

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 Guest (Chairman)

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

Standing Deputies: Councillor Prad Bains and Councillor Yvonne Weeks

Relevant Ward Councillors

Councillors Branson, Sceal and Wade

Meeting: Site Viewing Working Party

Date: 11 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, 8 March 2021

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

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1 Apologies	
2 Minutes	1 - 4
3 Declarations of Interests	
4 Site Visits	
4a APP/20/01180 - 193 London Road, Waterlooville, PO7 7RN	
Proposal: Change of use of premises from a mixed use (B&B and dwelling) to a Children's Home.	
(The report and appendices for this application are set out in the agenda for the Planning Committee to be held on 18 March 2021)	
4b 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 report and appendices for this application are set out in the agenda for the Planning Committee to be held on 18 March 2021)	

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 4 March 2021

Present

Councillor: Guest (Chairman)

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

Other Councillor Satchwell
Councillors

Officers: Daphney Haywood, Principal Planner
Julia Mansi, Development & Building Control Manager
Steve Weaver, Development Manager

27 Apologies

There were no apologies for absence.

28 Minutes

29 Declarations of Interests

There were no declarations of interest.

29a 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

Reason for Committee Consideration: The application is contrary to the provisions of the adopted development plan

The following key considerations were identified in the report:

- (i) principle of development;
- (ii) nature of development;
- (iii) impact on the character and appearance of the area;
- (iv) residential and neighbouring amenity;
- (v) access and highway implications;
- (vi) flooding and drainage;
- (vii) the effect of development on ecology and trees;
- (viii) impact on archaeology; and
- (ix) Community Infrastructure Levy (CIL), contribution requirements and legal agreement.

The Principal Planning Officer advised the Working Party that Application APP/18/00724 had been scheduled for consideration at the Development Management Committee (DMC) in March 2020 which had been cancelled owing to Covid 19 restrictions. Following that cancellation, an appeal was lodged with the Planning Inspectorate stating that the statutory period in which to decide the planning application had not been met by the Council.

When the application had been considered on the 29 October 2020 the DMC resolved that the Head of Planning be authorised to inform the Planning Inspectorate that had an appeal not been lodged the Local Planning Authority would have been minded to grant planning permission for the application subject to a Section 106 Agreement.

The current application involved a similar proposal to the application now at appeal with only small changes to the scheme comprising;

- Adjustments to the internal layout and elevations on some of the homes. In all cases the replacement house types have a similar footprint, bulk and character as the ones to be replace.
- Additionally Plots 112, 113, 114, 115 had been brought further away from the site boundary and trees T18 and T16.
- Plots 170-171 and 172-3 had similarly been brought slightly forward away from the boundaries and trees T31-T35, again in response to feedback on the previous application.
- Further design work has resulted in the SuDs basin in the field to the north having a slightly more elongated shape.

The Principal Planning Officer gave a presentation. A pre-recorded video of the site was shown to Members of the Working Party, which was recorded in accordance with instructions provided by the Principal Planning Officer. The Principal Planning Officer highlighted the markings placed on the site by the developer to mark out the position of the proposed dwellings.

Ward Councillors drew Members' attention to:

- a) the nature of the tide locked site;
- b) the off-site ancient pond found adjacent to the North boundary which could be affected by drainage;
- c) the Hayling Island Transport Assessment who's funding had not been fully sourced;
- d) clarification on the location of site E26;
- e) the previous application by the developer which had been developed had recognised this site was the site for Brent Geese mitigation, and the boundaries of the site had not been maintained; and
- f) the timing of consideration of the application in relation to the appeal.

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

- 1) as part of the planning history of the site, the Committee should have regard to the decision reached on the previous application;
- 2) the implications of the Council's 5 year supply situation was set out in the report;
- 3) as part of the application process the dwellings had been moved away from the vegetation of the Hayling Billy Trail to a position which was not found to have an adverse impact;
- 4) the surface water would drain into holding tanks and there would be a pumping station to facilitate its removal from the site;
- 5) the developer, in agreement with the adjacent landowners, would offer the additional triangle of land to them to become part of their gardens as part of the development;
- 6) school provision had been accounted for in consultation with the education authority;
- 7) the landscape architect team along with a number of planning officers had looked at the layout of the development and relation between buildings as well as landscaping to determine if the design and layout of properties was suitable.

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) further details of proposed highway changes and funding for the Hayling Island Transport Assessment;
- B) the relationship of the site with the previous 'Oysters' development;
- C) Access arrangements for the refuge and whether the RSPB would be repairing and monitoring the fencing for the bird refuge;
- D) A more detailed explanation of the issues around the Five-Year Land Supply; and
- E) Clarification on the location of area E26 referred to in the report.

The meeting commenced at 4.05pm and concluded at 6pm

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Chairman

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