

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 24 May 2021

Present

Councillor: Crellin (in the chair)

Councillors: Keast, Lowe, Robinson and Patel

Other Councillors: Bowerman, Linger, Branson, Hughes and Patrick

Officers: Julia Mansi, Development & Building Control Manager
Steve Weaver, Development Manager
David Eaves, Principal Planner
Selina Donophy, Planning Officer
David Penrose, Democratic Services Officer
Joseph Toole, Planning Officer

8 Apologies

Apologies for absence were received from Councillors Bains, Guest and Pike.

9 Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 22 April 2021 were agreed as a correct record and signed by the Chairman.

10 Declarations of Interests

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

11 APP/20/00376 - Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Proposal: Nine new dwellings on the site surrounding the retained Fowley Cottage, two on the Warblington Road frontage and seven in the rear garden area.

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

The Working Party received a presentation which identified the following key considerations:

- a) Principle of development & density
- b) The impact on the character and appearance of the area
- c) The impact on residential amenity
- d) Flooding
- e) Highways and parking
- f) Ecological Matters /impacts on SPA

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

- (a) the majority of the trees on the site had Tree Preservation Orders (TPOs); and
- (b) the difference between this application and the original one for the site was that there were two additional houses in this application.

RESOLVED that, based on the site inspection and information available at the time, a map of the trees on site with TPOs be provided to the Planning Committee.

12 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

The briefing was held as the application had been submitted on behalf of Councillor Robinson.

The Working Party received a presentation which identified the following key considerations:

- a) Principle of development
- b) Housing land supply
- c) The impact on the character and appearance of the area
- d) The impact on residential amenity including noise and vibration issues
- e) Loss of business floorspace
- f) Highways and parking
- g) Ecological Matters / impacts on SPA

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

- (a) a noise survey had been undertaken, and the results were included in the agenda;

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

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

Proposal: Demolition of existing dwelling; Erection of one two storey three bed dwelling and associated works

The briefing was held as a result of 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
- (iv) Parking
- (v) Community Infrastructure Levy

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

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

Proposal: Single storey rear extension

The briefing was held at the request of the Development & Building Control Manager.

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) Effect on neighbouring properties
- (iv) Trees

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

- a) the scheme would not result in an adverse impact on the visual amenity of the locality; and
- b) the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear.

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 5.09 pm

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Chairman