

Telephone: 023 9247 4174
Fax: 023 9248 0263
Website: www.havant.gov.uk

DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor

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

Meeting: Development Management Committee
Date: 22 February 2018
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

13 February 2018

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

- | | Page |
|---|------------------|
| 1 Apologies for Absence | |
| To receive and record apologies for absence. | |
| 2 Minutes | 1 - 4 |
| To approve the minutes of the Development Management Committee held on 1 February 2018. | |
| 3 Matters Arising | |
| 4 Site Viewing Working Party Minutes | To Follow |
| To receive the minutes of the Site Viewing Working Party held on | |

5 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.

6 Chairman's Report

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

7 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.

8 Deputations

To receive requests to make a deputation to Committee.

9 Applications for Development and Development Control Matters 5 - 8

Part 1 - Applications Viewed by the Site Viewing Working Party

9(1) APP/17/01071 - Northney Farm Tea Room and Education Centre, St Peters Road, Hayling Island, PO11 0RX 9 - 32

Proposal: Single storey rear extension to Tea Rooms.

Associated Documents:

<https://tinyurl.com/yago9rlc>

10 Appointment of Chairman 33 - 34

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, 20 February 2018**. 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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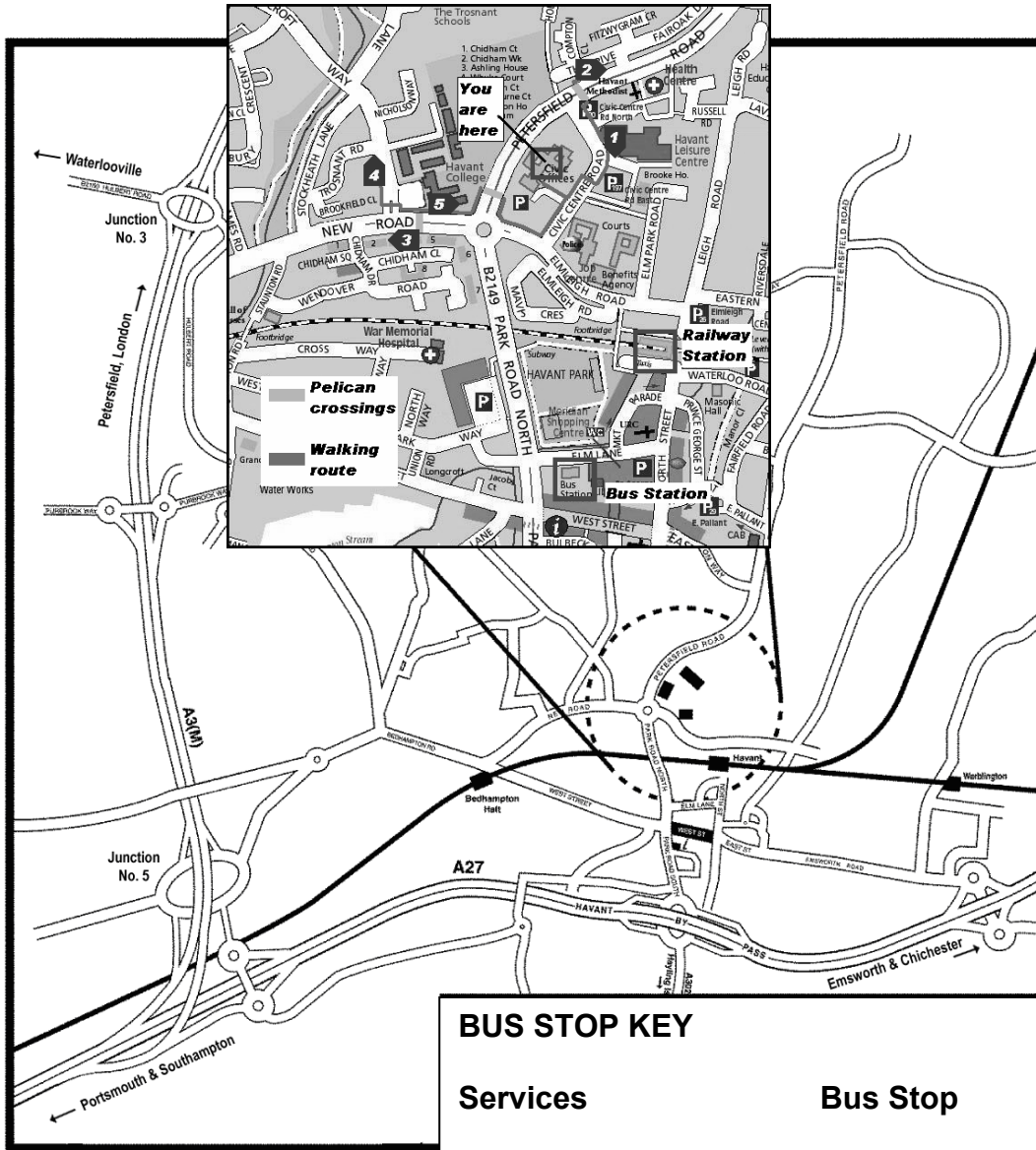
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BUS STOP KEY

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



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 1 February 2018

Present

Councillor Hughes (Chairman)

Councillors Bowerman (Standing Deputy), Buckley, Keast, Perry, Satchwell and Lloyd

Other Councillors Present:

Councillor(s): Hart

97 Apologies for Absence

Apologies for absence were received from Cllr Patrick.

98 Minutes

RESOLVED that the Minutes of the last meeting held on 11th January be approved as a correct record and signed by the Chairman subject to the following change:

- Minute number 95, page 3 – “It was the Officers’ *opinion* that the proposal was in keeping with the character of the area whilst also including modern features”.

99 Declarations of Interest

There were no declarations from Members present relating to matters on the agenda.

100 Chairman's Report

The Chairman advised that more Cllr training would be delivered by officers soon and a Development Consultation Forum had been arranged for the 28th February regarding the Campdown site. Committee members were encouraged to attend these sessions.

101 Matters to be Considered for Site Viewing and Deferment

No matters were considered for Site Viewing and Deferment.

102 Deputations

No deputation requests had been received by the Committee.

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

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

- Hatched drawings included in the proposed floor plans had no significance in terms of the proposal
- The car parking spaces met the minimum standard size and were acceptable in planning terms.

After considering the Officer's report the Committee found no reason to refuse and found the application acceptable in planning terms. It was therefore

RESOLVED that the Head of Planning Services be authorised to grant permission for application APP/17/01323 subject to the following the conditions:

- 1 The development must be begun not later than three years from 19th May 2017.
Reason: To comply with the requirements of Sections 73 and 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, Access, Flood Risk and Sustainability Statement March 2017
Location and Block Plans Drawing No. 1694-101 A
Ground Floor Proposal Plan Drawing No. 1694-431
Proposed Elevations North, South & East Drawing No. 1694-531
Proposed Elevations West & West Internal Drawing No. 1694-532
Proposed First Floor Plan Drawing No. 1694-422
Proposed Second Floor Plan Drawing No. 1694-423
Proposed/Existing Roof Plan Drawing No. 1694-203
Survey Plan Ground Floor Drawing No. 1694-201
Survey Plan First Floor Drawing No. 1694-202
Survey Elevations Drawing No. 1694-301
Survey Elevations Drawing No. 1694-302

Reason: - To ensure provision of a satisfactory development.
- 3 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.

- 4 Notwithstanding any description of materials in the application no above ground construction works excluding internal alterations shall take place until samples and 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. The proposed mansard roofing materials shall consist of natural slate. 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 No development hereby permitted shall be commenced above ground level with the exception of internal alterations until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced 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.

- 6 No development hereby permitted shall be carried out above ground level excepting internal alterations 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 / use hereby permitted shall not be occupied 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.

7 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction/retention of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

8 The car parking 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 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.

9 The following existing features of the front elevation shall be retained on the building as shown on Drawing No.1694-521:

- 'Twine' Sign
- Bulls Head details
- Dentil Course detailing

Reason: In order to retain important features which are of benefit in maintaining the history or character of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

104 Appointment of Chairman

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

The meeting commenced at 5.00 pm and concluded at 5.16 pm

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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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Site Address: Northney Farm Tea Room and Education Centre, St Peters Road, Hayling Island, PO11 0RX
Proposal: Single storey rear extension to Tea Rooms.
Application No: APP/17/01071 Expiry Date: 11/12/2017
Applicant: Mr & Mrs Pike
Agent: Mr Critchley Case Officer: Emma Chisnall
Martin Critchley, Architect
Ward: Hayling East DMC Lead Member

Reason for Committee Consideration: Called to committee by the head of the planning service.

Density:

HDS Recommendation: **GRANT PERMISSION**

Executive Summary

The proposed extension of the popular Northney Tea Rooms is to provide more internal covers and therefore an all year leisure offer. Overall the number of covers remains much the same in the proposal as already exists. The use is in principle in accordance with the NPPF (paragraph 28) and the adopted Local Plan in terms of supporting farm diversification, supporting tourism and small business. These positive considerations need to be balanced with the year round intensification of the business in this semi rural location. The business is a destination in itself already and on warmer days and at weekends can get very busy. This does generate noise and significant traffic. The proposal involves 21 car parking spaces (plus staff parking) for the 80 covers. There is also an overflow car park available as permitted development for 28 day per annum. The traffic generation and general customer activity does have a significant impact on the immediate area around the business in terms of loss of amenity through noise and traffic issues. However, this has to be weighed in terms of sustainability with the wider benefits of an all year round business providing a tourist destination, farm diversification and local employment. Overall it is considered that the proposal is sustainable development and therefore on balance recommended for permission.

1 Site Description

- 1.1 Northney Farm Tea Room and Education Centre is located to the eastern side of St Peters Road and occupies a large timber framed barn of traditional appearance and with a lower 'byre' style building. The existing buildings were essentially a rebuilding and modest extension of agricultural buildings which formerly occupied the site, re-using timbers where possible.
- 1.2 The vehicular access is located to the north of the existing building leading to parking for staff and visitors to the site. The main farm buildings including more modern agricultural buildings are also to the north of the application site with farmland including grazing land for a herd of dairy cattle to the west.
- 1.3 To the South of the site is the Grade 2 Listed dwelling Meadow Sweet and to the South-East other residential properties fronting Clovelly Road.

- 1.4 The site is located in an attractive semi-rural location with farmland interspersed by housing set in generally spacious plots.

2 Planning History Relating to Tea Room/Education Centre

09/74191/000 - Part demolition, repair, rebuilding and extension of Stubbington Barn and Stables to form education centre and exhibition space, tearoom with ancillary kitchen and toilet facilities together with necessary repairs to Meadowsweet Garage and cycle store. PERMITTED 16th September 2010.

09/74191/000 - Listed Building Consent for the part demolition, repair, rebuilding and extension of Stubbington Barn and Stables to form education centre and exhibition space, tearoom with ancillary kitchen and toilet facilities together with necessary repairs to Meadowsweet Garage and cycle store. PERMITTED 16th September 2010.

APP/11/00071 - Non-Material Amendment of Planning Permission's 09/74191/000 & 09/74191/001 regarding the addition of 2No. windows to the east elevation of the tea room. PERMITTED 21st February 2011

APP/11/01388 - Variation to Condition No. 12 of Planning Permission 09/74191/000 to allow opening 10am - 5pm throughout the year and up to 3 evenings a week to 11.00pm. PERMITTED 19th March 2012

APP/13/01262 - Extension of car park and associated landscaping. PERMITTED 6th March 2014

3 Proposal

- 3.1 The proposal relates to a Single storey rear extension to Tea Rooms. This takes the form of a double pitched roofed extension with a flat roofed section between. The design incorporates barn hipped roof design with the new roofs projecting over the patio area providing a covered area at the entrance to the tea room. There is also a proposed replacement pitched roof to the northern end of the building over the bin store area. There are no alterations to the existing larger barn shown as an Exhibition Space.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS5	(Tourism)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Northney & Tye Village Design Statement 2008

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Arboricultural Officer updated comments – No further comments to make.

No objection, no trees will be affected as they are sufficient distance from the proposed extension and the site is already protected by perimeter fencing.

Conservation Officer

Principal Conservation Officer – No objection

The location and distance of the buildings from the nearby listed building means that the proposed extension would not have an adverse impact on the setting of the listed building. Its construction will also not over develop the plot or the setting in which it is set. I therefore have no objection as it appears the impact on the setting of the listed building is negligible. The following conditions should be attached to any permission given.

Conditions: Materials to match

Development Engineer - Highways

Updated comments: As per my previous comment I am concerned that this extension will create a destination in its own right. It will encourage additional car journeys and will need additional parking to ensure that indiscriminate parking does not take place in the surrounding area. However additional parking will change it from a small local tearoom to a small country restaurants. The control of opening hours may be a solution.

Officer Comment: Parking issues have been discussed with the planning agent and are explored further in part 7 of this report. The Development Engineer has been re-consulted in the light of the agents.

Natural England

No objection subject to appropriate mitigation measures being secured

This application site is in close proximity to the Chichester and Langstone Harbours Special Protection Area (SPA), which also notified as the Chichester and Langstone Harbours Ramsar site and the Solent Maritime Special Area of Conservation (SAC). These designated sites are also designated at a national level as the Chichester Harbour Site of Special Scientific Interest (SSSI).

The development site is also immediately adjacent to a site (H59B) classified as 'important' for Brent Geese, which is a qualifying feature of the aforementioned SPA, in the Solent Wader and Brent Goose Strategy 2010 Update and a 'Primary Support

Area' in the forthcoming Strategy update.

As a precautionary measure, we recommend that the following condition is appended to the planning permission:

- No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive).#

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

Provided that the applicant is compliant with this condition, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has **no objection** to this aspect of the application.

Officer Comment: A condition in relation to this ecological mitigation is recommended.

Environmental Health:

I have read the information within the proposed extension but could not find information relating to noise that this will inevitably create by increased traffic, car related noises (door closure, boot closures) people visiting the tea room (discussion, playing from children etc...) and potentially increase in noise making equipment (A/C, refrigeration etc...)

Due to the proximity to residential properties, should you be minded to grant this application i would like for a acoustic survey to be undertaken so that I can understand the noise impact this may have on local residents.

If extra equipment is required (and I am not sure currently as it does not state it but with an enlargement of the site, it may require further noise equipment) I would request for a BS 4142 to be undertaken. if equipment is not to be increased or changed, a general, acoustic survey including RTN, noise from voices etc.. can be submitted.

As it stand, I would not be able to support this application until I have seen reports on acoustical matters.

Officer Comment: An Acoustic Statement has now been submitted and Environmental Health re-consulted, members will be updated in relation to further responses 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

Support 13 (16 Names) - Including North East Hayling Residents Association

Objections 7 (9 Names)

6.1 **Support:**

What a transformation - suspect more profit from this than running dairy farm (sad observation of farming in England)

Unqualified yes to proposal

Bound to be bit of disruption whilst building work undertaken, but look forward to patronising newly expanded operation

Tea Rooms a valuable part of the community

Need a fluid extension to their seating at times.

In summer months, some outside seating provided so parking situation has already been tried and tested.

Extension gives a chance to re-organise the kitchen as well as provide additional indoor seating.

Proposed extension in keeping with existing barn and main building and respects Village Design Statement.

Northney Farms success crucial to this corner of Hayling Island remaining rural.

Farm unlikely to survive without diversification to supplement and at times financially support the dairy farming.

Family quick to diversify and worked hard to get business established.

Tea rooms huge success but must struggle under present configuration and small kitchen area.

Success now requires some adjustment.

Planned modest increase in overall floor space and reconfiguration looks essential to guarantee long term future.

Increase in employment opportunities also important for area.

Materials in character with guidelines given in Village Design Statement - will blend with village.

Rural economy of Hayling Island should have support of all who don't want islands residential size to continue to grow.

Perhaps to mitigate Clovelly Roads parking problem the road can be made residents permit parking area only.

Tea rooms huge financial asset to farms continuing prosperity.

If farm does not continue to operate what then?

Very popular with residents, visitors and holiday makers alike.

Kitchen inadequate

Larger kitchen would improve working conditions of staff

Larger area for patrons would mean greater comfort especially in winter and less noise outside all year

Indoor seating facilitates facilitate more all year permanent employment opportunities in rural economy.

Will ensure in inclement weather there is sufficient covered seating throughout year.

Several times during the last year when this has not been available.

Would appear from plans that overall seating will be same and maximum number of visitors will therefore not increase.

Parking is excellent particularly with the overflow car park.

Extension does not affect the environment
Visit tea room and as a result visit Island more widely - Farm shop, Inn on the Beach, Nursery etc
Northney Farm major attraction to encourage people to visit the Island
Encourages birders, walkers and cyclists to visit and even they spend money.
Will enable tearoom to respond better to its increasing popularity.
Improve seating in poor weather without increasing overall capacity
The family work hard to support the local community, enhance and protect wildlife, whilst sharing their facilities so others can benefit.
Tea room adds to character of the community and acts as focal point for various activities such as art groups etc.
Excellent venue for local people as well as visitors to the Island
Odd that HBC would refuse an application which would place a limit on a successful venture patently supported by so many people.
Small extension would allow people to buy more locally produced produce.

6.2 **Objection**

Parking/Traffic

Little concerned about parking for more people to access the tea rooms if expanded
Will car park size be increased? They use field opposite tea rooms as overflow car park but many people do not want to park in muddy field so parking in Clovelly Road which causes residents some difficulty.

Where will extra cars park - it gets full now?

Are they intending to gravel over more green space?

Will customers carry on parking in our small cul-de-sac?

Increase in traffic through village with no pavements makes it unsafe to walk now

Congestion

Pollution

Traffic access issues

Hazards to pedestrians and pushchairs etc

Application silent on increased traffic and noise such an extension will generate

Uses

Since opening hall supposed to be museum/childrens education centre have been may occasions with private parties taking place not authorised in any planning application. These have caused unacceptable level of noise nuisance for nearby residents.

Tearoom has grown from original plans 12/15 to 30 customers - when in full use noise overpowering.

More emphasis on tea room than education

Increased 'special' events organised at venue - nothing to do with museum or education

Crossing road from overflow parking will increase

Number of seats already available at tea rooms over 100 inside and out.

Why are they seeking to increase this to 64 total

Disappointed nothing education about the site

Planning permission granted because footprint no larger than the original stable block and barn.

To be used as an education centre and small tea room.

At last visit counted over 100 seats inside and out

Bars conversion was not to look any different from the road, this extension will be seen from the road and spoil the look of the area

Noise

Noise impact - impossible to enjoy peace and quiet of our homes and gardens.
When first opened was only going to open week days and only during school term time
- now 7 days/week and at night times.

Doubling size like adding insult to injury - no steps taken to limit noise level.

Over past 5 years have been badly affected by noise from tea room complex.

Noise from people sitting outside in summer - overhear conversations, children scream and play.

Visitors to functions in barn flow over onto patio near us - when noise levels intolerable, our only recourse is to leave garden.

Primarily worried about increasing noise levels, since garden well screened

Terrace area has increased since original proposal proposals increase guests next to our garden.

Little doubt that visitor numbers to tearoom would rise significantly following proposed expansion with people raising voices to be heard resulting in disproportionate increase in sound levels.

Several possible ways in which noise can be reduced such as changes to layout, screening and careful management of customers. A screened acoustic wall is one such option.

Everyday drone of car door slamming children and parents playing games screaming, shouting laughing. Dogs barking.

A good solution to noise could be to erect 2m high solid acoustic wall on boundary between tearoom complex and Meadowsweet garden. This could be suitably screened using greenery.

Revised patio just 12m from our garden.

Sound barrier should be explored.

Character of Area

Not a commercial area.

Great deal of difference between small country tearoom and large cafe used for larger and louder private functions

Building is going to double in size

Can we not preserve the residual rural character of this part of Hayling Island by limiting further expansion?

At national level, public and government demand is for more houses for people to live in, not for more places at which those who already have houses can eat out.

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) The nature of the development
- (iii) The business case
- (iv) Impact upon the character and appearance of the area and the existing building
- (v) Impact upon residential amenity
- (vi) Parking and Highway matters
- (vii) Effect on Protected Species/Habitats

(i) Principle of development

7.2 The application site is situated outside the urban area where new development is restricted under Development Plan and National Planning Policy Guidance to that which can justify a rural location. In this case, there is an existing business operating at

the site originally granted planning permission in 2010 and the use is related to the existing farming use at the site and can be considered as a farm diversification.

- 7.3 Planning policy CS17 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to concentrate development within the urban areas. *'Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy'*.
- 7.4 This approach is consistent with the Havant Borough Local Plan Allocations policy AL1 seeking Sustainable Development and AL2 which states that *'planning permission will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent coalescence and which either meet an overriding public need that cannot be accommodated elsewhere in the Borough, relates to small scale householder development or meets the policies for exceptional development in rural areas'*
- 7.5 The sustainable approach to the rural areas is elaborated in the National Planning Policy Framework which seeks to ensure support for the rural economy stating in Paragraph 28 that:
- 7.6 *Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should (amongst other matters):*
- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings*
 - *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres*
 - *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship*
- 7.7 In the case of this planning application seeking to develop an existing rural enterprise it is considered that the proposals are acceptable in principle providing that there is a sound business case for the development and that the development can be considered to represent sustainable development particularly in relation to the resulting impacts on the rural location and in relation to impacts on nearby residents. These matters and other site specific issues are considered below.
- (ii) The nature of the development
- 7.8 The tea room, education centre/exhibition space has been in operation for a number of years and has been a popular facility for residents of the Island and for visitors.
- 7.9 The original permitted development primarily took up the area of a traditional timber framed barn(which had a large part collapsed) together with a lower stables and provided a part rebuilt but mainly newly constructed development comprising a large traditionally designed farm building (exhibition/education space) and a lower attached building used for the tea-room, kitchen and toilet area.

7.10 The current proposal seeks to increase the size of the tea room building and provide a larger kitchen and food servery area. The external seating and patio space is also re-organised.

7.11 The agent has advised that: *The proposed rear extension (when viewed from the road) will increase the tea rooms by 63m²..* The proposed seating arrangement is stated as 48 indoor covers and 32 outdoor covers (although the plans indicate 50 indoor and 24 outdoor) and this compares to the current seating arrangement stated as 36 indoor covers and 44 outdoor covers. Whilst both the existing and proposed café layouts suggest a total 80 covers the increase in indoor covers of 12-14 would allow for greater trading in inclement weather and in the winter. Effectively intensifying the use of the site as an all year destination.

(iii) The business case

7.12 The application has been submitted with supporting information in relation to the applicants business case. This can be summarised briefly as follows:

- The development constitutes a farm diversification;
- The business has been operating successfully especially in summer;
- The business is restricted in winter by the limited indoor seating capacity;
- There is difficulty in catering on busy days and for groups due to the restricted size of the kitchen;
- The facility is a valuable asset to the village and visitors to the Island
- The proposed increase in indoor seating would result in a more balanced trade in inclement weather and winter;
- There would be no increase in the overall capacity of the site in terms of covers;
- There would be improved kitchen facilities to meet demand and providing a better working environment for staff.
- There would be more year round employment opportunity.

7.13 The applicants have made the following comments in relation to the proposals and their business need:

7.14 *Northney Farm Tea Room is a diversification of our family dairy farm. Currently it is very successful during the summer months and the number of covers is sufficient to cover staffing costs and overheads. In summer there is sufficient seating as customers have the choice of sitting inside or outside, weather permitting.*

7.15 *The original floor space provided for the kitchen has been found to be insufficient. The increased size will result in an improved working environment for staff and easier compliance with health and safety standards.*

7.16 *During inclement weather and during the winter months when customers wish to sit inside, there is insufficient indoor seating and, at busy lunchtimes, customers have to be turned away. One of the outcomes of this situation is that staff have to be laid off which is not good for staff morale, a seasonal employment issues on Hayling Island.*

(iv) Impact upon the character and appearance of the area and the existing building

7.17 The application site is located in a relatively isolated location and it is considered important that the additional development should not result in inappropriate levels of activity being generated. This is especially the case at peak times where increased

traffic and activity are likely to be at their maximum and the impact on the rural environment is likely to be most notable. In this regard the applicants agent has indicated that the total number of covers would remain unchanged (with an increase in internal seating and a commensurate decrease in external seating). As a result the maximum level of traffic generation and activity at the farm from visitors should remain as existing.

- 7.18 It is recognised that the level of outdoor seating is difficult to monitor and control in detail and third party comments suggest that this may have increased over time. If planning permission is granted it is recommended that the maximum number of internal and external covers is controlled by a condition. Giving a number of covers would provide a consistent benchmark to help ensure that this is not exceeded in the interests of the character of the area and also the amenities of nearby residents considered further below.
- 7.19 The use of the existing site is already limited by planning conditions and it is recommended that these are re-imposed and amended as necessary. These conditions relate to:
- The use as Education Centre, exhibition space and tearoom with ancillary kitchen and toilet facilities;
 - Opening Hours;
 - Cooking Facilities;
 - Range of Food;
 - Tearoom area and outdoor seating area.
- 7.20 In relation to the physical works the development has been amended such that its design is now considered to have an acceptable impact on the character and appearance of the existing buildings. Most significantly the character of the main barn with its catslide roof and traditional agricultural form is maintained by setting the extension of this building. The use of pitched and hipped roof forms and traditional materials will help to assimilate the extension into the landscape and would not detract from the existing building.
- 7.21 The development is also set off the Listed Building Meadowsweet and does not physically impact that building or its setting. It is noted that the Council's Conservation Officer raises no objections to the proposed development. It is considered that subject to the imposition of suitable planning conditions the development can be considered to represent sustainable development in this rural location and is therefore supported by Local and National planning policy.
- (v) Impact upon residential amenity
- 7.22 The proposals impact on the residential amenities of nearby residents requires careful consideration and it is noted that a number of objections to the proposals have been received. These are summarised above and relate mainly to the level of activity and the nature of the use, noise, character of the area and parking/traffic issues (considered separately below).
- 7.23 The closest residential properties are located in Clovelly Road which lies to the south of the site. It is recognised that the opening of the existing facilities has brought about a marked increase in activity to the rear of these properties.

- 7.24 The current proposals whilst not resulting in an increase in the existing covers would spread the use more evenly over the year if successful in attracting visitors as anticipated by the applicants. The proposals would result in a reduction of outdoor seating over the existing arrangement and it is considered that a large part of the impact is from external noise result from patrons sitting outside, although clearly the impact of cars parking/tuning (although the parking area is set well off neighbouring residential properties) and people entering and leaving the premises also need to be considered, together with any increase in noise/smell from kitchen equipment. At the time of writing this report concerns have been expressed from the Councils Environmental Health Officer as set out in part 5 of this report. These are currently being explored further with the applicants Agent and Environmental Health Officers.
- 7.25 It is understood that no external extract equipment will be needed in relation to the extended kitchen facility and acoustic fencing has been suggested to help mitigate the impact of noise to neighbouring properties. Members will be updated in relation to these considerations and it should be noted that the recommendation below is subject to a satisfactory outcome in relation to the impacts on neighbours amenities being demonstrated. It is likely that any further mitigation secured would be subject to additional planning conditions.
- (vi) Parking and Highway matters
- 7.26 In relation to parking, the application has planning permission for 22 parking spaces under planning permission reference APP/13/01262.
- 7.27 The applicants agent has provided a Supporting Parking Statement that has confirmed:
- The existing parking arrangements are 21 parking spaces for customers and 4 parking spaces for staff;
 - As the proposals are not intended to increase the total number of covers there will be no net increase in parking requirements beyond their current maximum;
 - The field opposite (west) of Northney Farm Tea Rooms is also owned by the applicants. This field is used for occasional parking when there is increased parking demand for the Educational/Exhibition Space. The Educational/Exhibition space is used less than 28 days per annum.
- 7.28 The use of the field for parking on this basis is considered acceptable and would not in itself require planning permission under Part 4 Class B of the GPDO which allows temporary uses of land for not more than 28 days in a year. It is also understood that the four staff car parking spaces could be re-positioned within the existing farm complex and the spaces released for visitors to the site. This is being explored further with the agent. Cycle parking is also available on site.
- 7.29 Concern has been raised by nearby residents in relation to cars parking in Clovelly Road and walking back to the Tea Rooms. This is causing issues for residents and could be dangerous as there are no footways to St Peters Road. At the time of writing concerns in relation to parking have been raised by the Development Engineer (Highways). These matters are therefore being considered further with the agent and members will be updated in relation to further consideration of these matters. The recommendation is subject to a satisfactory resolution in relation to these matters.

(vii) Effect on Protected Species/Habitats

- 7.30 The site is close to the protected habitats of Chichester Harbour and an Important site for Brent Geese as set out in the consultation response from Natural England. Subject to the imposition of a condition relating to the development process Natural England have confirmed that they have no objection to the proposed development. The relevant condition is therefore recommended and subject to this it is considered that the development would have an acceptable impact on protected species and habitats.

8 Conclusion

- 8.1 In conclusion, it is considered that the development is acceptable in principle and represents an acceptable adaptation of the existing business use itself an appropriate farm diversification scheme. Subject to the imposition of conditions the proposals are considered to have an acceptable impact on the character and appearance of the area.
- 8.2 Whilst further clarification and consideration is required in relation to the impact on neighbouring residents, with mitigation as appropriate it is, at this stage considered that the proposals can be accommodated without unacceptable impacts on residential amenities. Parking and highway matters are at the time of writing subject to further consideration, however, it is currently considered that the extension is capable of being provided with suitable parking and access arrangements. Finally the development would have an acceptable impact on ecological interests.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01071 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:
Tree Survey: Received 23.10.2017
Proposed Site Plan: Drawing No 17077-112
Location and Block Plan: Drawing No 17077-101
Proposed Floor Plan: Drawing No 17077-412B
Proposed Roof Plan: Drawing No 17077-413
Proposed East and South Elevation Plan: Drawing No 17077- 512B
Proposed North and West Elevation Plan: Drawing 17077- 513
Acoustic Statement: Received 05.01.2018
Parking Statement: Received 05.01.2018
Heritage Report: Received 06.10.2018
Reason: - To ensure provision of a satisfactory development.
- 3 The tearoom may open to the public between the hours of 10.00 and 23:00 hours on Monday to Saturday on a maximum of three days in any week.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and the

National Planning Policy Framework 2012

- 4 Any use of the tearoom after 18.00 hours shall be restricted to use within the building only, and no activities or catering shall take place outside of the building.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework 2012.
- 5 No sound amplifying equipment shall be installed in the premises, which when operated is audible outside the premises, without the consent of the Local Planning Authority in writing.
Reason: To protect the amenities of the area and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework 2012
- 6 The range of food sold at the premises shall be in accordance with the previously approved written details in the Design and Access Statement paragraph 4.3 under application 09/74191/000 and there shall be no change in the range of food sold unless otherwise agreed in writing by the Local Planning Authority.
Reason: To accord with the terms of the application and to protect the amenities of occupiers of adjoining properties and having due regard to policy DM10 of the Havant Borough Core Strategy and National Planning Policy Framework 2012.
- 7 The amount of covers served at the team room shall not exceed 80 in total with only 48 served internally and 32 externally.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework 2012
- 8 If at any time a cooking process, other than the preparation of hot beverages or the heating of food in a microwave oven, is undertaken on the premises, an extraction and ventilation system shall be installed and maintained in full working order including suitable and sufficient grease filters and odour neutralising plant. The details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of such cooking processes.
Reason: To protect the amenities of occupiers in adjoining properties from undue fumes and smells and to ensure that the design of any extract system is acceptable having due regard to policy DM10 of the Havant Borough Core Strategy and National Planning Policy Framework 2012.
- 9 The tearoom hereby permitted shall be limited to the area shown on drawing number 17077-112 with any outside seating proposed restricted to an area to be defined on a plan to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the scale of the tearoom use is compatible with this rural location in the interests of the character and appearance of the area and sustainability having due regard to policy AL2 of the Havant Borough Allocations Plan.
- 10 The car parking, servicing and other vehicular access arrangements shown on the approved plans under the previously approved application APP/13/01262

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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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

- 12 Notwithstanding the hereby permitted development no percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period (i.e. October to March inclusive).

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011 and National Planning Policy Framework 2012.

- 13 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 CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 No development hereby permitted shall commence until a specification of the acoustic fence to be erected to the south of the application site 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 the fence 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 CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Appendices:

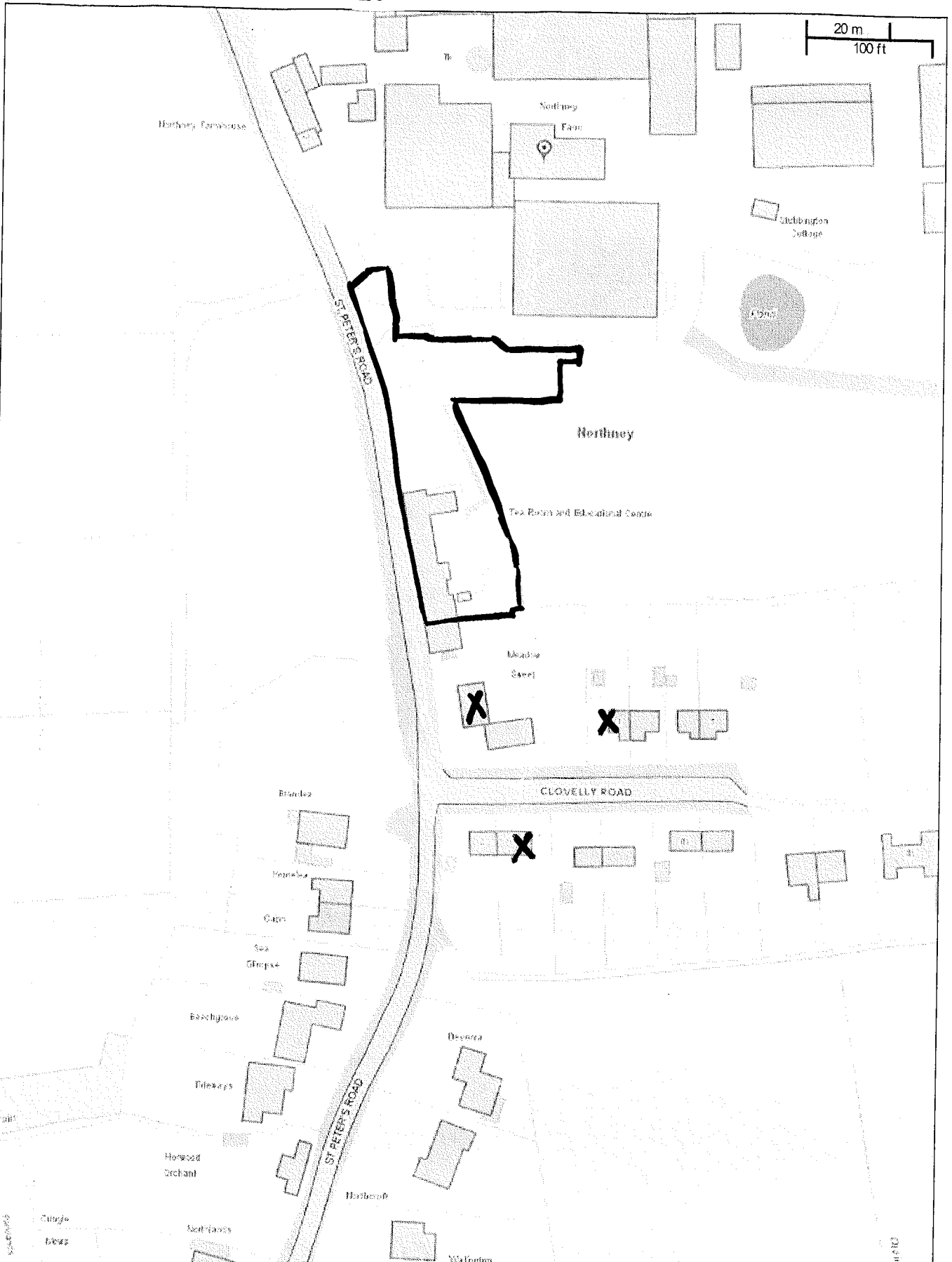
Appendix A: Location Plan

Appendix B: Proposed Site Plan

Appendix C: Proposed Floor and Roof Plan

Appendix D: Proposed East and South Elevations

Appendix E: Proposed North and West Elevations



20 m
100 ft

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Northney Farm Tea Room St Peters Road Hayling Island APP/17/01071

Scale: 1:1250

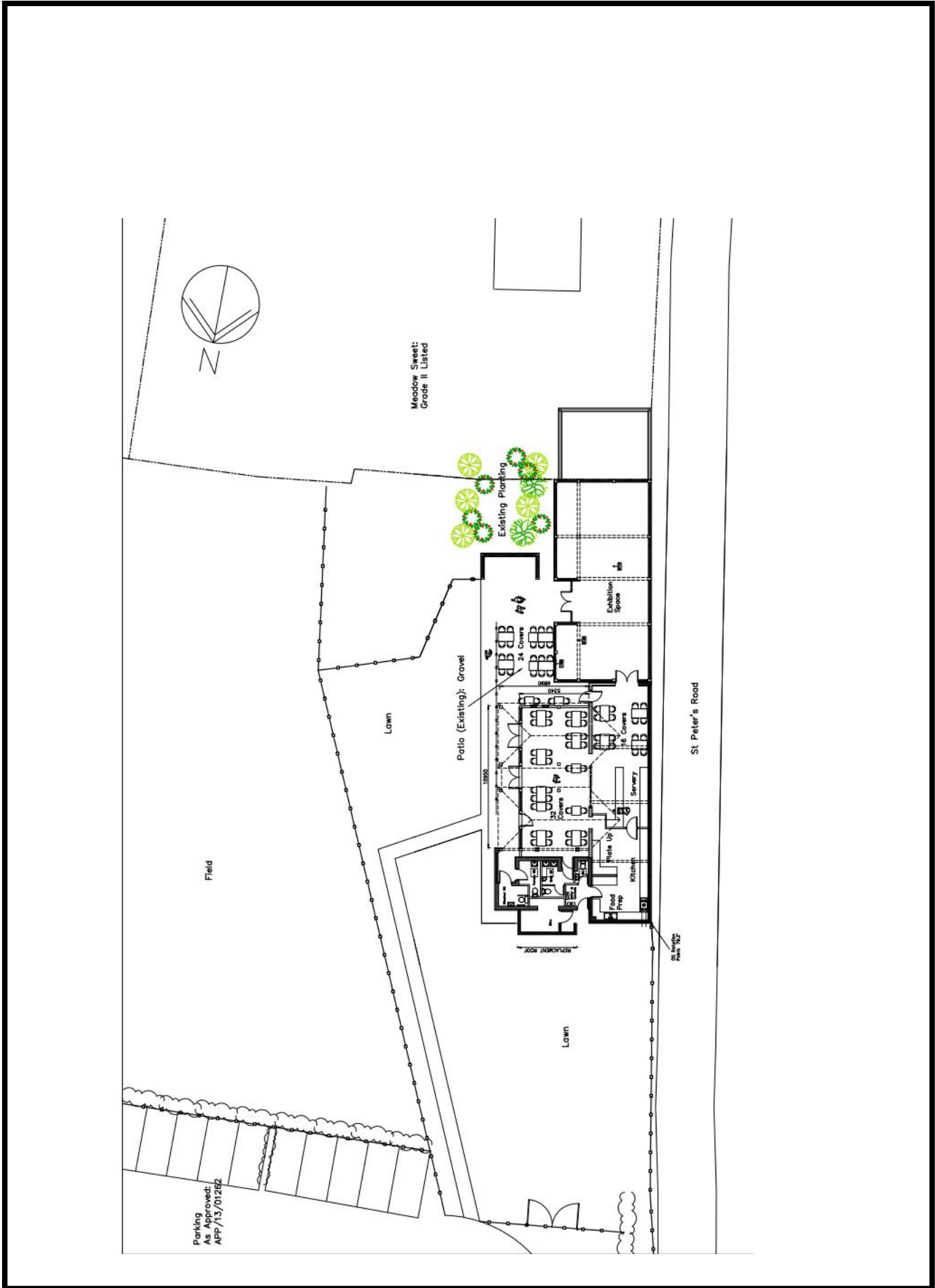
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Objectors are marked X, Supporters are marked /.
Please note not all objectors are listed on this plan.

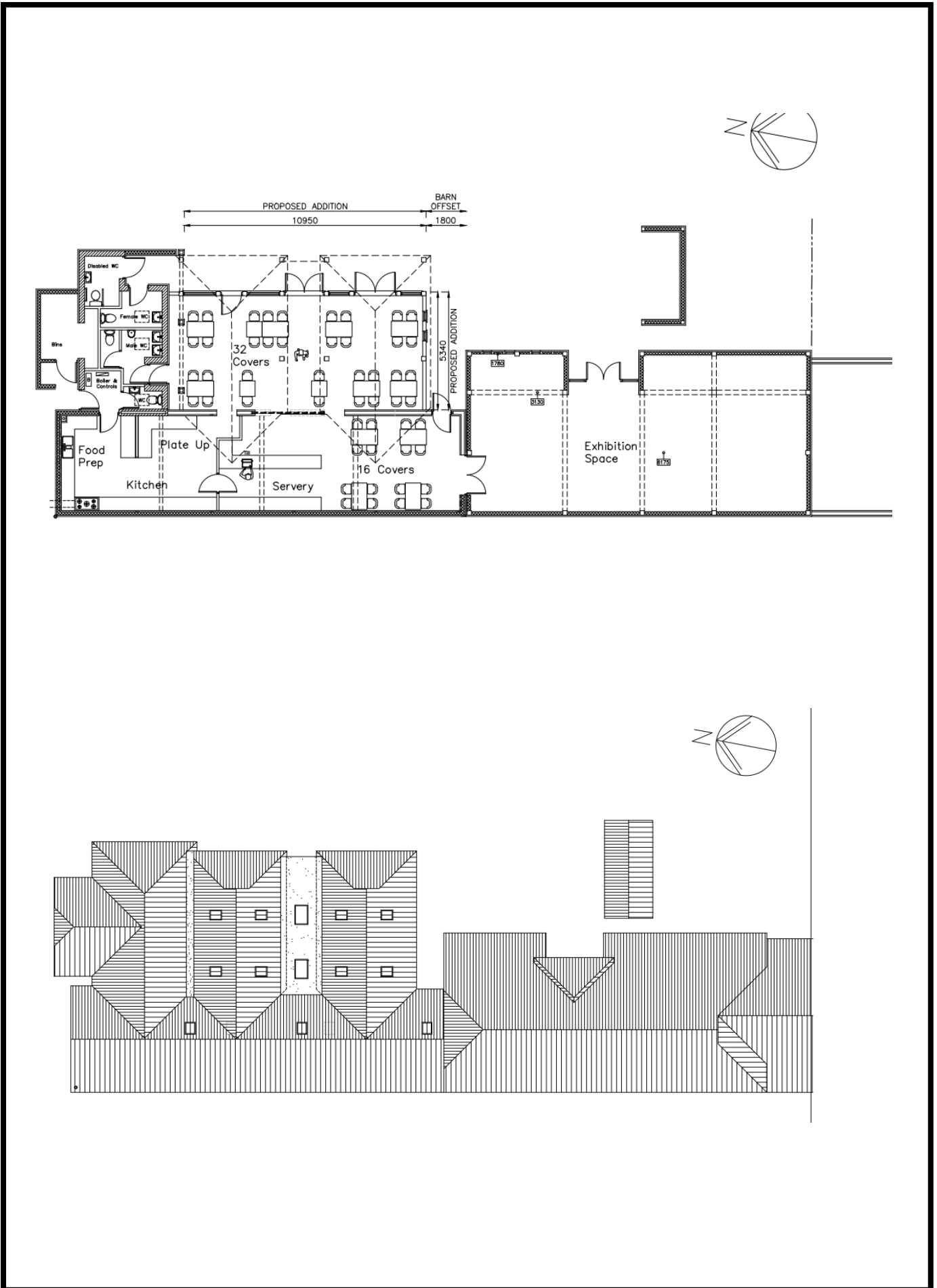
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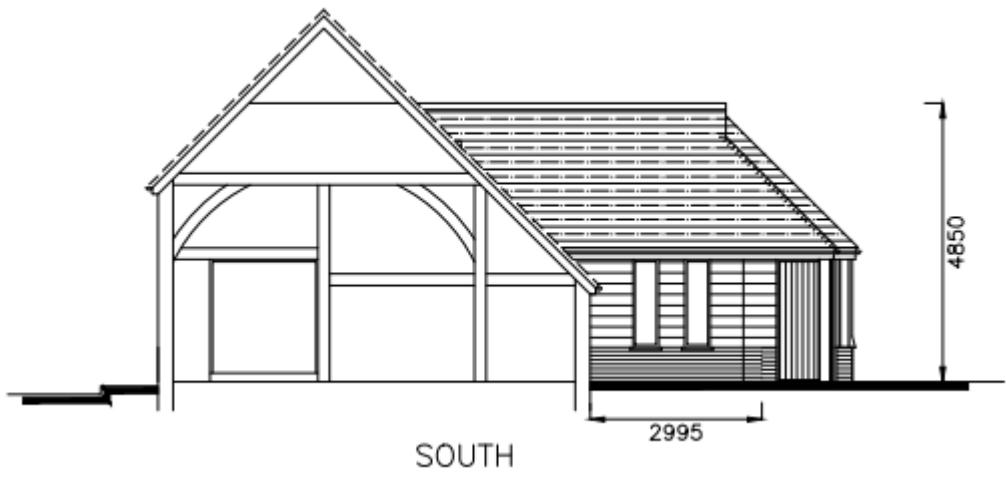
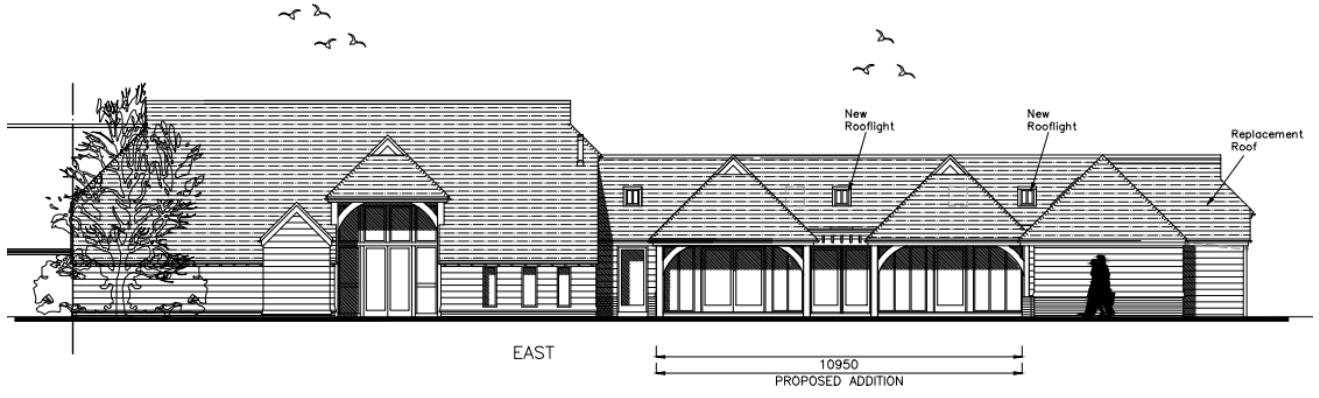
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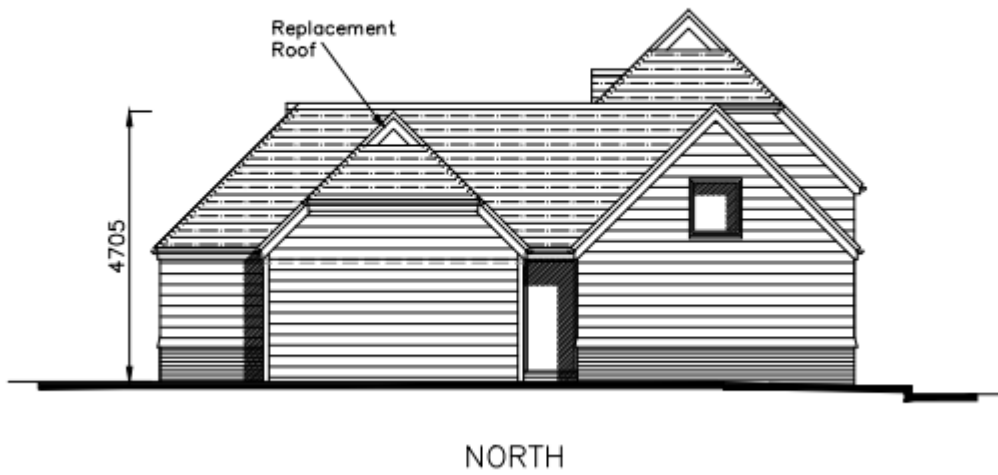
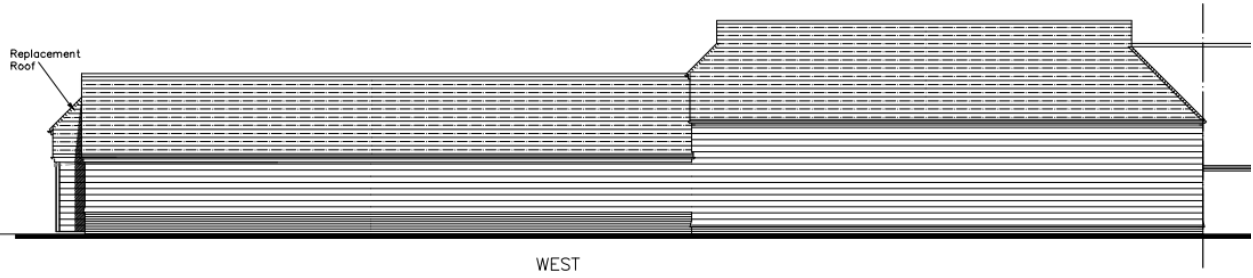
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Rota for the rotating Chairmanship for the Development Management Committee 2017/2018

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

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