

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 7 January 2021

Present

Councillor: Satchwell (Chairman)

Councillors: Crellin, Howard, Keast, Lowe, Lloyd, Mrs Shimbart (Vice-Chairman) and Patel (Standing Deputy)

Other Councillor(s): Inkster, Robinson and Smith K
Councillors

Officers: Daphney Haywood, Principal Planner
Julia Mansi, Development & Building Control Manager
Steve Weaver, Development Manager
James Harris, Democratic Services Officer
Jacqui Northway, Democratic Services Officer

15 Apologies

There were no apologies for absence.

16 Declarations of Interests

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

17 APP/20/01031 - Land South of Lower Road, Havant

Proposal: Erection of 50 new dwellings together with access, landscaping and open space (Revised Scheme)

The briefing was held given that the application was contrary to the provisions of the adopted development plan.

The Working Party received a written report.

The members received a presentation from the officers outlining the report and familiarising the members with the differences made to the proposal to overcome objections to the previous application considered by the Development Management Committee in March 2020.

In response to questions and concerns raised about the route and highway status of narrow Marsh Lane and its impact on the development, the proposed footpath arrangements, and the proposed replacement of the current conifer screen, the Working Party was reminded that these issues had been discussed in relation to the previous application but did not form part of the reasons for refusal. As the circumstances hadn't changed in relation to these issues since the meeting held in March, the officers advised the Working Party that it would be inconsistent to introduce these issues as fresh reasons for refusal, at this stage, and that they would be likely to be considered as unreasonable by the Planning Inspectorate.

In response to factual questions raised by members of the Working Party, the officers advised that:

- (a) the floor space of all dwellings met the council's space standards;
- (b) the developers had been able to change the plot sizes to meet the council's space standards by removing 6 parking spaces between plots 2 and 3, amending the separation gaps between plots and by reducing the square meterage of green space at the roundabout;
- (c) Although the bridge over the railway could be used by pedestrians, the options available after crossing the bridge were limited; and
- (d) The materials to be used for the development would be in keeping with the nearby conservation area.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Development Management Committee:

- (i) a hard copy of the previous layout plan;
- (ii) details of the changes made to plots 2-7 and 22 to 25 since the previous application.
- (iii) details of the square meterage of green space to be lost at the roundabout; and
- (iv) clarification on who proposed the replacement of the current conifer belt.

The meeting commenced at 4.00 pm and concluded at 5.15 pm

.....
Chairman