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DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor Satchwell (Chairman)

Councillors Mrs Shimbart (Vice-Chairman), Crellin, Howard, Keast, Lloyd and Lowe

Standing Deputies: Councillor David Guest, Councillor Husky Patel, Councillor Diana Patrick and Councillor Tim Pike

Meeting: Development Management Committee

Date: 10 December 2020

Time: 5.00 pm

Venue: Remote Meeting - Via Skype for Business

The business to be transacted is set out below:

Gill Kneller
Chief Executive

1 December 2020

Contact Officer: Holly Weaver 023 9244 6233
Email: holly.weaver@havant.gov.uk

Page

PART A - (Items Open for Public Attendance)

1 Apologies for Absence

To receive and record apologies for absence.

2 Minutes

To approve the minutes of the Development Management Committee held on 12 November 2020.

3 Site Viewing Working Party Minutes

To receive the minutes of the Site Viewing Working Party held on 3 December 2020.

4 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.

5 Applications for Development and Development Control Matters 1 - 4

Part 1 - Applications Viewed by the Site Viewing Working Party

6 WITHDRAWN FROM MEETING APP/20/00696 - 162 Stakes Hill Road, Waterlooville 5 - 42

Proposal: Sub-division of existing house to form 1No. 2bed and 2No. 1bed apartments and erection of a two-storey side extension to form 2No. 2bed apartments with provision of car and cycle parking and bin storage. (Revised).

This item has been withdrawn from the agenda at the request of the applicant.

7 APP/20/00757 - Southleigh Park House, Eastleigh Road, Havant, PO9 2PE 43 - 68

Proposal: Felling of trees as shown in schedule accompanying plan 20122-BT1 (agreed under Planning Permission APP/17/00863). Subject to TPO 1068.

Part 2 - Applications Submitted by Havant Borough Council or Affecting Council Owned Land

8 APP/20/00712 - Hayling Island Community Centre, Station Road, Hayling Island, PO11 0HB 69 - 84

Proposal: Installation of 4No. LED lamps (floodlights), mounted on maximum 8 m high columns and an artificial surface for the bowling green.

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 *Holly Weaver* (tel no: 023 9244 62323) on the afternoon prior to the meeting for details of any amendments issued.

Public Attendance and Participation

The meeting will be streamed live online to enable members of the public to watch in real time. The meeting will also be recorded and the recording will be published on the council's website.

IP addresses will not be collected, however in order to function, Skype for Business collects background data limited to when a user enters and leaves the meeting and the web browser version used. Data collected will be kept and recorded for the purposes of this meeting.

Members of the public, County Councillors, and Non-Members of the Development Management Committee may submit a written deputation to meetings of the Development Management Committee provided that it relates to an item on the Agenda for a particular meeting. A person, who has submitted a written deputation may also be given an opportunity to address the Committee.

Full details of the deputations scheme can be viewed at:

<https://havant.moderngov.co.uk/ecSDDisplay.aspx?NAME=SD1202&ID=1202&RPID=962835>

Written Deputations may be sent to:

By Email to: DemocraticServices@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”

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)



PROTOCOL AT MEETINGS – RULES OF DEBATE

Site Briefing

- A private remote meeting may be held to enable the Councillors to familiarise themselves with a site's characteristics and request additional information to be provided prior to the meeting the Development Management Committee, where it is considered necessary to do so.
- A site briefing will normally be initiated either by:
 - The Head of Planning in advance of the Development Management Committee, in circumstances where she considers it important to understand the physical circumstances of the site, and representations of third parties (particularly where a deputation is expected), or where the application raises issues of precedent where Councillors need to understand the wider implications of any decision
 - The submission of a Red Card and specific request to site briefing by a Councillor
 - Resolution of the Development Management Committee
- The site briefing is an opportunity for members of the Committee to familiarise themselves with the site officially and have a proposal explained to them by Officers. No decision is made at a site briefing; the matter is always referred to a future meeting of the Development Management Committee for decision.
- Whilst attending a site briefing it is important for members of the Committee to consider:
 1. The site layout and boundaries;
 2. Physical features and constraints including levels and orientation;
 3. The general characteristics of the site and how it relates to the surrounding area;
 4. Nearby land uses, and
 5. Any relevant transport issues affecting the site.
- The site briefing should be a 'fact finding mission' and a means of identifying issues for consideration by the Development Management Committee. It must not therefore be used as an opportunity to debate the merits of an application. There will be no opportunity to receive representations from members of the public or applicants. Members should however ask questions of the Officers present, make points and highlight certain characteristics that they can only draw to the attention of other members of the Site briefing.

- The minutes of the meeting shall be published. The presentation together with supporting materials, which have not already been published on the Council's website, will be published as an appendix to the minutes of the meeting.
- Any member of the site briefing who has a disclosable pecuniary interest (as set out in the Members Code of Conduct) or has formed a concluded view – in the application must disclose to the meeting the existence and nature of that interest. If a disclosable pecuniary interest or a concluded view is declared the Councillor must not take any part in the site briefing or vote on the recommendation regarding the site in question and must not be part of the meeting during the briefing.
- Whilst the site briefing does not make a decision on an application or other planning matter, it is normal working practice for the briefing to make a recommendation to the Development Management Committee in one of the following forms
 1. To resolve, on the basis of the site briefing and information available at the time, that the site briefing does not wish to draw to the attention of the Development Management Committee any additional matters, OR
 2. To resolve on the basis of the site briefing and information available at the time, that the site briefing would wish that the Development Management Committee to consider the following matters in addition to those detailed in the Head of Planning report before making a decision:
 - a. the need for additional information, and/or
 - b. the need for additional conditions, and/or
 - c. areas of concern arising from the site briefing
- The Chairman will seek to secure a majority view as to the recommendation for the need or otherwise of additional matters being drawn to the attention of the Development Management Committee. If it is apparent that a majority cannot be obtained, he will recommend that the site briefing do not record a view.
- Any Councillor interested in a matter on the agenda can attend the site briefing, in order to have a better understanding of a proposal in their own ward or one that is of Borough wide interest. However, other Councillors attending the site briefing will not be allowed to address the working party, other than to point out matters of fact, detail, local knowledge and history.
- No recommendation of the site briefing to the Development Management Committee should be regarded as the final view of any Councillor as to how an application should be determined by the Committee.

Submission of Questions for the Development Management Committee

- Councillors are encourage to forward questions to be raised at the meeting to Democratic Services at least 4 hours before the meeting. These questions can then be addressed either as part of the officer's presentation or shortly after. This

does not inhibit your ability to ask questions at the meeting, but questions in advance can help facilitate a smoother and easier to follow virtual meeting.

- Questions cannot be directed to persons who have submitted written deputations.
- Questions and answers will be published and attached as an appendix to the minutes.

Meeting Protocol

- Microphones will be muted centrally unless it is a councillor/officers turn to speak. When unmuted centrally please note that a councillor/officer will also need to press the unmute button before speaking!
- Councillors are encouraged to arrive at the virtual meeting no less than 15 minutes prior to the meeting start time. This will allow any technical issues to be resolved and the quorum to be confirmed.
- Whilst being held remotely, the meeting remains a formal meeting of the council with the same rules of conduct. There is the potential for greater audience numbers due to people being able to watch from their own homes. The meeting will also be recorded and the recording publicly available.
- After reading the report and attending the site briefing, if any, Councillors must forward primary questions to Democratic Services at least 4 hours before the meeting to facilitate a smoother meeting. These questions will be addressed by the officers at the meeting. Please note that the opportunity to ask supplementary questions at the meeting will be limited (please see above).
- There is a viewing pane showing all participants on the left-hand side (clicking the icon depicting three people in the top left of the screen will open). This lists the attendees (committee members) in alphabetical order, which is useful to ascertain when you will have an opportunity to speak.

The Chairman will read out a detailed introduction to outline how the meeting will run.

Apologies for Absence

Will be read by the Democratic Services Officer.

Confirmation of Attendance/ Declarations of Interest/ Supplementary Matters

For expediency, the Chairman will ask each councillor in turn to confirm the above. Attendees will be able to mute and unmute their own microphones. Councillors and Officers are requested to mute their microphone when not speaking and wait to be invited to speak by the Chairman at the appropriate time unless you they are experiencing technical difficulties in hearing another person. A standard form of words has been drafted:

Present. I confirm that I have read the Supplementary Matters papers and that I have no interests to declare.

If you have an interest:

Present and I confirm that I have read the Supplementary Matters papers. I have an interest to declare in application xxxx/xxxx – Land at xxxxx, item x of the agenda.

The nature of this interest is xxxxxxxx and I shall.....(remain in the meeting for the discussion/voting on this item/ remain in the meeting for the item but abstain from voting/ withdraw from the meeting for this item)

Please use this form of words.

Confirmation of Minutes

The Chairman will ask each councillor in turn whether they have any amendments to the previous minutes. Either reply 'No amendments Chairman', or yes and clearly state the amendment.

The Chairman will ask for a proposer, at this point all microphones will be unmuted. The first councillor to speak, stating only their name 'Cllr X' will be taken as the proposer. The process will be repeated for the seconder. Prior to speaking please remember that you need to unmute your microphone!

First Application

The officer will introduce as usual, with a PowerPoint shown via Skype for Business. During his introduction, the officer will highlight any new issues raised in the presentation, which are not covered in the report or supplementary papers. Public and ward councillor deputations will be submitted in advance and published. They will not be read aloud.

Following this the Planning Officer will respond to the deputations and answer questions that have been submitted by members of the committee prior to this meeting. After a reply has been given to each question, The Chairman shall ask the Councillor, who asked the questions if they are satisfied with the answer and/or have a supplementary question prompted by the answer.

The Chairman will then ask each Councillor in turn whether they have any supplementary questions. Once questions have been answered the Chairman will move to the debate. This will follow the same format as questions. Councillors are encouraged to move a motion (including an amendment) at any stage during the debate. The Chairman will announce when a motion has been proposed and name the proposer and will then call for a seconder. All microphones will be made live and Councillors must state their name if they wish to propose/seconder. At this point the Chairman shall ask each Councillor in turn if they wish to speak, the debate centring solely on the motion.

If members are minded to refuse an application, contrary to officer advice they must clearly state their reasons for refusal. If a member wishes to add conditions not recommended by the officers, he or she must also give reasons for this new condition. These reasons will be noted by the Officers. Councillors should make it clear that they are putting a motion forward and state the wording of the motion clearly.

Officers shall be given an opportunity to comment on any motion (including amendments) and any issues raised during the debate.
At the end of a debate the Chairman shall ask each member, alphabetically, if they have anything to add.

Voting

When voting, the Chairman will ask each Councillor in turn, alphabetically, to state either 'FOR, AGAINST or ABSTAIN'. Your microphone will be made live to enable you to speak, but please - remember to unmute before speaking!
The Democratic Services Officer will confirm the voting numbers, following which the Chairman will declare the result of the vote.

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HAVANT BOROUGH COUNCIL

Development Management Committee

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

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 Head of Planning 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 Head of Planning, 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 Head of Planning, 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

Simon Jenkins
Head of Planning

David Brown
Monitoring Officer

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indicative site layout which would entail the removal of a substantial number of trees on the site.

- 2.3 In view of the outline nature of the proposal, whilst listing the Landscape Strategy Plan as an approved plan, the resolution also imposed the following conditions:

24 Notwithstanding any landscape strategy submitted, no development hereby permitted shall be commenced until a 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 policies CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

27 No tree removal shall take place on the site until a reserved matters application has been approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In order to manage the removal of unprotected and protected trees as part of the redevelopment of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.*

- 2.4 Planning permission was granted for the hybrid application on 30th January 2019. To date no reserved matters application has been submitted, although ownership of the site has since transferred to Bargate Homes and Vivid, an affordable homes provider.

3 Proposal

- 3.1 This report considers the application to fell a high number of trees (individual and groups) to facilitate the extant outline planning permission APP/17/00863, which are subject of a Tree Preservation Order (TPO) 1068.

- 3.2 The applicant provides the following reasoning for the application to be submitted now rather than for any tree works to await the determination of a reserved matter/discharge of condition submission pursuant to Conditions 24 and 27 of the outline permission:

If the enabling tree removal works are not completed prior to bird nesting season 2021 the project will be delayed for at least 12 months, potentially longer if the specialist work force we have assembled has disbursed.

The commercial consequences of such delay will certainly result in the loss of the currently proposed 20% on site affordable housing allocation and potentially abort plans for the listed building which are underpinned by the viability of the development project as a whole.

Two additional trees at the site entrance need to be felled in order to achieve appropriate visibility splays for the S278 approval with the County Council.

4 Policy Considerations

National Guidance

National Planning Policy Framework 2012
Tree Protection Orders: A Guide to the law and good practice 2009 and addendum 2009/2012.

Havant Borough Local Plan (Core Strategy) 2011
DM8 (Conservation, Protection and enhancement of Existing Natural Features)

5 Statutory and Non Statutory Consultations

None

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: 3

Number of site notices: 1

Number of representations received: 1

One objection to the works has been received: *"This is a very large amount of trees to be felled and under a TPO. I believe the trees under the TPO should not be felled as the whole point of the TPO is to protect the trees."*

7 Planning Considerations

7.1 The main planning considerations arising from this application for the removal of the TPO trees are:

- (i) Amenity value and condition
- (ii) The basis for the proposed works

(i) Amenity Value and Condition

7.2 There are a high number of specimen trees which formed part of the historic parkland and garden. There is also a large amount of overgrown vegetation, including self-seeded trees as result of the grounds being unmanaged since the 1960's. Overall the trees make a strong contribution to the verdant and rural character of the site and provide a high level of screening from the adjoining road network.

7.3 Based purely on the arboricultural merits of the proposed large-scale felling, no justifiable reasoning for these works can be applied in relation to this application.

(ii) The Basis for Proposed Works

7.4 In response to officer queries regarding the timing of the proposed works in relation to the expectations of Conditions 24 and 27 of the outline permission (which do not allow for any tree felling until a reserved matters application has been approved), Vivid and Bargate Homes have advised as follows:

- They have been compiling the technical information in respect of pre-commencement works needed to execute the outline planning permission. This primarily comprises intrusive soil investigations to inform foundation design and to undertake groundwater monitoring over the winter period in order to inform the drainage strategy;
- In relation to the full detailed consent for the Listed Building conversion, none of the utilities serving the site are capable of servicing residential flats. The existing utilities apparatus needs to be dug up and removed. New utilities apparatus needs to be laid to service the listed buildings;
- In relation to the wider site a number of existing utilities apparatus either needs to be diverted or removed and then replaced by new infrastructure;
- All new utility infrastructure is required by utilities operators to be laid in a 2 metre wide trench;
- None of this work can take place with the trees in situ.

7.5 Vivid and Bargate Homes also point to the fact that the original Landscape Strategy Plan was listed as an approved plan in Planning Permission APP/17/00863, and they regard this to be relevant to the decision to be made on this application, notwithstanding Conditions 24 and 27 set out above. They also argue that as they are a known developer committed to the delivery of the site, this should weigh in favour of their case – the conditions being imposed on the outline permission at a time when the eventual developer of the site was not known.

7.6 As previously outlined the two additional trees at the site entrance need to be felled in order to achieve appropriate visibility splays for the S278 approval with the County Council.

Summary of planning considerations

7.7 The tree removal as outlined in the application is considered to be excessive and will have a detrimental impact on the verdant character of the site and to some degree the wider reaching street-scene, however there is an extant permission for development on site that will inevitably require a degree of tree removal to take place for facilitation and enablement purposes.

7.8 The proposed felling works have been highlighted as essential as part of the planning process to help deliver the site at the earliest opportunity, bringing benefits in terms of housing supply, listed building preservation and affordable housing provision, and on balance officers consider it would not be appropriate for the Council to refuse this

proposal.

8 Conclusion

- 8.1 For the reasons discussed throughout this report and summarised in 7.7-7.8 above, it is recommended that the current application be permitted.

RECOMMENDATIONS:

That the Head of Neighbourhood Support be authorised to **GRANT CONSENT** for application APP/20/00757 subject to the following conditions:

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).
Reason: In the interests of tree health and safety.
- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than 22/10/2021.
Reason: To control the timing of the works.

Appendices:

- (A) Site Location Plan
- (B) Aerial Photograph
- (C) Schedule accompanying plan 20122-BT1
- (D1) Arboricultural Method Statement Plan North
- (D2) Arboricultural Method Statement Plan South
- (E1) Site Photographs Views along Horndean Road
- (E2) Site Photographs Views along Bartons Road
- (E3) Site Photographs Views along Eastleigh Road
- (E4) Site Photographs Entrance to Southleigh Park House
- (F) APP/17/00863 – Landscape Strategy Plan

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2 Planning History

96/50423/006 - Single storey infill extension, new fascia and construction of canopy for parking bicycles all to east side of building. Permitted 18/07/1996

94/50423/003 - Extension to northwest corner of centre to provide additional accommodation for bowls club and car park extension to provide additional 16 spaces, Permitted 16/02/1995

APP/15/00079 - Construction of a 1 and 2 storey extension to existing community centre providing cafe and additional activity rooms; formation of 4 additional parking spaces (to rear of Telephone Exchange). Permitted 01/04/2015

APP/17/00547 - Variation of condition No.2 of Planning Permission APP/15/00079 relating to minor alterations to external facade. Permitted 07/07/2017

3 Proposal

- 3.1 The proposal is for the installation of a new artificial grass green and the erection of 4No. LED lamps (floodlights), mounted on maximum 8 m high columns, at the existing bowls club green at Hayling Bowls Club, which lies to the rear of the Community Centre. The proposal would be funded by Sport England, on the condition the floodlights are installed.
- 3.2 The aim of the proposal is to improve the provision and provide a sustainable playing surface for club members and residents to use.
- 3.3 The new playing surface will offer opportunities to play all year round, with the floodlights enabling play to extend into the evening during autumn and winter.

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

CS1 – Health and Wellbeing

CS11 – Protecting and Enhancing the Special Environment and Heritage

CS16 – High Quality Design

DM1 – Recreation and Open Space

DM8 – Conservation, Protection and Enhancement of Natural Features

Havant Borough Local Plan (Allocations) July 2014

AL1 - Presumption in Favour of Sustainable Development

AI2 – Urban Area Boundaries and Undeveloped Gaps between Settlements.

DM20 – Historic Assets

Havant Borough Pre Submission Local Plan 2036

E1 – High quality design

E15 – Protected species

E11 – Sports and recreation

E14 – The Local Ecological Network
E13 – Historic environment and heritage asset

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Communities Manager

No comment received.

Conservation Officer - No Objection

The site is located in Station Road on Hayling Island. It comprises the local community centre with associated facilities to the west including sport pitches. To the south of the centre is a large recreation area.

The application site is not located within a conservation area but to the south of the recreation site lies a Grade II listed building – Gothic Lodge, which is accessed from Bacon Lane.

The proposal is for the installation of 4 floodlamps to be located on the recreation space (bowling green) to the immediate west of the community centre. They will be mounted on 8m high columns.

Given the significant distance between the Gothic Lodge and the bowling green (approx. 200m), it is considered that the impact of the proposed development will not result in harm to the significance of the nearby heritage asset.

Conclusion - No objection

Developer Services, Southern Water - No Objection

Southern Water would have no objections for the above proposal.

The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk by email at: SouthernWaterPlanning@southernwater.co.uk

Officer comment: *The proposal is for artificial grass and floodlights which should not cause issues with discharging surface water to the local watercourse.*

Council Ecologist - No Objection

The proposal entails the introduction of new artificial lighting to a small sports pitch area. New LED lighting will be installed on 8m columns and are proposed to be in

operation during the autumn and winter months up until 22:00hrs.

The submitted lighting spillage details demonstrate that spillage will be in the region of 1-25 lux at the eastern and western edges of the bowls pitch. This will result in a slight spillage on to adjacent trees to the south-west. Overall, I am content that the likely ecological impacts of the proposals are limited, although the use of the lighting during the spring and summer months should not occur due to the potential for impacts on nocturnal species such as bats and insects: there are records of bats and stag beetles from the immediate surrounding area and artificial lighting during the period April to September would be likely to result in impacts to these species. Provided there can be restrictions to the timing of artificial lighting I would raise no overriding concerns in relation to ecological matters.

Environmental Health Manager, Community Group - No Objection

I would recommend that a Condition is applied that "operation of Lights ceases after 22:00 hrs Daily".

Hampshire Highways

The floodlights are positioned to face internally to the field and are located away from the public highway. The Highway Authority therefore raise no objection to the proposal.

Sport England

No comment 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: 37

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary of representations:

- Proposal may be good for recreation and well-being of people
- Edge of South Downs Dark skies area.
- Light pollution to nearby homes
- Lighting an adverse impact on population and pets - well being of people to be upheld - should be refused.
- Destructive and disruptive to wildlife, their habitats and the environment.
- Lighting pollution from floodlights highly likely to disturb bats - possible fatal consequence.
- Illegal to injure or cause disturbance that affects populations of bats - greater consideration of the application is needed.
- Inadequate compliance in recognition and identification of glare and light spill implications for nocturnal species such as bats.

- Should be a requirement to fit 'barn doors' to the luminaires to reduce light spill outside the playing area of the bowls club

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
- (iii) Impact upon residential amenity
- (iv) Ecology
- (v) Highways
- (vi) Conservation

(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 site does not fall within the South Downs Dark Sky policy which is to the north of the site.

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

7.3 The objective of the scheme is to replace the existing grass bowls green to an artificial surface and to install 4 lighting columns, with floodlights erected 8 m above the ground. This is so the facility may be used all year round by the community in accordance with the aims of adopted Core Strategy Policies CS1 and DM1. The proposal would be grant funded by Sport England.

7.4 To the immediate east of the bowls green is the Community Centre, with the other boundaries enclosed by hedging. The installation of the artificial surface would not be visible outside of the site and would have no impact on the character and appearance of the area. As to the 4 lighting columns and floodlights, two would be located on the northern boundary of the bowls' area, with the remaining two on the south side. Whilst these would be visible from within the park and from residential development around the park, these slim structures would have no significant impact on the character and appearance of the area, with such structures and lighting regular features in parks, to support associated sport's activities.

7.5 The proposal would accord with Policies CS1, DM1 and CS16 of the Havant Borough Local Plan Core Strategy (HBLPCS)

(iii) Impact upon residential amenity

7.6 The closest residential properties are to the north of the site. The proposal includes a Lux LED Spillage Results plan and a Spillage Impact Report. This plan identifies light spillage from the floodlights which would be mainly concentrated on the bowls green and the confines of the park, with some adjacent trees to the south-west affected. No light spill is shown to occur to adjacent residential properties.

7.7 The Council's Environmental Health Team has been consulted over the proposal and having reviewed the information submitted, has raised no objection, subject to the cessation of the use of the floodlights by 2200 hours.

(iv) Ecology

- 7.8 The Council's Ecologist has been consulted over the proposal, and in particular in the light of representations received regarding the potential impact of the development on bats in the vicinity of the site. The Ecologist has advised that overall, he is content that the likely ecological impact of the proposal is limited, although the use of the lighting during April to September should not occur due to the potential for impacts on nocturnal species such as bats and insects, which have been recorded in the immediate area. The lighting should also not operate after 2200 hours. Providing these restrictions on the use of the floodlights are in place, the Ecologist has no overriding concerns in relation to ecological matters. A condition restricting the use between April to September and for the floodlights not to be used after 2200 hours is recommended.

(v) Highways

- 7.9 The Highway Authority was consulted over the proposal and raised no objection as the floodlights would be positioned to face internally away from the public highway.

(vi) Conservation

- 7.10 The application site is not located within a conservation area but to the south of the recreation site lies a Grade II listed building – Gothic Lodge, which is accessed from Bacon Lane. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.11 Given the significant distance between the Gothic Lodge and the bowling green (approx. 200m), it is considered that the impact of the proposed development will not result in harm to the significance of the nearby heritage asset. On this basis the Conservation Officer has raised no objection to the proposal.

8.0 Conclusion

- 8.1 The proposal would improve a community facility on the site which is promoted by Policies CS1 and DM1 in the Core Strategy. The proposal would not have an adverse impact on the locality or residential amenity and subject to the recommended restrictions on the use of the floodlights there are no ecology objections. The proposal would accord with adopted policy and the National Planning Policy Framework. Therefore, the recommendation is conditional planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00712 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:

Site Location Plan- Scale 1:1250

Block Plan - Scale - 1:500

Lux LED Revision 1, Spillage Iso Contours - Drawing No. HIBC S4

Lux LED Revision, 1 Spillage Results

Detail of T087RLYH Column - Drawing No. TO87RLH

Column Elevations - Drawing No. HIB E1

Spillage Impact Report -Highlights Floodlighting Ltd.

Reason: - To ensure provision of a satisfactory development.

- 3 The floodlights hereby permitted shall not remain illuminated after 22.00 hours on any day; and shall not be used at all during the months of April to September inclusive.

Reason: To protect the amenities of nearby residential properties and nocturnal species, including bats, in the locality and having due regard to policies DM10 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Appendices

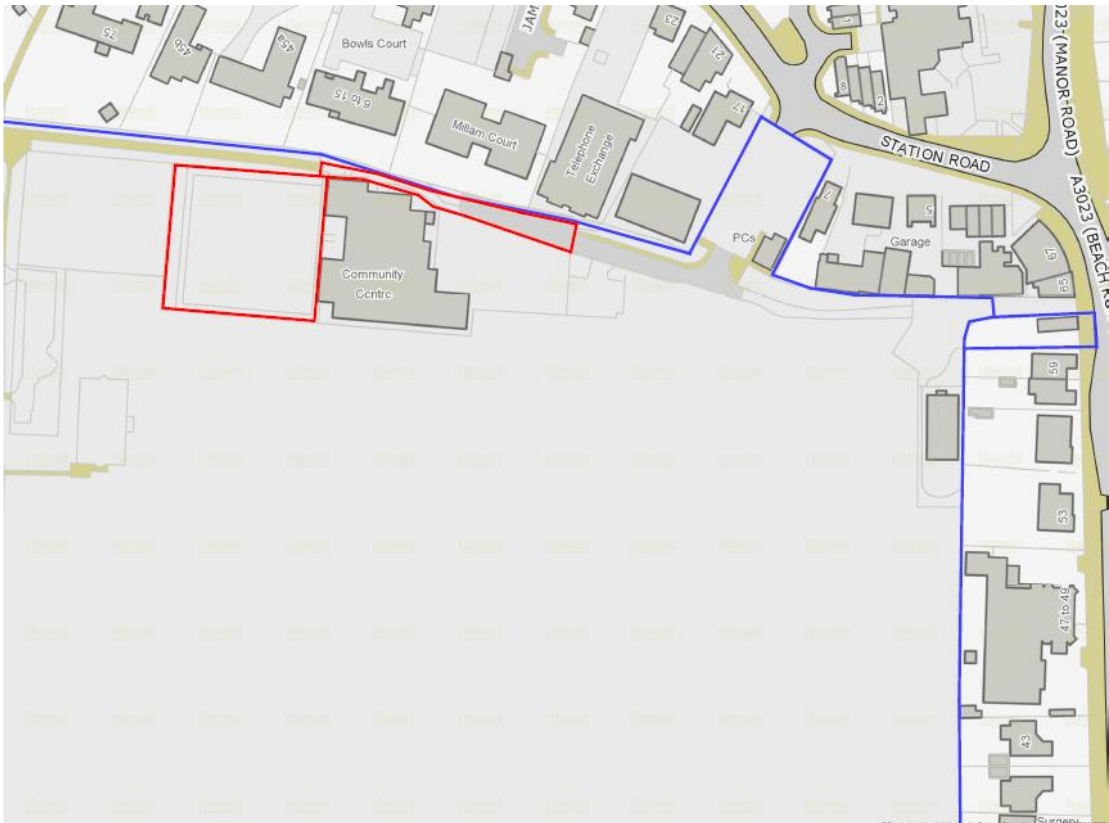
(A) Location Plan – Scale 1:1250

(B) Block Plan

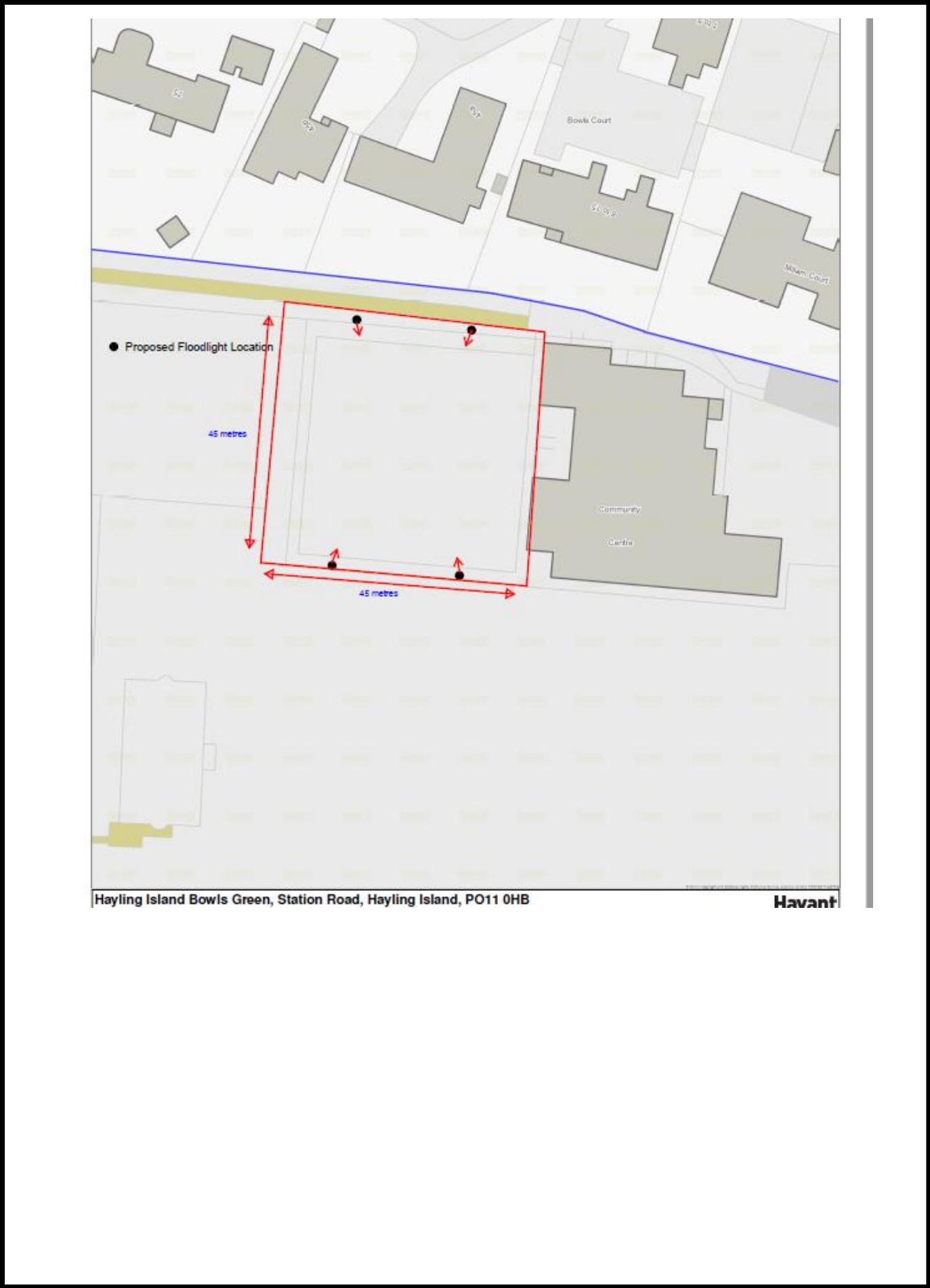
(C) Light Column Elevations – Drawing No. HIB E1

(D) LED Spillage Contours

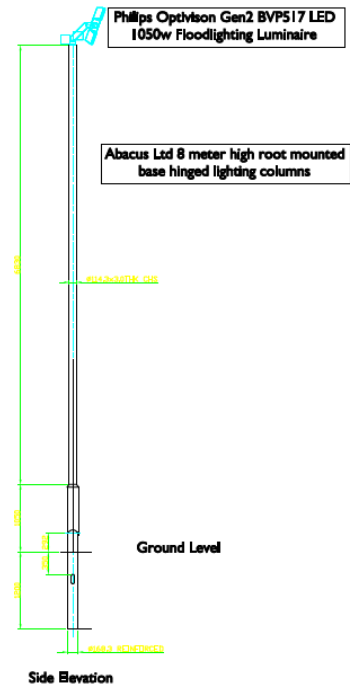
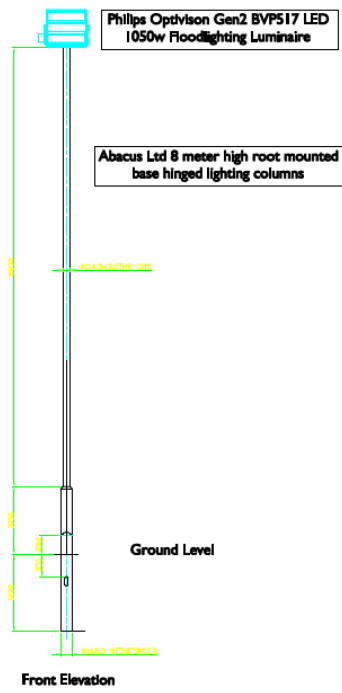
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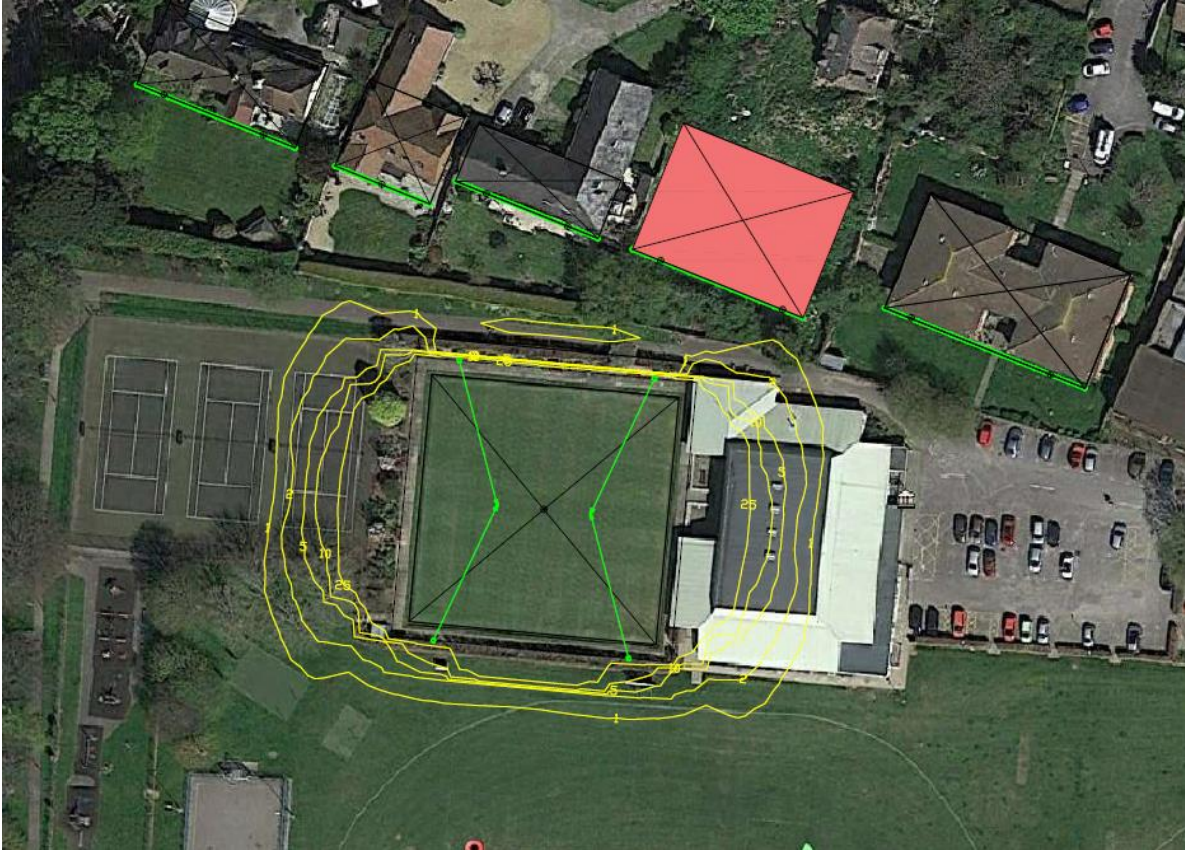
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