

HAVANT BOROUGH COUNCIL
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Havant
BOROUGH COUNCIL

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SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Guest (Chairman)

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

Standing Deputies: Councillor Prad Bains and Councillor Yvonne Weeks

Relevant Ward Councillors

Councillors Bowerman, Inkster, Kennett, Linger, Robinson, Satchwell, Scott and Thain-Smith

Nominated Planning Committee Members from 19 May 2021

Councillors: Crellin, Patel, Patrick, Mrs Shimbart, Keast, Hughes, Guest, Branson and Linger

Meeting: Site Viewing Working Party

Date: 24 May 2021

Time: 4.00 pm

Venue: Remote Meeting - Via Teams

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:

Wednesday, 19 May 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	
3 Declarations of Interests	
4 Site Visits	
4a APP/20/00376 - Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH	
Proposal:	Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area.
((for committee report and papers see the agenda for the Planning Committee to be held on 27 May 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 APP/18/00449.

(for committee report and papers see the agenda for the Planning Committee to be held on 27 May 2021)

4c APP/21/00075 - 3 Westmead Close, Hayling Island, PO11 0DS

Proposal: Demolition of existing dwelling; Erection of 1No. two storey three bed dwelling and associated works.

(for committee report and papers see the agenda for the Planning Committee to be held on 27 May 2021)

4d APP/21/00264 - 33 Victoria Avenue, Hayling Island, PO11 9AJ

Proposal: Single storey rear extension.

(for committee report and papers see the agenda for the Planning Committee to be held on 20 May 2021)