

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 19 October 2017

Present

Councillor Keast (Chairman)

Councillors Buckley, Hughes, Patrick, Perry, Satchwell and Lloyd

61 Apologies for Absence

There were none.

62 Minutes

RESOLVED that the minutes of the last meeting of the Development Management Committee held on 7th September 2017 were approved as a correct record and signed by the Chairman.

63 Declarations of Interest

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

64 Chairman's Report

The Chairman advised that there were two upcoming Development Consultation forums:

- 14th November; Land north of Sinah Lane, Hayling Island
- 21st November; 40 Acres, Bedhampton.

Members were encouraged to make every effort to attend.

The Chairman also advised that, following consultation with members of the Development Management Committee, training events would be delivered in the near future.

65 Matters to be Considered for Site Viewing and Deferment

There were none.

66 Deputations

The following deputation requests were noted by the Committee:

- (1) Mr Gary Robinson – APP/17/00972 – Aura House, New Road, Havant, PO9 1DE

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

The Committee was addressed by the following depute:

- (1) Mr Gary Robinson, who supported the application for the following reasons:

- a. Further development would increase the interest from Local Businesses to operate from the site
- b. The existing development was of a high standard and the proposal was also of a high standard and quality design.
- c. The proposal sought to mitigate concerns of parking by increasing the overall parking spaces and including bicycle storage to encourage commuters to use alternative methods of transport
- d. The site was adjacent to bus routes and railway station, making it highly accessible, also mitigating concerns of increase in parking
- e. This proposal, in addition to previous 2 proposals, had not received any objections from Councillors or members of the public.
- f. The design of the proposal was sympathetic to the character of the areas and in keeping with the street scene.
- g. Would provide much needed economic growth to the locality.

In response to questions raised by the committee, Mr Robinson advised that:

- In comparison to previous applications, the floor space was slightly greater
- The applicant was confident, due to the high level of interest shown by local businesses, that if the proposal was approved, the new offices would be occupied within a short period of time.

In response to questions raised by the Committee, officers provided the following information:

- The difference in scale from previous applications and the level of projection to the west that was outlined in the proposal.

The Committee discussed the application in detail together with the views raised by the depute. The Committee agreed that the scale and bulk of the proposal was more in keeping with the character of the area and found that its prominence on the street scene was appropriate and acceptable in planning terms. Members also acknowledged that the proposal provided a contribution to the economic growth to the area. It was therefore

RESOLVED that the Head of Planning be authorised to grant permission for application APP/17/00972 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:

Design and Access Statement received 11th September 2017
Noise Impact Assessment dated 3rd April 2017
Traffic Plan Drawing 03 A
Elevations Drawing 05 A
Location, Site, Floor Plans and Elevations Drawing 06 A

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the building hereby permitted shall not be converted for residential occupation.
Reason: In the interests of the living conditions of any future occupants and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The car and cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extension being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise

agreed in writing with the local planning authority) shall be carried out until the developer has undertaken an appropriate assessment and submitted remediation method statement to the local planning authority detailing how this unsuspected contamination shall be dealt with. Written approval for the remediation method statement shall be obtained from the local planning authority prior to implementation, and the remediation shall be implemented as approved.

Reasons: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Local Plan (Allocations) 2014.

- 7 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or 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.

- 10 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as a B1(a) Office Accommodation; and for no other purposes within Class B of the above Use Classes Order.
Reason: In the interests of amenity and highway safety and having due regard to Policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

67 Appointment of Chairman

RESOLVED that Cllr John Perry be appointed as Chairman for the next meeting of the Development Management Committee.

The meeting commenced at 5.00 pm and concluded at 5.30 pm

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Chairman