

HAVANT BOROUGH COUNCIL
CIVIC OFFICES
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX



Havant
BOROUGH COUNCIL

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

SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Satchwell (Chairman)

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

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

Relevant Ward Councillors (not on the Committee)

Councillors Branson, Inkster, Gary Robinson, Smith, Raines, Turner, Wilson

Meeting: Site Viewing Working Party

Date: 18 February 2021

Time: 4.00 pm

Venue: Skype for Business - Skype for Business

This is a private remote meeting 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:

- a. 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

- b. The submission of a Red Card and specific request to site briefing by a Councillor
- c. 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:

- a. The site layout and boundaries;
- b. Physical features and constraints including levels and orientation;
- c. The general characteristics of the site and how it relates to the surrounding area;
- d. Nearby land uses, and
- e. Any relevant transport issues affecting the site.

The site briefing should be a 'fact finding briefing' 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

- a. 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
- b. 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:
 - 1. the need for additional information, and/or
 - 2. the need for additional conditions, and/or

3. 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.

The business to be transacted is set out below:

David Brown
Monitoring Officer

Monday, 15 February 2021

Contact Officer: Mark Gregory 023 92446232
Email: mark.gregory@havant.gov.uk

	Page
1 Apologies	
2 Minutes	1 - 4
To approve the minutes of the Site Viewing Working Party held on 12 January 2021.	
3 Declarations of Interests	
4 Site Visits	
4a APP/20/00761 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant.	
Proposal:	Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.
(For report see Agenda for the Development Management Committee to be held on 25 February 2021)	
4b APP/20/00875 - Aura House, New Road, Havant, PO9 1DE	
Proposal:	Change of use of Office (Use Class B1) to 6 residential flats (Use Class C3) with parking and associated

external changes to facilitate the change of use,
including the two storey extension previously approved
under Planning Permission

(For report see Agenda for the Development Management Committee
to be held on 25 February 2021)

4c APP/20/00888 - Site of, 19 St Peters Avenue, Hayling Island

Proposal: Construction of new dwelling to replace house
demolished under Planning Permission 97/61610/000.

(For report see Agenda for the Development Management Committee
to be held on 25 February 2021)

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 12 January 2021

Present

Councillor: Satchwell (Chairman)

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

Officers: Steve Weaver, Development Manager
Lesley Wells, Principal Planning Officer
Cynthia Haveron, Democratic Services Officer
Julia Mansi, Development & Building Control Manager
Jacqui Northway, Democratic Services Officer

18 Apologies

There were no apologies for absence.

19 Declarations of Interests

Councillor Patrick declared that she had been involved in the provision of CIL funding for street lighting in Frazer Road.

20 APP/20/01019 - Hooks Lane Ground Clubhouse, Fraser Road, Havant

Proposal: Conversion of existing Multi-games play area (MUGA) into a car park, by way of, creating a connection through the existing car park serving the rugby club, and associated footpath and lighting alterations

The briefing was held at the request of the Head of Planning.

The Working Party received a written report, which identified the following key considerations:

- (i) Principle of development;
- (ii) Impact upon the character and appearance of the area;
- (iii) Impact upon residential amenity;
- (iv) Trees; and
- (v) Ecology

The members received a presentation from the officers outlining the report and familiarising the members with the site, the subject of the application.

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

- (a) that tree to be replaced was in a poor condition; the location of the replacement tree would be determined under the provisions of recommended condition 3;
- (b) that the MUGA to be removed was in a poor condition;
- (c) that Sports England had raised no objection to the removal of the MUGA;
- (d) that when the Council granted permission for the artificial pitch it was recognised that the MUGA would be removed to make way for additional car parking spaces;
- (e) that the charging policy of the proposed and existing car park was not a material planning consideration;
- (f) that the lighting proposals related to the proposed development and not the wider lighting scheme for the area;
- (g) that the Ecologist had concluded that the area had minimal ecological value.
- (h) that as the development involved going from hard surfacing to hard surfacing it was considered that there would be little ecological impact. The lighting would not involve floodlights so there would be little impact on bats in the vicinity;
- (i) that details of landscaping of the boundary with the school would be determined under recommended condition 3; and
- (j) of the range of activities that could be played in a MUGA.

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

- a details of the use of the artificial pitch and its value to the wider community;
- b clarification on whether a soft landscaping plan for the boundary with the school was available;
- c clarification on whether Environmental Health had concerns about the level of exhaust fumes likely to be generated by the use of the proposed car park;

- d clarification on impact on bats
- e details on the operating hours and activities of the rugby club;
- f clarification on any restrictions on the use of the existing car park;
- g clarification on whether it was proposed to restrict the times vehicles could park in the proposed car park and the value of the car park to the wider community, and has there been a study on its use and can this be accessed;
- g clarification on how the construction of the car park will be funded; and
- h a revised slide showing that only one tree would be removed and replaced under this development.

The meeting commenced at 4.00 pm and concluded at 5.14 pm

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Chairman

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