

HAVANT BOROUGH COUNCIL
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BOROUGH COUNCIL

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SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Crellin (Chairman)

Councillors Branson, Hughes, Mrs Shimbart (Vice-Chairman), Linger, Patel and Patrick

Relevant Ward Councillors

Councillor Rosy Raines, Councillor Leah Turner and Councillor Michael Wilson

Meeting: Site Viewing Working Party

Date: 17 June 2021

Time: 1.30 pm

Venue: Microsoft Teams - Remote Meeting - MS 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 Planning Committee, where it is considered necessary to do so.

A site briefing will normally be initiated either by:

- a. The Development & Building Control Manager in advance of the Planning 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 Planning 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 Planning 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 Planning 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 Planning 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 Planning 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 Planning Committee to consider the following matters in addition to those detailed in the Development & Building Control Manager 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 Planning 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 Planning 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, 14 June 2021

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

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1 Apologies	
2 Minutes	1 - 8
To approve the minutes of the Site Viewing Working Party held on 24 and 27 May 2021	
3 Declarations of Interests	
4 APP/18/00943 - Tournerbury Woods, Tournerbury Lane, Hayling Island	
Proposal:	A material change of use of Land as a wedding and events venue and ancillary operational development to the material change of use.
(for committee report and papers see the agenda for the Planning Committee to be held on 24 June 2021)	

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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 of 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

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 27 May 2021

Present

Councillor: Crellin (Chairman)

Councillors: Hughes and Patrick

Officers: Mark Gregory, Democratic Services Officer
Julia Mansi, Development & Building Control Manager
Lewis Oliver, Principal Planning Officer

15 Apologies

There were no apologies for absence.

16 Declarations of Interests

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

16a APP/20/00990 (East Hampshire District Council Ref 51680/001) - Havant Thicket, adjacent to Sir George Staunton Country Park, Reservoir and Pipe Line, Middle Park Way, Havant

Proposal: Proposal: Hybrid application seeking:

- 1) Full Planning permission for Development of a reservoir for raw water storage, A pumped storage reservoir, with the minimum required total storage capacity of 8,700 million litres (MI), to support the planned bulk supply transfer of at least 21Ml/d in extreme (currently defined as 1:200 year) drought conditions; Construction of an earth embankment adjacent to Staunton Country Park ; Construction of an overflow discharge/spillway at the south-western side of the reservoir and associated works; Construction of a new junction on the B2149 Manor Lodge Road and a new junction on Swanmore Road. Provision of viewing areas on the southern embankment and western edge of the reservoir.

- 2) Outline application for (matters to be considered outlined in Table 2.2 in the submitted Development Specification) control house partially incorporated within landscaped earth mounding adjacent to the south west embankment; together with provision of other earth embankments. Construction of a visitor centre / cafe, with 5 – 208 storage areas and welfare facilities to the northwest of the reservoir to be used for recreational and education purposes; Provision of picnic area(s) and children's play area(s). Access routes from both junctions to the visitor car park; visitor car park comprising 193 car parking spaces and between 70 and 75 overflow spaces plus spaces for staff, coach/minibus and disabled drivers sited to the north west of the reservoir. Creation of a permanent wetland on the northern side of the reservoir and construction of bird watching hide/screen(s); recreational facilities for public amenity. Provision of perimeter tracks and a network of bridleways, cycle paths and footpaths; Construction of a slipway on the western bank of the reservoir for operational use only and a small section of the proposed pipeline (210m)

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

The members received a presentation from the officers outlining the report and familiarising the members with the site, the subject of the application. The Members also received a report setting out the key considerations of this application.

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

16b APP/20/00991 - Pipeline from Proposed Reservoir Site, Middle Park Way to land adjacent to, West Street, Havant

Proposal: Outline application for (matters to be considered outlined in Table 2.2 in the submitted Development Specification) development of a new pipeline to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer comprising: Construction of an underground, bi-directional pipeline linking the reservoir with the existing pumping station at Bedhampton; Emergency drawdown discharge structure at Hermitage Stream; Upgrades to existing culverts; Washout and air valve chambers (typically below ground)

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

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

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) details of the exact pipeline route (within the red line boundary) and detailed design of the associated structures would be reserved for approval at a later stage. Detailed traffic and construction management plans would be the subject of planning conditions; and
- (b) landowners affected by the proposal would need to be consulted by the applicants at a later stage.

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

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The meeting commenced at 12.30 pm and concluded at 1.40 pm

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Chairman

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