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DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Keast (Chairman)

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

Meeting: Development Management Committee

Date: 19 October 2017

Time: 5.00 pm

Venue: Hurstwood Room, Public Service Plaza, Civic Centre Road,
Havant, Hampshire PO9 2AX

The business to be transacted is set out below:

Nick Leach
Monitoring Officer

10 October 2017

Contact Officer: Jack Caine 023 92446230
Email: jack.caine@havant.gov.uk

Page

PART A - (Items Open for Public Attendance)

1 Apologies for Absence

To receive and record apologies for absence.

2 Minutes

1 - 8

To approve the minutes of the Development Management Committee held on

3 Declarations of Interest

To receive and record declarations of interests from members present in respect of the various matters on the agenda for this meeting.

4 Chairman's Report

The Chairman to report the outcome of meetings attended or other information arising since the last meeting of the Committee.

5 Matters to be Considered for Site Viewing and Deferment

The Committee are invited to consider any matters they wish to recommend for site viewing or deferment.

6 Deputations

To receive requests to make a deputation to Committee.

7 Applications for Development and Development Control Matters 9 - 12

Part 1 - All Other Applications for Development

7(1) APP/17/00972 - Aura House, New Road, Havant, PO9 1DE 13 - 40
Proposal: Proposed 2 storey office extension, with hipped, gable and portion of flat roof.

Associated Documents:

<https://tinyurl.com/y727yjbx>

8 Appointment of Chairman 41 - 42

To consider the Appointment of Chairman for the next meeting of the Development Management Committee.

GENERAL INFORMATION

IF YOU WOULD LIKE A VERSION OF THIS AGENDA IN LARGE PRINT, BRAILLE, AUDIO OR IN ANOTHER LANGUAGE PLEASE CONTACT DEMOCRATIC SERVICES ON 023 92 446 231

Internet

This agenda and its accompanying reports can also be found on the Havant Borough Council website: www.havant.gov.uk. Would you please note that committee reports are subject to changes and you are recommended to regularly check the website and to contact *Jack Caine* (tel no: 023 92446230) on the afternoon prior to the meeting for details of any amendments issued.

Public Attendance and Participation

Members of the public are welcome to attend the Public Service Plaza and observe the meetings. If you wish to address the Committee on a matter included in the agenda, you are required to make a request in writing (an email is acceptable) to the Democratic Services Team. A request must be received by 5pm on **Tuesday, 17 October 2017**. Requests received after this time and date will not be accepted

In all cases, the request must briefly specify the subject on which you wish to speak and whether you wish to support or speak against the matter to be discussed. Requests to make a deputation to the Committee may be sent:

By Email to: jack.caine@havant.gov.uk or DemocraticServicesTeam@havant.gov.uk

By Post to :

Democratic Services Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

Delivered at:

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

marked for the Attention of the "Democratic Services Team"



Havant

BOROUGH COUNCIL

PROTOCOL AT MEETINGS – RULES OF DEBATE

Rules of Debate

- Councillors must always address each other as “Councillor ...” and must always address the meeting through the Chairman
- Councillors may only take part in the debate if they are present at the meeting: video conferencing is not permissible
- A member of the Committee may not ask a standing deputy to take their place in the Committee for part of the meeting
- The report or matter submitted for discussion by the Committee may be debated prior to a motion being proposed and seconded. Recommendations included in a report **shall not** be regarded as a motion or amendment unless a motion or amendment to accept these recommendations has been moved and seconded by members of the Committee
- Motions and amendments must relate to items on the agenda or accepted by the meeting as urgent business
- Motions and amendments must be moved and seconded before they may be debated
- There may only be one motion on the table at any one time;
- There may only be one amendment on the table at any one time;
- Any amendment to the motion can be moved provided it is (in the opinion of the Chairman) relevant to the matter under discussion. The amendment can be a direct negative of the motion.
- The mover with the agreement of the seconder may withdraw or alter an amendment or motion at any time
- Once duly moved, an amendment shall be debated along with the original motion.
- If an amendment is carried, the motion as amended shall take the place of the original motion and shall become the substantive motion on which any further amendment may be moved.
- If an amendment is rejected different amendments may be proposed on the original motion or substantive motion.
- If an amendment is lost, other amendments may be moved to the original motion or substantive motion
- If an amendment is lost and there are no further amendments, a vote will be taken on the original motion or the substantive motion
- If no amendments are moved to the original motion or substantive motion, a vote will be taken on the motion or substantive motion
- If a motion or substantive motion is lost, other motions may be moved

Voting

- Voting may be by a show of hands or by a ballot at the discretion of the Chairman;
- Councillors may not vote unless they are present for the full duration of the

item;

- An amendment must be voted on before the motion
- Where there is an equality of votes, the Chairman may exercise a second (casting) vote;
- Two Councillors may request, before a vote is taken, that the names of those voting be recorded in the minutes
- A Councillor may request that his/her vote be recorded in the minutes

Order of Business

Please note that the agenda order will be revised so that “uncontested” items are considered prior to 6 pm. The Contact Officer for this agenda can be contacted on (023) 9244 6232) on the afternoon prior to the meeting for details of the revised order, details of which are circulated at the meeting.

Who To Contact If You Wish To Know The Outcome Of A Decision

If you wish to know the outcome of a particular item please contact the Contact Officer (contact details are on page i of the agenda)

Disabled Access

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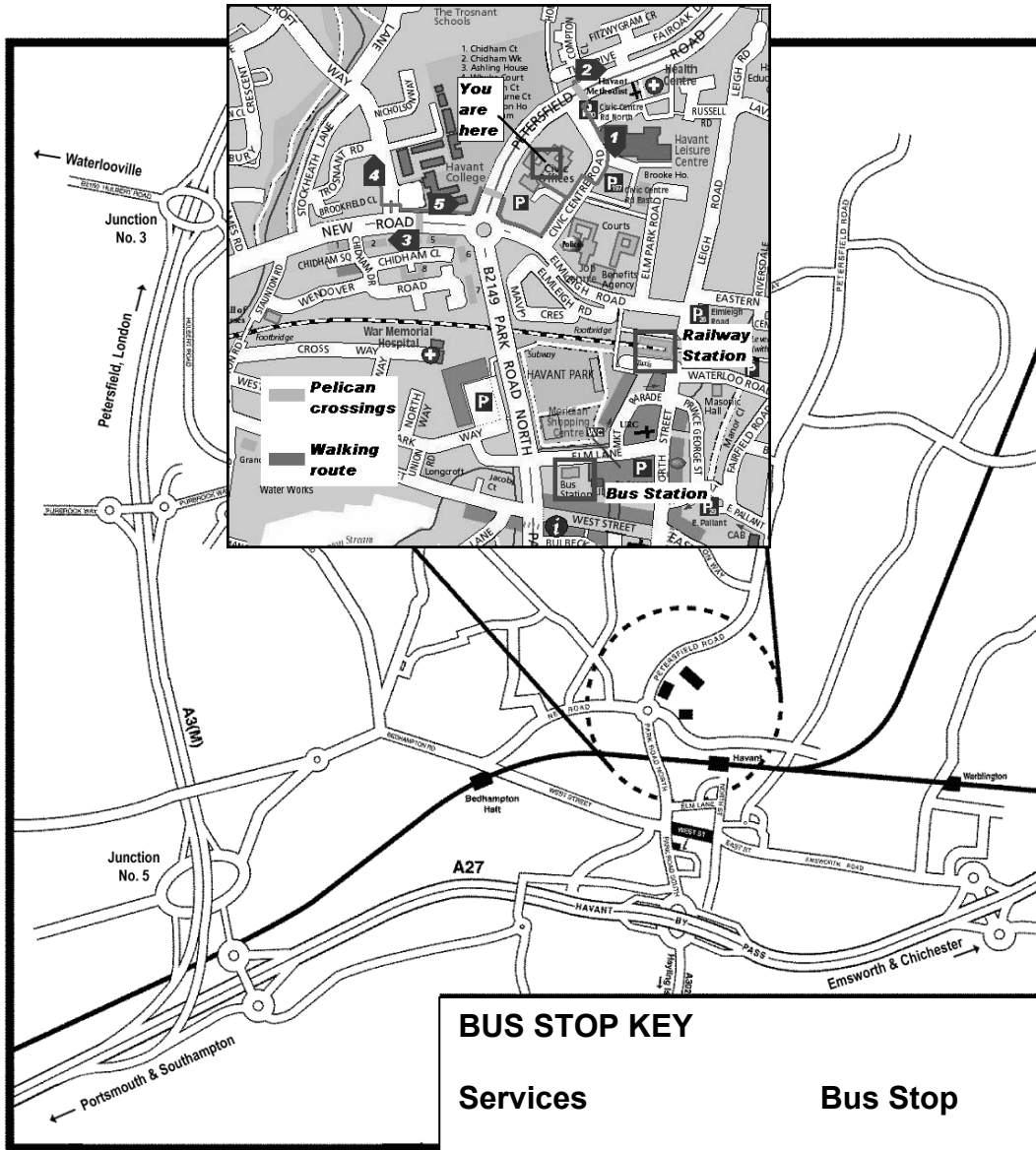
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Parking

Pay and display car parking is available in the Leisure Centre car park opposite the Civic Offices as shown on the attached plan.



BUS STOP KEY

Services	Bus Stop
20, 21, 39, 63	1
20, 21, 36**, 39	2
23, 36**	3
23, 27**, 37	4
23, 27**, 36**, 37	5

** - also stops "hail and ride" opposite Stop 1 in Civic Centre Road



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

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HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 7 September 2017

Present

Councillor Patrick (Chairman)

Councillors Bowerman (Standing Deputy), Satchwell, Davis (Standing Deputy), Lloyd and Guest (Standing Deputy)

51 Appointment of Chairman

RESOLVED that Cllr Patrick be appointed as Chairman for the meeting of the Development Management Committee.

Cllr Patrick in the Chair

52 Apologies for Absence

Apologies for absence were received from Cllrs Buckley, Hughes, Keast and Perry.

53 Minutes

RESOLVED that the Minutes of the last meeting of the Development Management Committee held on the 17 August were approved as a correct record and signed by the Chairman.

54 Site Viewing Working Party Minutes

RESOLVED that the Minutes of the Site Viewing Working Party as set out in the supplementary information were approved as a correct record

55 Declarations of Interest

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

56 Chairman's Report

The Chairman advised members that supplementary information had been tabled at the meeting for consideration.

57 Matters to be Considered for Site Viewing and Deferment

There were none.

58 Deputations

The following deputation requests were noted by the Committee:

- (1) Mr Nick Kirby and Mr Lee Thomas – APP/17/00529 – 380 Sea Front, Hayling Island, PO11 0BD

59 APP/17/00529 - 380 Sea Front, Hayling Island, PO11 0BD

The Committee considered the written report, in addition to supplementary information, and recommendation from the Head of Planning Services to grant permission.

The Committee was addressed by the following depute(s):

- (1) Mr N Kirby and Mr L Thomas who supported the application for the following reasons:
- a. The applicant had engaged with HBC Planning Officers to obtain pre application advice and had considered this appropriately, creating a sympathetic proposal
 - b. The loss of a Class C2 residential use would not have a detrimental impact on the provision of Child Care Services across the Borough as the site was deemed surplus to requirement
 - c. Local Planning Policy designated the area as in need for regeneration which the proposal would provide.
 - d. A public consultation had been held and the proposal took into account the feedback from public comments
 - e. The soft landscaping scheme including in the proposal sought to keep the site and proposal sympathetic in the local area, including the retention of tree and flora where possible
 - f. The proposal sought to mitigate concerns of overlooking by way of its design
 - g. The proposal was of a high quality, varied design which would add to the interest of the streetscene.

In response to questions raised by the committee, the deputees provided the following detail:

- The floor space included in each dwelling in the proposal was generous enough to allow storage of mobility scooters if required, in addition to the provision of the bike shed.
- Information relating to the cladding and materials proposed for the design of the proposal

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

- The proposed replacement trees were covered by conditions attached to the recommendation set out in the officer's report.
- A semi-mature tree has a trunk with a girth of 18cm. On average this would mean the tree would stand at around 4m tall.

The Committee discussed the application in detail together with views raised by the deputees. Committee members discussed the need for regeneration in the area and the positive impact the proposal would have. The Committee also discussed the impact the proposal would have on the neighbouring properties however it was agreed that the design of the proposal appropriately mitigated concerns of overlooking and dominance. It was found that the proposal was sympathetic to the local area and street scene and was acceptable in planning terms. It was therefore

RESOLVED that That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00529 subject to:

(A) the completion of a legal agreement under S106 of the Town and Country Planning Act 1990, in a form satisfactory to the Solicitor to the Council, to secure the following:

- A contribution of £274,228.00 in respect to affordable housing.
- A contribution of £2,172.00 in respect to the Solent Recreation Mitigation Strategy
- The management of the common parts of the site including SUDS(drainage)

(B) 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 Dwg No: P20
Proposed Block Plan Dwg No: P02 Rev A
Proposed Site Plan Dwg No: P03 Rev B
Ground Floor Plan Dwg No: P04 Rev B
First Floor Plan Dwg No: P05 Rev C
Second Floor Plan Dwg No: P06 Rev C

Third Floor Plan Dwg No: P07 Rev B
 South Elevations Dwg No: P09 Rev B
 Western Elevations Dwg No: P10 Rev C
 North Elevations Dwg No: P11 Rev B
 Eastern Elevations Dwg No: P12 Rev C
 Cycle Store Plan & Elevations Dwg No: P13 Rev B
 Section through terrace Dwg No: P14
 Street Elevations Dwg No: P08 Rev A
 Arboricultural Assessment & Method Statement by Barrell dated 11 July 2017
 Tree Protection Plan Barrell Plan Ref 17079-BT3
 Fire Tender Vehicle Tracking Drawing No 5550 - 10
 Refuse Vehicle Tracking Drawing No 5550 - 11
 3.5 Tonne Delivery Vehicle Tracking Drawing No 5550 - 12
 Statement regarding Fire Safety
 Flood Risk Assessment & Drainage Strategy and Appendices by CEC Issue 2 dated August 2017
 Ecological Appraisal dated January 2015
 Design & Access Statement dated May 2017
 Planning and affordable Housing Statement dated May 2017

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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 policies CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 All works affecting trees on the site must be carried out in strict and full accordance with the hereby approved Arboricultural Assessment & Method Statement by Barrell dated 11 July 2017 and the Tree Protection Plan Barrell Plan Ref 17079-BT3.

Reason: To safeguard the health and well being of the trees in the

interests of the visual amenity of the locality, having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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. Level details of the proposed finished frontage parking and pedestrian path shall also be provided with details of earthwork's, grading and mounding with cross sections showing relative to the existing levels and bank across the site. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and safeguarding root protection areas having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 All the windows on the north and east elevation shown on the hereby approved plans to be obscure glass shall:

(i) if to be opening, consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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

- 8 Notwithstanding the submitted landscape/site plan no development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced and in particular to enhance the existing trees to be retained and provide further evergreen tree and shrub screen planting along the northern boundary, hedging along the western boundary and appropriate frontage hedging, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall

- be replaced with another of the same species and size in the same position during the first available planting season.
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 2012.
- 9 The hereby approved development shall proceed in strict accordance with the ecological mitigation measures set out within Section 5.2.5 and 5.2.6 of Ecological Appraisal (Hampshire County Council, January 2015) and Section 5.3 and 5.4 of Bat Emergence/Re-entry Survey Report (EPR, July 2017) relating to the timing of site clearance and demolition and ecological supervision. **Reason:** To protect and enhance biodiversity in accordance with the Conservation Regulations 2010, NPPF, and the Natural Environment and Rural Communities Act 2006 and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 10 The car 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 development 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 DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 The tree felling of trees T32 and T19 for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting in the form of semi-mature specimens, on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species of such replacement planting.
Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 The tree felling for which consent is hereby granted and the replacement planting provision to be approved pursuant to conditions 11 above shall be completed no later than the first planting season after the first occupancy of the first apartment hereby permitted.
Reason: To conserve and safeguard the visual amenities of the locality and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme should have regard to the advice provided within the ecological surveys submitted. There shall be

no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and nocturnal animals using the site and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 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, which must all be clear of root protection areas:

(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 safeguard trees on the site having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 No development hereby permitted shall commence until detailed plans of the lift over-run have been submitted to and approved in writing by the Local Planning Authority. Such details shall include 1:50 scaled elevations, details of materials and precise siting on the rooftop.

Reason: To ensure an appropriate form of development that is not overly prominent, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 No development shall take place until the designs for the Sustainable Drainage System for the surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. This shall be in accordance with the submitted Flood Risk Assessment & Drainage Strategy Issue 2 August. The scheme shall subsequently be implemented in full accordance with the approved details before the development is first occupied.

The scheme shall also include:

- i. Information about the design storm period and intensity, the method employed to delay and control the surface water

discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and

ii. A timetable for its implementation.

Reason: To prevent the increased risk of flooding, both on and off site and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS15 and the National Planning Policy Framework 2012.

- 17 Prior to the commencement of development, including any demolition works, details of the measures to protect the public sewer that crosses the site from demolition/construction works shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with Southern Water).

Reason: To protect the drainage apparatus on site and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS15 and the National Planning Policy Framework 2012

- 18 No development shall take place until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure an adequate standard of development and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy CS15 and the National Planning Policy Framework 2012.

60 Appointment of Chairman

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

The meeting commenced at 5.00 pm and concluded at 6.00 pm

.....

Chairman

NON EXEMPT

HAVANT BOROUGH COUNCIL

Development Management Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE EXECUTIVE HEAD OF PLANNING AND BUILT ENVIRONMENT

Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Development Management Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Executive Head of Planning and Built Environment will be reported **verbally** at the meeting of the Development Management Committee.

Members are reminded that all letters received are placed upon the application file and are available for Development Management Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Development Management Committee.

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Development Management Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Executive Head of Planning and Built Environment, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

HPS	Head of Planning Services
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Executive Head of Planning and Built Environment, and where applicable the views of the Site Viewing Working Party.

Implications

Resources:

None unless detailed in attached report.

Legal:

Details set in the individual reports

Strategy:

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

Risks:

Details set out in the individual reports

Communications:

Details set out in the individual reports

Background Papers:

Individual Applications with Case Officers

Andrew Biltcliffe
Head of Planning Services

Nick Leach
Monitoring Officer

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materials, height, mass and bulk have a harmful impact on the character and appearance of the area, detract from the appearance of the existing main building and represent an overdevelopment of this shallow and constricted site. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

APP/15/00865 - Proposed new infill extension in addition to approved planning permission APP/14/01004 for two storey office block. Permitted 19/10/2015

APP/15/00723 - Variation of Condition 10 of Planning Permission APP/14/01004 relating to approved plans. Permitted 21/08/2015

APP/14/01004 - Proposed new two storey office block and car parking. Permitted 10/12/2014

3 Proposal

- 3.1 The proposal currently under consideration is for the erection of an extension to the south-western corner of the existing main building. The extension would be two storeys in height. The roof form incorporates pitched roofs of traditional forms and an area of flat roof to the back of the building. The front and rear elevations include gables with a hipped roof to the south west elevation. In terms of materials, the proposal is to use brick, tile hanging, brick detailing bands and tiles to the roof all to match elements of the existing buildings.
- 3.2 The extension would project forward of the existing building by approximately 2.5m towards New Road (forward of the existing gable to the main building). The extension would provide an additional 69.2sqm of internal office floorspace. Whilst it would be attached to the existing office building there would be no internal link between the offices.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No comments received.

Environmental Health

The Council's Environmental Health Officer states that he has read the enclosed documentation provided by the applicant and has noted the noise impact statement as given by KAD. Whilst they reference the noise pollution aspect, the potential for vibration affecting office workers and potentially equipment is not. Therefore he suggests that they ensure this is borne in mind when designing the structure.

The following condition is recommended:

That it be reiterated that this new office extension, together with the existing office accommodation shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: *This site is not suitable for residential use, due to the unacceptably poor living environment for the occupants.*

Officer Comment: *It is recommended that a condition be imposed restricting the proposed use to office accommodation should permission be granted.*

Development Engineer (Highways)

The Highway Authority has no objection to the application providing the proposed parking and turning areas are conditioned to be provided and retained to allow vehicles to park and turn on site to enter New Road in a forward gear.

Network Rail

After careful consideration of the above planning application Network Rail has no further observations to make.

Southern Electric

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 14

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area and the existing building
- (iii) Impact on employment and business
- (iv) Impact upon residential amenity
- (v) Car parking/highway matters
- (vi) Environmental issues

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. The Havant Borough Local Plan seeks to both support economic development and to protect the character and appearance of the Borough, and in doing so secure the delivery of sustainable forms of development in line with the National Planning Policy Framework (NPPF).

- (ii) Impact upon the character and appearance of the area

7.3 The site is located in a prominent position to the south of New Road in Bedhampton and to the east of the Bedhampton Level Crossing in West Street. There are clear views of the site therefore from the south-west, west, north and north-east with the bend to New Road making the site particularly prominent to pedestrians and from vehicles approaching from the south-west. The site is also viewed from the railway line which runs to the south of the site.

7.4 The site is triangular in shape and has a limited depth. In recent years as can be seen from the planning history it has been developed for commercial office use (residential uses being considered inappropriate in particular because of concerns over impacts from the adjacent railway). The commercial use of the site has been supported by the Council and this has included the conversion of existing buildings and the erection of a purpose built office building. As a result of these developments the site is now fully occupied by the office buildings and their associated car parking. The buildings have been maximised in terms of floorspace as can be seen from their design which takes the form of a 'stepped' footprint alongside the railway line to maximise the site coverage.

7.5 The area fronting New Road is mainly residential in character in the vicinity of the site. The most prominent building on the application site is the two storey office building which is set approximately 5.8m back from the pavement fronting New Road. This building is of domestic scale and is in proportion to the residential frontage to New Road. It is symmetrical in design with a central gable and slightly set back wings, all with pitched roofs. Tile hanging and good quality bricks help to provide an attractive appearance to the building and break up its apparent mass and bulk. To the east of this building is a less prominent two storey building set approximately 10.6m back from the pavement to New Road. This building is relatively recessive in the street scene when compared to the larger and set forward main building.

7.6 The Havant Borough Local Plan (Core Strategy) policy CS16 together with the Havant Borough Design Guide Supplementary Planning Document 2011 set out the Council's design criteria in relation to new development.

7.7 Policy CS16 states that, *Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:*

1. Responds to, draws inspiration from and respects local context and
(amongst other matters):

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;

Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

These criteria are considered particularly important to the consideration of the current application. In this case it is also necessary to consider whether changes made to the previously refused schemes are sufficient to overcome the concerns raised in the previous reason for refusal (see Part 2 above).

7.8 The current proposal is to extend the main building further to the south and west by the addition of a further two storey addition. The extension would be located at the narrowest part of the site. The proposed extension would project forward of the existing building by approximately 2.5m towards New Lane, however, it would not take up the full depth of the site but would be set back from the New Lane frontage by between 2.7m and 2.9m. The roof would be positioned between approximately 2.5m and 2.7m from the site frontage with New Lane. The extension would be designed to incorporate elements of the existing design with gabled and hipped roof forms, and the proposed materials including the use of tile hanging and brick detailing would pick up on some existing features of the main building. The gable would be all brick to reflect the existing gable on the main building.

7.9 The main changes in design terms between this and the most recent previous application relate to the following:

Extension now set further back from the New Lane frontage;
Design incorporates more traditional full two storey design (rather than first floor only with parking beneath);
Change to parking layout;
Wider extension when viewed from New Lane;
Changes to window layout;
Brick finished gable rather than tile hung gable;
Revised cycle parking provision.

7.10 These changes are considered to improve the appearance of the proposed extension when compared to the previously refused scheme for the following reasons:

The significantly reduced forward projection is considered to decrease the extension's prominence in this position which is exposed to public view from a variety of locations.

The design is now considered to be improved and consistent with the appearance of the existing buildings with the full two floor design rather than being open at ground floor level (as previously proposed).

The materials are reflective of the main building with a brick gable and tile hanging to the remainder of the first floor and with brick to the ground floor.

7.11 Whilst it is noted that the further extension of the building on an already significantly developed site is not straightforward, the current design is considered to represent a

significant improvement in terms of the addition's impact on the character and appearance of the streetscene. It is important in planning terms to balance any impacts on the visual amenities of the area against the economic benefits associated with expanding the business use on the site (considered below).

(iii) Impact on employment and business

- 7.12 The proposed extension would provide a modest additional office floorspace and therefore an opportunity for potential additional employment at the site. The agent has provided the following information (which is not altered from the previous application):

One key feature the scheme benefits from is its ability to adapt to the changing needs of the users over the lifespan of the building. The applicant has always sought to create a place where people want to work within their locality and has expressed concerns to councillors over the lack of job opportunities for young people in particular, within their ward - with many having to travel as far as Southampton to find employment. The site has already proven that it is successful in recruiting local people and businesses and the potential to provide a further office unit can only increase the job opportunities that are available. The business case for this development is solid and is supported by the council's corporate strategy. As well as creating a new opportunity's for a local businesses in a new state of the art office facility which boasts 4G broadband, it also has close links to rail and bus as well as the motorway.

- 7.13 A letter has also been submitted from Codepotato Limited who rent an office at Aura House. They comment on the attractiveness to businesses of the office accommodation at Aura House, the ideal location of the site and the fact that they may be looking to expand their facilities at the site.
- 7.14 The Council's Corporate Strategy seeks economic growth and environmental sustainability. Employment uses are supported by the Havant Borough Local Plan (Core Strategy) 2011. In particular policy CS2 states that *Planning permission will be granted for development proposals that (amongst other matters) Provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose.* It is however noted that in relation to offices that the plan favours *town centre locations for the provision of B1a offices and other town centre uses.* This site is not located within a town centre.
- 7.15 Whilst business use and any associated employment is a key priority of the Council this has to be balanced against the environmental impacts of the proposals (another key priority). In this case, officers consider that the employment and business opportunity provided by the development and the improved visual impact of the development would effectively tip the planning balance in favour of the development.

(iv) Impact upon residential amenity

- 7.16 The proposed extension is set well off the closest residential property and it is not considered that the proposals would result in any significant overlooking or overbearing impacts. The development would increase commercial activity at the site; however, given the busy context of New Road, West Street, the Bedhampton Level Crossing and Railway station, this would be a modest change in activity and is considered acceptable. Car parking is considered separately below.

(v) Car parking/highway matters

- 7.17 The existing floorspace on site is supported by 8 car parking spaces. The additional

floorspace proposed would raise this requirement to 11 car parking spaces to meet the Council's Car Parking Standards. The site plan indicates that 10 car parking spaces can be achieved on site. Moreover, the parking layout is tight on the site and this emphasises the complete site coverage. There is therefore a shortfall of 1 space in comparison to the Standards.

- 7.18 However, the Council's Parking Standards SPD includes a table in relation to variable accessibility by non-car means:

Table 3.1 Variable accessibility by non-car means

Highly Accessible

- Havant Town Centre (train and bus stations)
- Waterlooville Town Centre (bus station)
- Bedhampton Train Station
- Emsworth Train Station
- Emsworth Town Centre (two bus routes and shops)
- A3 Bus Corridor
- District Centres
- Warblington Halt
- General bus route nearby
- Lack of continuous cycle routes
- Not easily accessible by public transport

to

Less Accessible

It can be seen that this part of Bedhampton would rank close to the top of the list in terms of accessibility. The Parking SPD states that:

On brownfield sites outside the town centres, it may be possible to reduce the number of car parking spaces required where developments are within a reasonable distance of good public transport links e.g. The A3 Bus Corridor and local services or Emsworth Station and Emsworth District Centre. Planning applications will be considered on a case by case basis.

The SPD continues in relation to Non-residential parking standards:

Reductions in parking standards should be justified in the Transport Assessment or Design and Access Statement accompanying a planning application.

The applicant has provided a plan showing the site in location to the Bedhampton Train Station and Bus Routes and further details in relation to the on site and on road parking are also provided in the Design and Access Statement.

- 7.19 The Development Engineer raises no objection in terms of parking and car parking provision in itself was not cited as a reason for refusal of the previous schemes although it is acknowledged that the current proposal has a differing layout and slightly increased floorspace.

- 7.20 It is also noted that the site is located close to Bedhampton Train Station and on a main bus route. The Car Parking SPD acknowledges the site as being high on the list of sustainability within the Borough and the possibility of a reduction in requirements

below the standard if appropriately justified. It is considered in this case that given the relative sustainability of the site in terms of public transport options the provision of 10 parking spaces is acceptable.

- 7.21 Cycle parking is proposed for 11 cycles and this is considered appropriate and provides another opportunity for non-car based trips.

(vi) Environmental issues

- 7.22 The site is located adjacent to the railway line and busy roads. The non-residential nature of the development means that overnight noise impacts and sleep disturbance are not concerns. A noise impact assessment has been provided.
- 7.23 Given the proximity of the site to potential contaminants a planning condition in relation to contamination is also considered appropriate.

8 Conclusion

- 8.1 In conclusion, the current proposal is considered to represent an improvement to the previously refused scheme. The development is now on balance considered to have an acceptable impact on the character and appearance of the area and has an acceptable relationship with the existing main building. Furthermore the development would provide additional business floorspace and employment opportunities. Having carefully assessed the development it is considered that the proposal now represents sustainable development in environmental and economic terms. Planning permission can therefore be recommended.

9 RECOMMENDATION:

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.

Appendices:

Appendix A - Location Plan

Appendix B - Existing Site Plan

Appendix C - Proposed Site Plan

Appendix D - Existing Ground and First Floor Plans

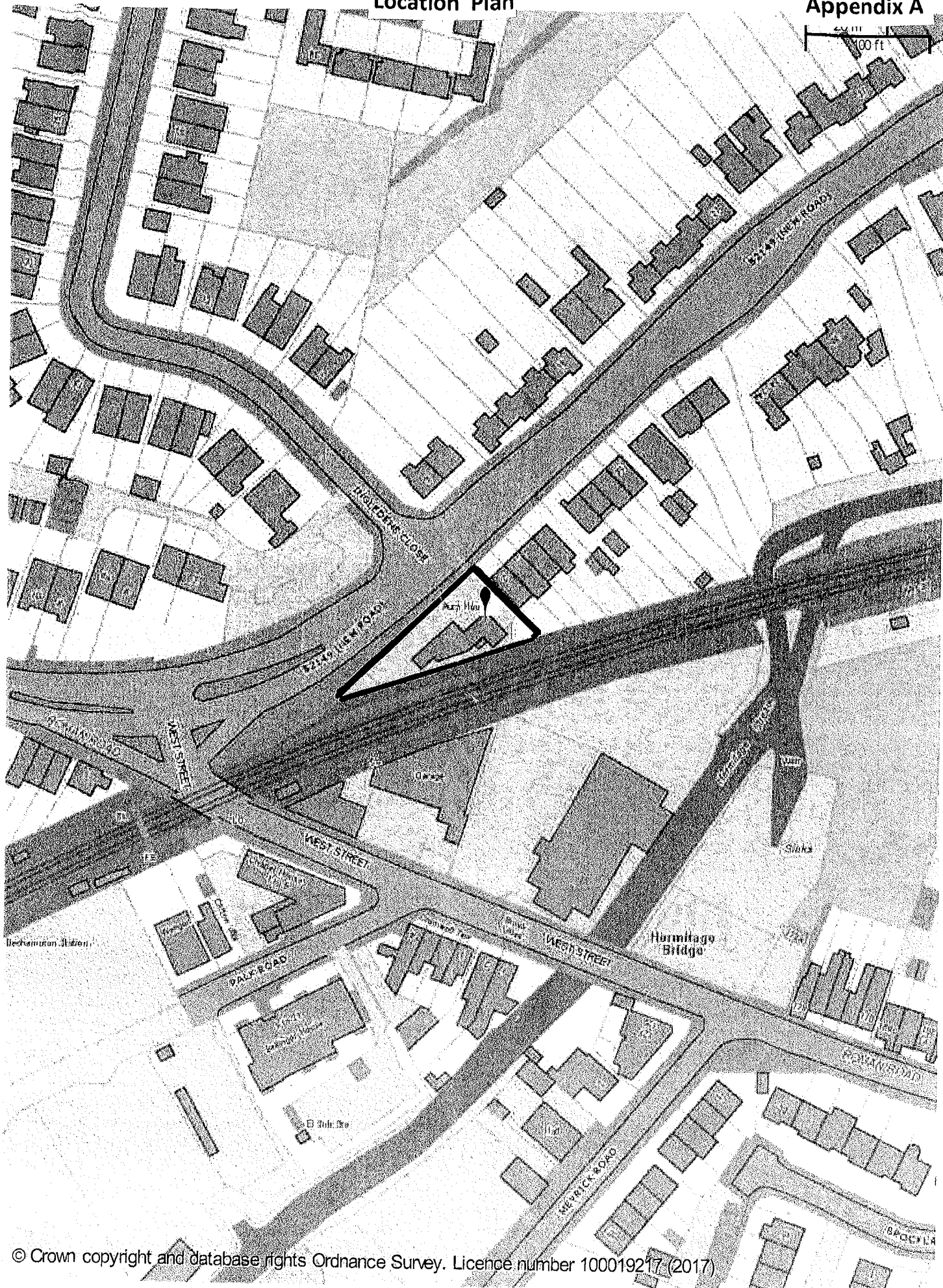
Appendix E - Proposed Ground and First Floor Plans

Appendix F1 - Existing Front and Rear Elevations

Appendix F2 - Proposed Front and Rear Elevations

Appendix G1 - Existing Side Elevations

Appendix G2 - Proposed Side Elevations



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Aura House, New Road, Havant, PO9 1DE

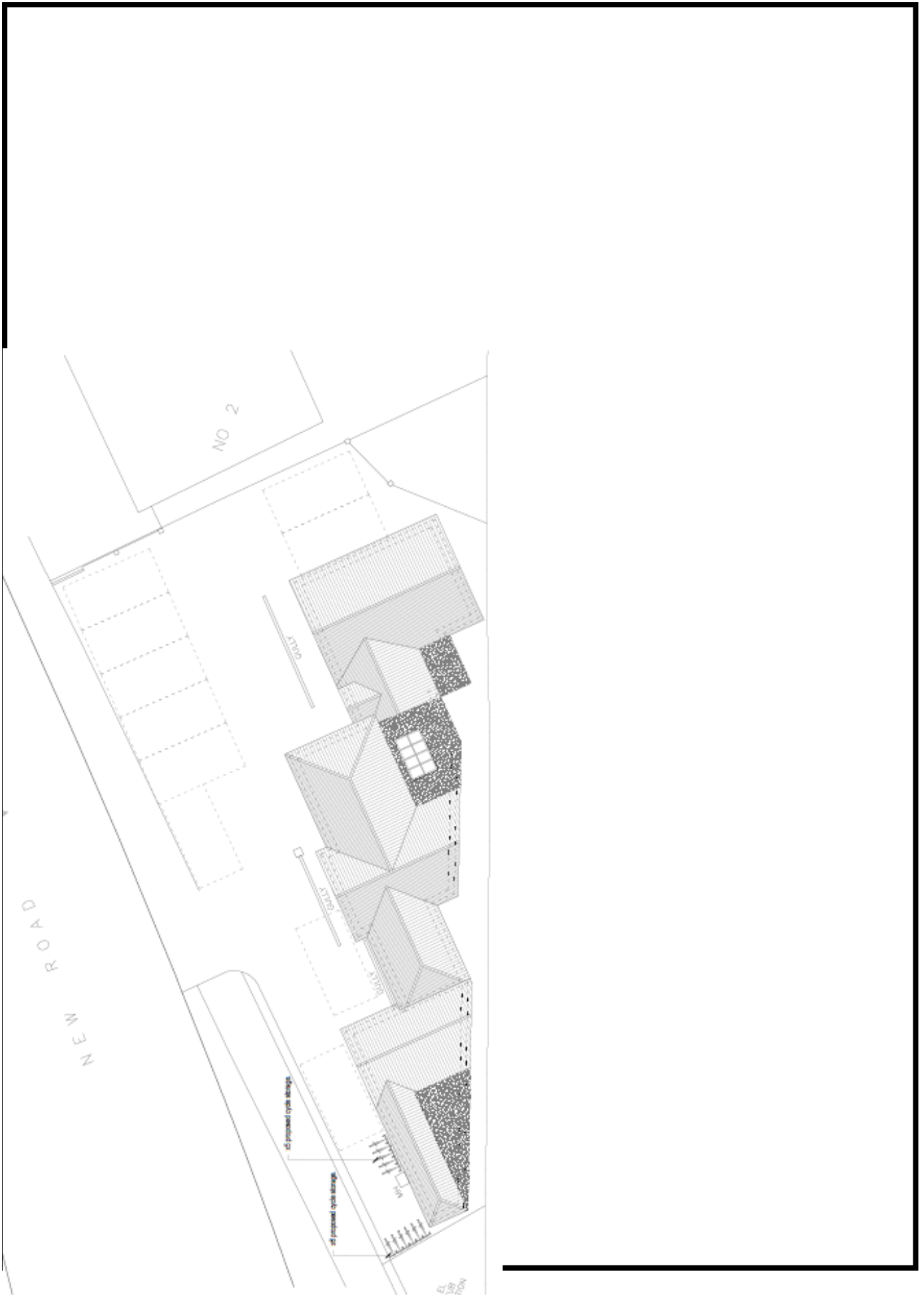
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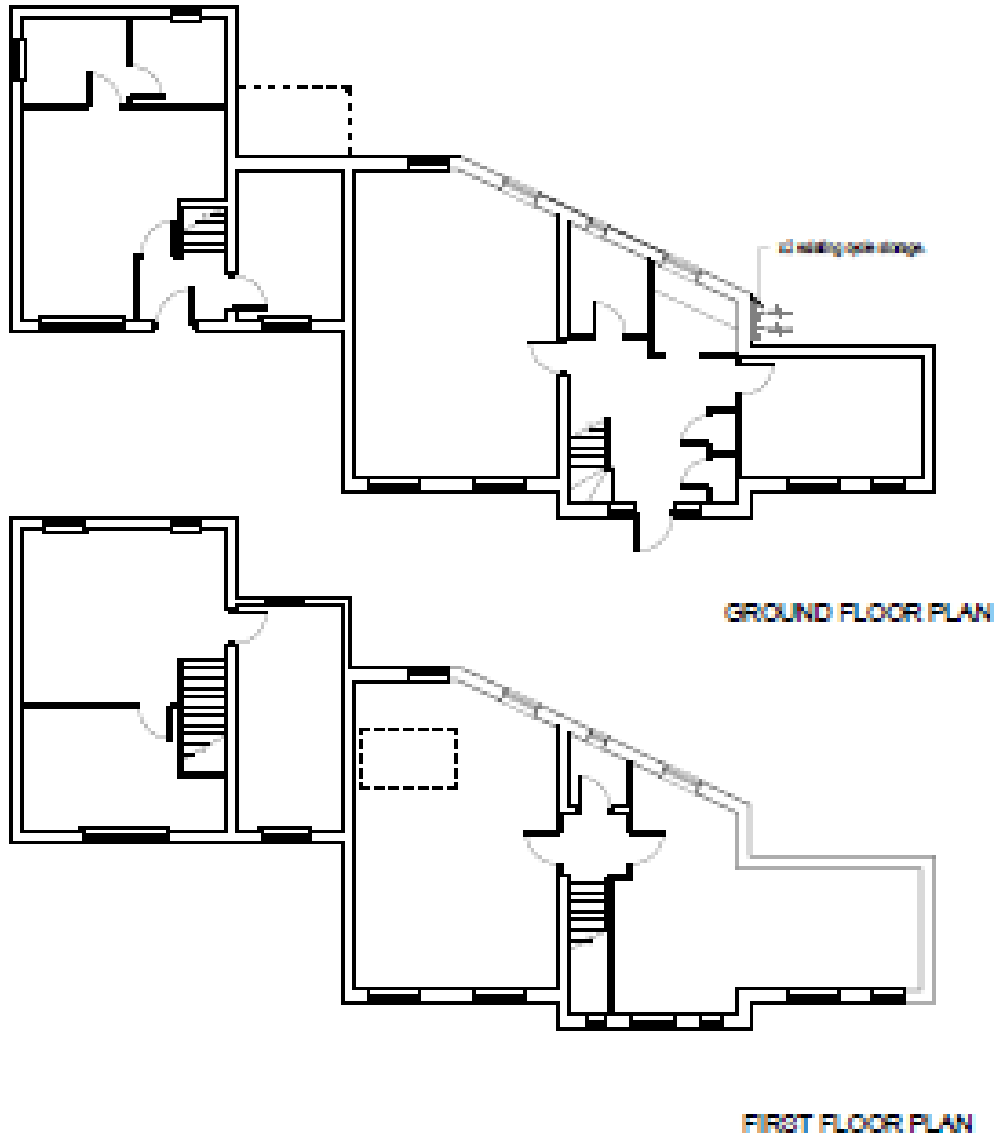
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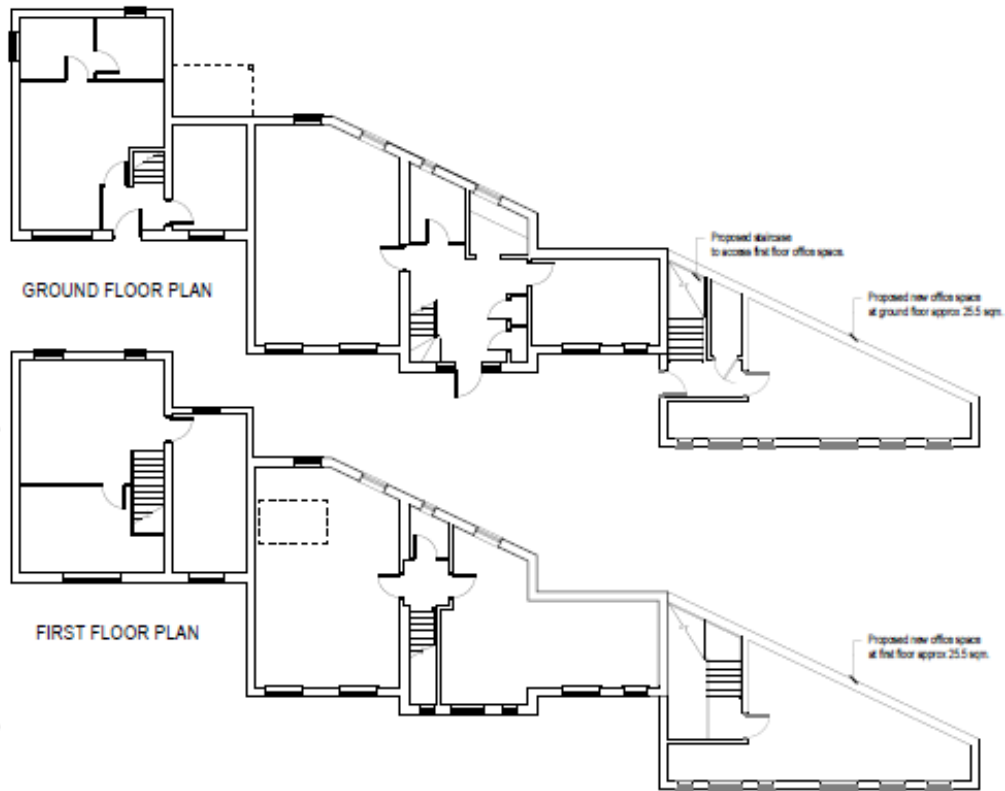
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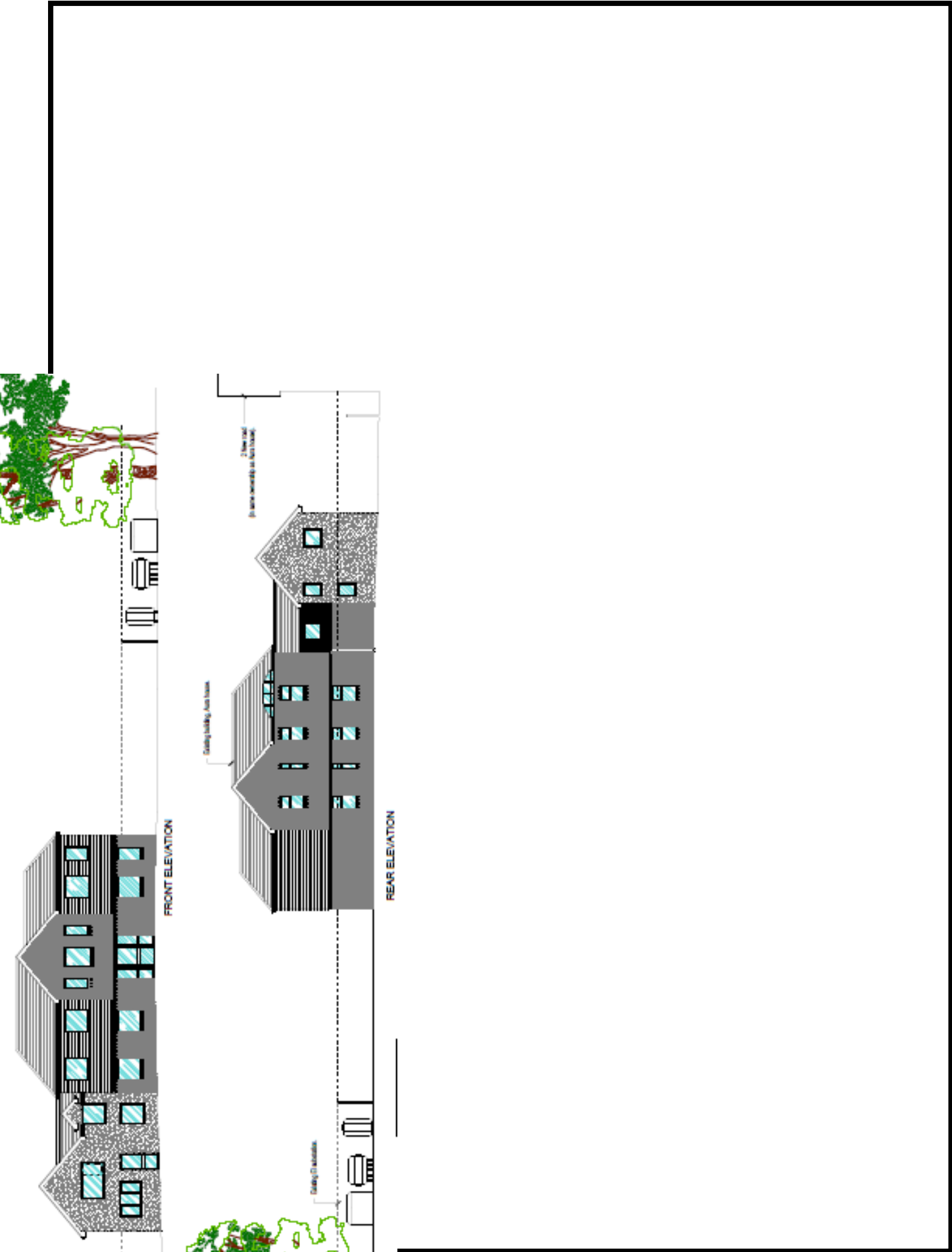
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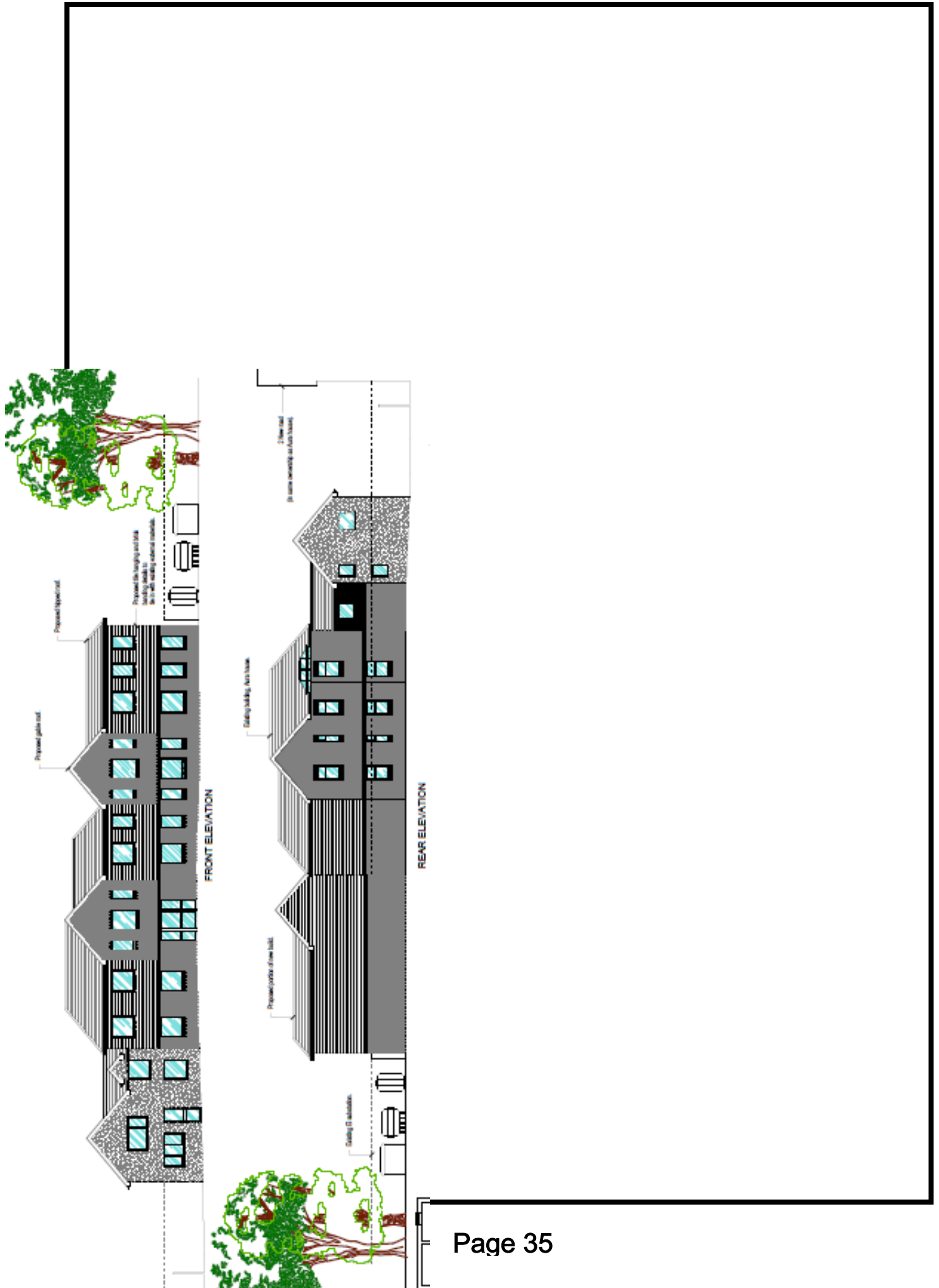
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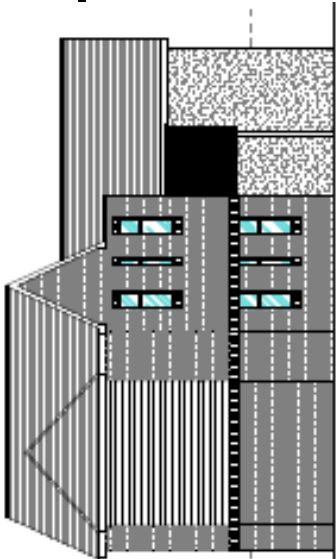
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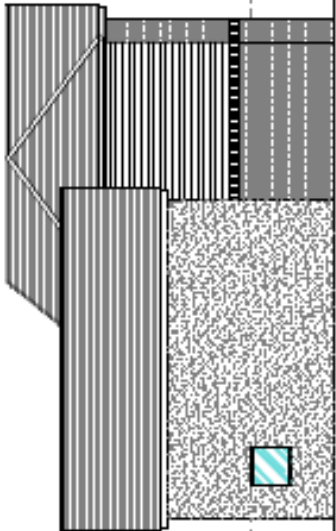
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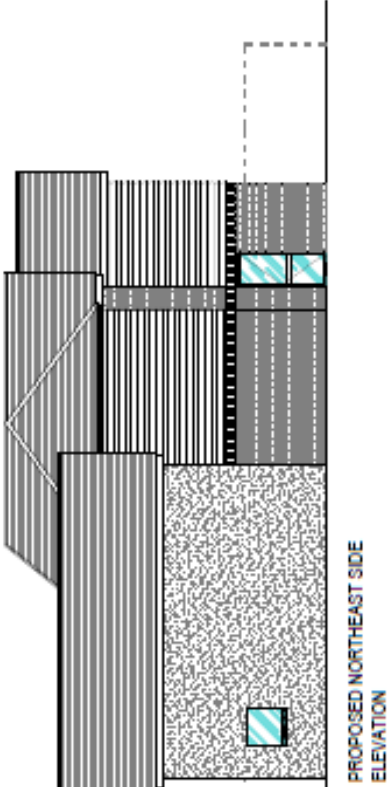
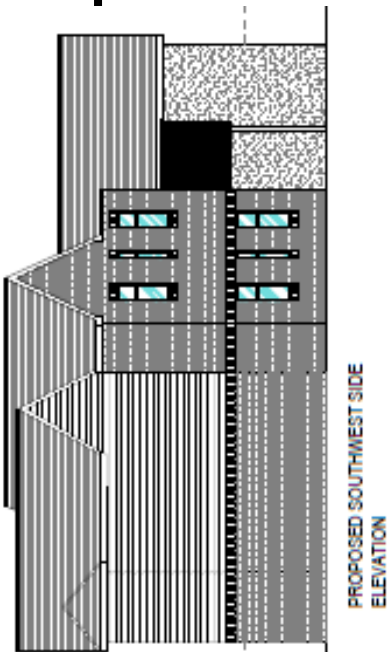


EXISTING SOUTHWEST SIDE
ELEVATION



EXISTING NORTHEAST SIDE
ELEVATION

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Rota for the rotating Chairmanship for the Development Management Committee 2017/2018

- Cllr Paul Buckley
- Cllr Gary Hughes
- Cllr David Keast
- Cllr Dianna Patrick
- Cllr John Perry
- Cllr Clare Satchwell
- Cllr Diane Lloyd

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