriers had proved ineffective in mitigating damage and were not being considered
- Extreme weather conditions could be a contributing factor to subsidence, however T1 and T2 were also contributing factors
- Professional guidelines for the investigation of the subsidence had been followed and a peer review of the case work had also been undertaken.
- Wildlife in the area would be protected by the Wildlife and Countryside Act 1981.

Whilst some members of the committee expressed the view that the removal of the tree would be detrimental to the visual amenity of the area and the felling of healthy trees was unfavourable, the majority of the committee agreed that the cost implications for keeping T1 and T2 were too significant. It was therefore

RESOLVED that the Head of Neighbourhood Services be authorised to grant consent to application APP/16/00241 subject to the following condition:

- (1) The tree felling for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting on an adjacent part of the site had been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting.

Reason: To conserve and safeguard the visual amenities of the locality.

13 APP/16/00182 - Unit 3 The Precinct, Waterlooville, PO7 7DT

This item was deferred.

14 APP/16/00320 - Southmoor Depot, 2 Penner Road, Havant, PO9 1QH

Proposal: Change of use to provide a MOT station within the Vehicle Maintenance Building.

The Committee considered the written reports and recommendations of the Head of Planning Services to grant permission.

The Committee discussed the reports and asked questions of the officers present. The committee were also advised that the Consultation Response from the Property Services Manager had been returned with no objection.

The Chairman invited Paul Stanley, Transport Manager for North South East, to the witness table to answer questions from the members of the committee regarding safety, liability and insurance. It was advised that:

- The public would be able to view the MOT test centre via monitor feed
- The test area would be subject to public liability insurance cover
- The centre would be operational by the end of 2016.

It was

RESOLVED that the Head of Planning Services be authorised to grant permission for Application APP/16/00320 subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

Southmoor Depot Location Plan annotated Appendix 3
1:1250 Location Plan
Site Plan annotated Appendix 2
Proposed MOT Test Bay drawing no:r100316/A (1:1:3)

Reason: - To ensure provision of a satisfactory development.

The meeting commenced at 5.00 pm and concluded at 6.40 pm

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Chairman