

## **HAVANT BOROUGH COUNCIL**

At a meeting of the Planning Committee held on 14 April 2022

Present

Councillor Crellin (Chairman)

Councillors Branson, Hughes, Lowe and Stone (Standing Deputy)

Other Councillors Present:

Councillor(s): Robinson

### **63 Apologies**

Apologies for absence were received from Councillors Diamond, Patrick and Weeks.

### **64 Minutes**

The minutes of the meeting of the Planning Committee held on 24 February 2022 were approved as true record and signed the Chairman.

The minutes of the Site Viewing Working Party held on 11 April 2022 were received.

### **65 Declarations of Interests**

There were no declarations of interests.

### **66 Items for Deferment**

There were no matters to be considered for site viewing or deferment.

### **67 APP/21/01194 - 9 Fabian Close, Waterlooville**

(The site was viewed by the Site Viewing Working Party on 11 April 2021)

Proposal: Proposed change of use of domestic outbuilding to a dog grooming

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

The Committee received supplementary information, circulated prior to the meeting which included:

- (1) written deputations submitted by the applicant's agent and Councillor Gwen Robinson ("Councillor Robinson");
- (2) a corrigendum correcting the Heading of Item 5 Part 2 of the agenda; and
- (3) the minutes of the Site Viewing Working Party held on 11 April 2022.

The Committee was addressed by Councillor Robinson, who reiterated the issues set out in her submitted written deputation.

In response to questions from members of the Committee, Councillor Robinson:

- Acknowledged that the walls of the garage would attenuate the sound generated by the business but raised concerns that the garage windows were likely to be opened during parts of the year.
- Advised that she had factored in the distances between the application site and nearby residential dwellings and drew the Committee's attention to the fact that the application site formed part of a semi-detached building.

In response to the issues raised in the written deputations and Councillor Robison's deputation made at the meeting, the officers advised that:

#### Noise Impact

- The applicant had confirmed that the type and model of hairdryer to be used would generate the same level of noise as a standard hairdryer or a domestic washing machine and would only form a small part of the grooming process. Therefore, it was considered that, in the light of this information and the distance between the application site and neighbouring properties, the use of the hairdryer would not have a detrimental impact on the living conditions of neighbouring residents
- Environmental Health had raised no objections to the proposal and in particular the noise likely to be generated by the hairdryer

- It was considered that noise generated by domestic dogs living in the neighbouring properties could have the same impact as dogs using this facility
- The applicant had confirmed that the transfer of the dog from the owners to the business would be very short

- The decibel chart submitted in the written deputation by Councillor Robinson, which was sourced from the internet, should be treated with caution

#### Congestion

- The parking spaces proposed complied with the Council's parking standards
- The measures to be put in place to warn owners of any delays and parking provision would not encourage vehicles to park on the highway and thereby interrupt the free flow of traffic in the immediate area.

Following these comments, the Committee was reminded that it should not debate the application with the depute.

In response to questions from the Committee, officers advised that they were not aware of any noise complaints received by Environmental Health relating to other dog grooming businesses operating in the Borough.

During the debate, the Committee considered requiring an unopenable window on the front elevation. The officers reminded the Committee that Environmental Health had not requested any unopenable windows.

The Majority of the Committee considered that

- (a) this was established business with no intention to expand beyond its existing customer base;
- (b) there was ample parking to accommodate customers;
- (c) arrangements would be put in place to reduce the likelihood of noise generated by the proposal having a detrimental effect on nearby residential properties; and
- (d) the proposed conditions were adequate to minimise the impact of the proposal on nearby residential properties.

RESOLVED that application APP/21/01194 be granted permission 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:

E001 Existing location and block plans  
P005 Proposed plans and elevations  
Additional information email uploaded on the 23.11.2021  
Design and Access Statement uploaded on the 05.11.2021

Reason: To ensure provision of a satisfactory development.

- 3 There shall be no more than 5 dogs groomed per day with a minimum break of 10 minutes between appointments unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the residential and highway amenities of the locality and having due regard to policies CS2, CS16, DM10 and DM14 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework.

- 4 The use of the outbuilding for the purpose of the dog grooming business shall only operate between Monday to Friday between 0830 and 1800 hours and shall not operate on bank holidays or at any other time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS2, CS16 and DM10 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework.

- 5 No employees other than Jessica Mcknight shall be employed at the premises in connection with the business hereby approved at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework.

- 6 This permission shall enure for the benefit of Ms Mcknight only whilst resident at 9 Fabian Close and the use hereby permitted shall be discontinued on the date when Ms Mcknight ceases to occupy the property.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework.

- 7 There shall be no more than 1 dog or up to 3 dogs if from the same household groomed at the premises at any one time unless otherwise agreed in writing by the Local Planning Authority. If there are additional dogs from the same household these are to be kept inside the grooming parlour throughout the appointment.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

8 Each dog grooming appointment hereby approved shall be carried out in strict accordance with the following arrangements:

- (i) A detailed register of appointments shall be kept and made available for inspection by the Local Planning Authority upon request.

Reason: To ensure that the level of business use is compatible with the residential area and neighbouring amenities having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

### **68 APP/22/00169 - 33 Victoria Avenue, Hayling Island**

Proposal: Single storey rear extension with flat roof.

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

The Committee considered that there were insufficient grounds to justify a refusal of the proposed amendments to the previously approved application reference APP/21/00264.

RESOLVED that application APP/22/00169 be granted permission 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:

Location Plan - P207

Block Plan - P206

Existing and Proposed Ground Floor Plans - P100A

Existing and Proposed Site Plans - P102

Existing and Proposed North and South Elevations - P103

Existing and Proposed West and East Elevations - P104

Proposed 3D Views - P105

Reason: - To ensure provision of a satisfactory development.

- 3 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.

**The meeting commenced at 5.00 pm and concluded at 5.48 pm**

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**Chairman**