

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 11 March 2021

Present

Councillor: Guest (Chairman)

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

Officers: Lesley Wells, Principal Planning Officer
Steve Weaver, Development Manager
Selina Donophy, Planning Officer
Mark Gregory, Democratic Services Officer

1 Apologies

Apologies for absence were received from Councillors Bains and Weeks.

2 Minutes

The minutes of the meeting of the Site Viewing Working Party held on 4 March 2021 were received.

3 Declarations of Interests

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

3a APP/20/01180 - 193 London Road, Waterloooville, PO7 7RN

Proposal: Change of use of premises from a mixed use (B&B and dwelling) to a Children's Home.

The briefing was held given a request by a ward Councillor that this application be determined by the Planning Committee.

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; and
- (iv) parking and highway issues

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 that:

- (a) it was not known if the application site was chosen because of its proximity to the special school nearby;
- (b) an increase in the number of children who could reside at the home would need the consent of the Council;
- (c) the use of the site would be authorised by a planning permission, if granted;
- (d) there could be up to 3 non-residential staff on the site at any time;
- (e) this site will be registered and regulated by Ofsted;
- (f) the number of parking spaces proposed complied with the Council's adopted parking standards;
- (g) only three parking spaces were required under the Council's adopted standards. The applicant had demonstrated that it would be possible to provide four spaces; and
- (h) the site was currently a mixed use of residential and bed and breakfast. If the site was used to its capacity for bed and breakfast, it was likely that there would be an increase in on street parking to the detriment of highway users and nearby residents.

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

3b APP/21/00063 - 1-2 Church Lane, Havant, PO9 2TU

Proposal: First floor side extensions to incorporate new staircase and bathroom to numbers 1 and 2 Church Lane, together with replacement windows and doors.

The briefing was held at the request of the Director of Regeneration and Place.

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

- (i) principle of development;
- (ii) appropriateness of design and impact on the character of the area;
- (iii) impact on the AONB;
- (iv) effect on neighbouring properties;
- (v) trees;

- (vi) ecology; and
- (vii) parking

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 that:

- (a) the ownership of the site and how the proposal would be financed were not material considerations;
- (b) although the site was close to the A27, the level of exposure of habitable rooms would not be changing; and
- (c) nearest neighbour would be approximately 30 metres away.

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

The meeting commenced at 4.00 pm and concluded at 4.37 pm

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Chairman