

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



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

SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Guest (Chairman)

Councillors Keast, Lowe, Mrs Shimbart (Vice-Chairman), Robinson, Patel, and Pike

Standing Deputies: Councillors Prad Bains and Yvonne Weeks

Relevant Ward Councillors

Satchwell, Scott and Thomas

Meeting: Site Viewing Working Party

Date: 4 March 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:

Monday, 1 March 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 18 February 2021)	
3 Declarations of Interests	
4 Site Visits	
4a APP/20/01093 - Land at Sinah Lane, Hayling Island	
Proposal:	Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724)
(For report and papers see Planning Committee Agenda for 10 March 2021)	

This page is intentionally left blank

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 18 February 2021

Present

Councillor: Satchwell (Chairman)

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

Other Councillors: Branson

Officers: Mark Gregory, Democratic Services Officer
Lewis Oliver, Principal Planning Officer
Steve Weaver, Development Manager
Julia Mansi, Development & Building Control Manager

21 Apologies

There were no apologies for absence.

22 Minutes

The minutes of the meeting of the Site Viewing Working Party held on 12 January 2021 were approved as a correct record.

23 Declarations of Interests

Councillor Keast declared an interest in Minute 25 as he had a business interest with the applicant. In view of this interest he advised that he would not take part in the discussion or vote on the application, the subject of this minute.

Councillor Mrs Shimbart declared that she was a client of the business, which operated from the site, the subject of Minute 25. She advised that this connection would not affect her judgement on this application and that she would approach the application with an open mind.

24 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.

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

- (i) Principle of development;
- (ii) Coordination of Development,

- (iii) Nature of Development;
- (iv) Impact on the Character and Appearance of the area and historic assets;
- (v) Impact on Residential Amenity;
- (vi) Access and Highway Implications;
- (vii) Flooding and Drainage;
- (viii) The Effect of Development on Ecology;
- (ix) Impact on Trees;
- (x) Impact on archaeology; and
- (xi) Community Infrastructure Levy (CIL), Contribution Requirements and legal agreement

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 the justification for this scheme was that it would contribute to the need for housing in the Borough and provide care home facilities on a sustainable site which had been allocated for housing in the emerging Local Plan;
- (b) that the proposed density was considered to be an effective use of land, and would be an appropriate density given the context of the site on the edge of the residential development to the south and as part of a wider allocation in the emerging Local Plan;
- (c) that as this proposal was for a private care home (use class C2), this development would not be required to provide affordable housing;
- (d) on the trees to be protected under this development;
- (e) that there would not be a direct access from the site onto Bartons Road;
- (f) that the commissioning of beds from the NHS was not a planning issue;
- (g) that any proposals to change the use of the site from C2 to another use class would require permission. The Working Party was required to consider the application as submitted and not to consider potential changes to the use of the site in the future; and
- (h) that the provision of small visitor rooms was in line with other care homes.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Development Management Committee.

(Councillor Keast declared an interest in this application and did not take part in the discussions or vote)

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 APP/18/00449.

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

- (i) Principle of development;
- (ii) Housing land supply;
- (iii) Impact upon the character and appearance of the area;
- (iv) Impact upon residential amenity including noise and vibration issues;
- (v) Loss of business floorspace;
- (vi) Highways and parking;
- (vii) Ecological matters; and
- (viii) Other matters

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 the proposed development made no provision for outside amenity space within the site and furthermore there was no opportunity to provide suitable outside amenity space that would produce an acceptable environment for use;
- (b) whilst it was recognised that some town centre apartments which had been granted permission had no or little external amenity space, these were not likely to have been sited in similar locations i.e. between a busy road and a railway line. In such a location it was considered particularly important for residents to have access to suitable outside space as a means of release to fresh air where residents would be effectively living in units unable to open windows without significant noise / pollution impacts;
- (c) on the objections raised by planning inspectors on previous applications to build residential units on this site;
- (d) that the site did not fall within the town centre, as defined in the Local Plan and emerging Local Plan;
- (e) that the proposal would result in the loss of business floorspace which had not been adequately justified; and

- (f) due to the small number of flats proposed, this development would not be required to provide affordable housing. The Council would have no control over whether the proposed flats would be sold or let.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Development Management Committee.

26 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.

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

- (i) Principle of development;
- (ii) Housing need;
- (iii) Impact upon the character and appearance of the area;
- (iv) Impact upon residential amenity;
- (v) Flood risk;
- (vi) Pollution considerations;
- (vii) Ecological matters; and
- (viii) Other Matters

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 the applicants were aware of the flood risks and submitted a flood risk assessment to support their application; and
- (b) that the site could accommodate three vehicles.

RESOLVED that, based on the site inspection and information available at the time, no following additional information be provided to the Development Management Committee.

.

The meeting commenced at 4.00 pm and concluded at 5.34 pm

.....
Chairman