

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)

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 22 April 2021

Present

Councillor: Mrs Shimbart (Chairman)

Councillors: Guest, Keast, Lowe, Robinson, Patel, Pike and Weeks (Standing Deputy)

Other Councillor(s):
Councillors

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

4 Apologies

There were no apologies for absence.

5 Declarations of Interests

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

6 APP/20/00699 - 2 Eastoke Avenue, Hayling Island, PO11 9QW

Proposal: Single storey extension (south); first floor (north) extension; render and cladding; attached garage and new access on Southwood Road.

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) appropriateness of design and impact on the character of the area;
- (iii) affect on neighbouring properties;
- (iv) access and parking; and
- (v) Community Infrastructure Levy (CIL).

In response to a factual question raised by a non-member of the Working Party, the officers advised that although the proposal did not incorporate adequate facilities to enable a vehicle to turn on the site and site and join the highway in a forward gear, the Highway Authority had been consulted and raised no objection to the proposal.

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

- (a) condition 5 would require visibility splays to be provided before the access could be brought into use;
- (b) the applicant had demonstrated that two cars could be parked on the drive side by side;
- (c) the car parking provision complied with the Council's Parking Standards;
- (d) the existing development had little amenity space. The increase in the building bulk was incremental and would not result in a loss of the existing amenity area. Therefore, the proposal was not considered to represent an overdevelopment of the site;
- (e) as the proposed parking spaces complied with the Council's standards it would be difficult to remove permitted development rights to convert the garage into a use incidental to the attached dwelling house;
- (f) the fence erected on the western side of the driveway did not require planning permission;
- (g) the reasons for the erection of the fence referred to (e) above were unknown but could have been to provide privacy to the amenity space to the west of the driveway;
- (h) with regard to the provision of electric car charging points, this application fell within existing urban area, so provision of the adopted local plan carried more weight than the emerging local plan. Furthermore, as the proposal was an extension and not a new development, electric charging points would not be required under the Council's policies;
- (i) the aerial shots of the site were shown to demonstrate the character of the area. It was acknowledged that the slides did not show the existing development on the application site; and
- (j) Policy CS16 and the question of whether the proposal met the required high quality design policy had been considered when preparing the report.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Planning Committee:

- (i) information regarding the layout of the proposed parking spaces and residual driveway and access to the garage;
- (ii) slides comparing the existing development with the development dismissed at appeal and what is proposed
- (iii) slides highlighting the difference between the current and the proposed floorplan

7 APP/20/01019 - Hooks Lane Ground Clubhouse, Fraser Road, Havant, PO9 3EJ

Proposal: Single storey extension (south); first floor (north) extension; render and cladding; attached garage and new access on Southwood Road.

The briefing was held at the request of the Head of Planning.

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) value of Additional Car Parking and Impact of Loss of the MUGA
- (v) trees
- (vi) ecology

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

- (a) although there was an existing footpath in Fraser Road the proposed new footpath would link into the existing car park to the east and would not involve the creation of a new vehicular access onto Fraser Road;
- (b) the proposed car park would be free in line with the Council's charging policies for recreational areas; and
- (c) the proposed car park would be available for community use.

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 5.10 pm

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Chairman

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