

HAVANT BOROUGH COUNCIL  
PUBLIC SERVICE PLAZA  
CIVIC CENTRE ROAD  
HAVANT  
HAMPSHIRE P09 2AX



**Havant**  
BOROUGH COUNCIL

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## PLANNING COMMITTEE AGENDA

**Membership:** Councillor Crellin (Chairman)

Councillors Fairhurst, Milne, Linger, Moutray, Stone (Vice-Chairman) and Tindall

**Meeting:** Planning Committee

**Date:** Thursday 11 August 2022

**Time:** 5.00 pm

**Venue:** Hurstwood Room, Public Service Plaza, Civic Centre Road,  
Havant, Hampshire PO9 2AX

The business to be transacted is set out below:

Kim Sawyer  
Chief EXecutives

2 August 2022

Contact Officer: Mark Gregory 023 9244 6232  
Email: [mark.gregory@havant.gov.uk](mailto:mark.gregory@havant.gov.uk)

**Can Councillors Please Submit Any Detailed Technical Questions On The Items Included In This Agenda To The Contact Officer At Least 4 Hours Before The Meeting Starts.**

	Page
<b>1 Apologies for Absence</b>	
<b>2 Minutes</b>	<b>1 - 18</b>
To approve the minutes of the last meeting of the Planning Committee.	
<b>3 Declarations of Interests</b>	
<b>4 Matters to be Considered for Deferment or Site Viewing</b>	

**5 Applications for Development**

**19 - 22**

**Applications submitted by Havant Borough Council or affecting Council owned land**

**5(a) APP/22/00427 - The Pavilion and Recreation Ground, Horndean Road, Emsworth**

**23 - 42**

Proposal: Redevelopment of existing sports pavilion to create two changing rooms, changing facilities for match officials, plus clubhouse room, kitchen and WC facilities, including new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters. Also extending podium deck area to the south elevation with ramped access.

[Additional Information](#)

## **GENERAL INFORMATION**

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If there has been a summary text within six months of any previous appearance on the same or similar topic (irrespective of whether or not the member(s) of the summary text might be different) then no such new summary text will be received until that time limit has expired. However, "same or similar topic" does not apply to applications for planning permission considered by the Planning Committee.

A summary text from a member of the public, applicant, agent or a County Councillor may be no longer than 750 words (including footnotes). A summary text from a Havant Borough Councillor, who is not a member of the meeting, shall be no longer than 1,500 words (including footnotes). A summary text may not contain images or photographs.

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summary text after it has been published, unless the response is to correct a technical error and is received 4 hours before the start of the meeting.

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By Email to: [DemocraticServices@havant.gov.uk](mailto:DemocraticServices@havant.gov.uk)

By Post to :

Democratic Services Officer  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant, Hants P09 2AX

Delivered at:

Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant, Hants P09 2AX

marked for the Attention of the “Democratic Services Team”

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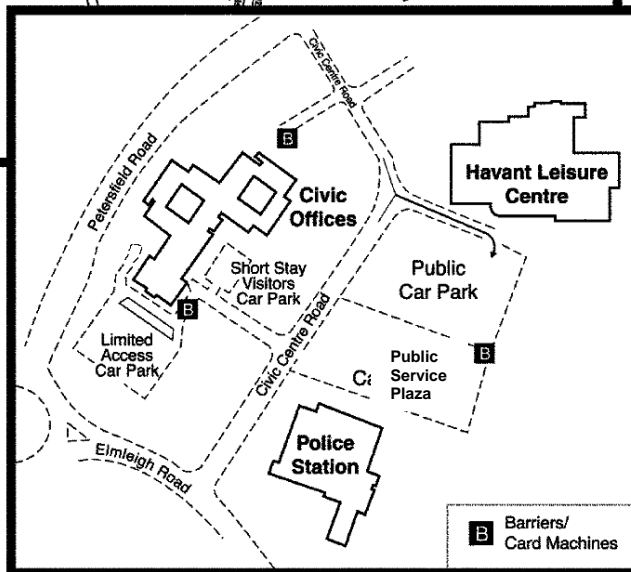
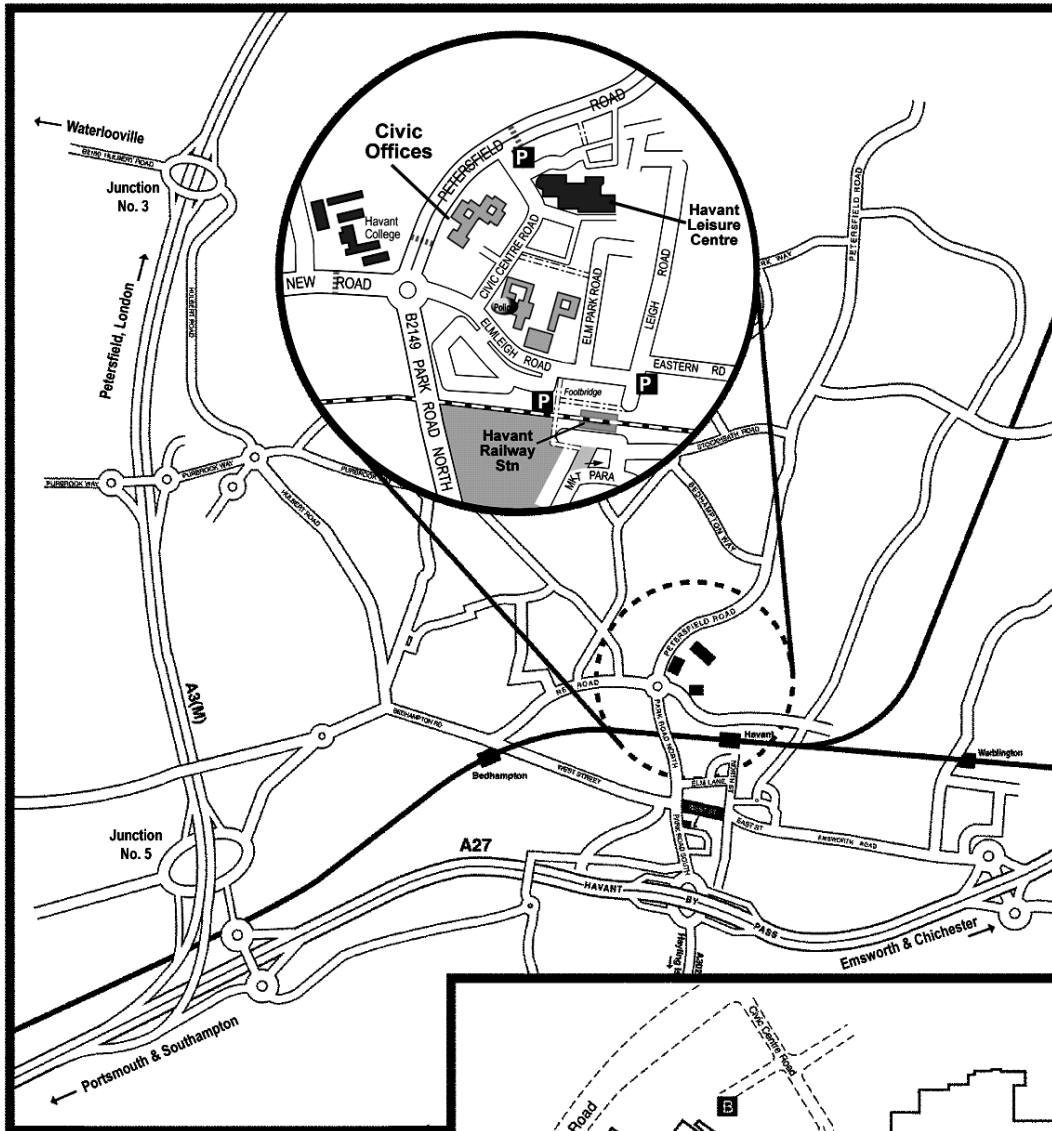
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# Havant

## BOROUGH COUNCIL

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## **HAVANT BOROUGH COUNCIL**

At a meeting of the Planning Committee held on 30 June 2022

Present

Councillor Crellin (Chairman)

Councillors Fairhurst, Milne, Moutray, Tindall and Richardson (Standing Deputy)

Other Councillors Present:

Councillor(s):

### **7 Apologies for Absence**

Apologies for absence were received from Councillor Linger.

Councillor Satchwell, one of the ward members related to Minute, wished it recorded that she was unable to attend the meeting due to a prior engagement.

### **8 Minutes**

RESOLVED that

- a) the minutes of the Planning Committee held on 9 June 2021 be approved as a correct record and signed by the Chairman; and
- b) the minutes of the Site Viewing Working Part held on 23 June 2022 be received.

### **9 Declarations of Interests**

There were no declarations of interests.

### **10 Matters to be Considered for Deferment or Site Viewing**

There were no matters to be considered for site viewing and deferment.

### **11 APP/20/01221 - Land to the west of B&Q, Purbrook Way, Havant**

(The site was viewed by the Site Viewing Working Party on 6 Jun 2022)

Proposal:     Erection of retail foodstore with associated car parking, access, landscaping and engineering works.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which:

- (1)     included written deputations submitted on by Councillor Pike and on Mr Mitchell, on behalf of the applicant;
- (2)     reported receipt of a highways summary report submitted by the applicant's highway consultant to support the application;
- (3)     amended the reference to the NPF in paragraph 7.47 of the report;  
and
- (3)     amended recommended condition 6.

The Chairman advised the Committee that she had agreed to a request from the applicant that Mr Mitchell present the deputation submitted by the applicant and to allow Mr Mitchell, Mr Mayer and Mr Thorne ("the applicant's representatives") to answer any technical questions raised by the members.

The Committee was addressed by Mr Mitchell, who on behalf of the applicant, reiterated the issues set out in the written deputation submitted by the applicant.

In response to questions from members of the Committee, the applicant's representatives:

- Advised that the visibility at the B & Q roundabout crossing point at the roundabout had been investigated and found to meet the necessary guidance. Although it was acknowledged that there was constrained visibility at this point for road users exiting the access point, it was felt that the retention of the vegetation that obscured the driver's view would be beneficial as it would encourage drivers to be more cautious when approaching this exit point.
- Advised that the level of support referred to in the deputation was an analysis of an independent survey undertaken by the applicant.



- Reassured the Committee that the proposal was intended to complement existing stores in the area and that there were no plans to close the store currently operating in Park Parade.
- Explained that the new trip category referred to the report related to those trips on the network which were entirely associated with the new development and were therefore not currently accounted for on the network. It was envisaged that the proposed store would not necessarily generate new trips but redirect existing trips from existing stores.
- Reported that the scope of the assessment of the impact on the ASDA roundabout had been governed by the Highway Authority. This assessment found that the proposal would have a minimal impact on the overall operation of the roundabout.
- Advised that the access road into Lidl had been assessed and was considered suitable for use by delivery and customer vehicles. The Committee was also advised that proposed dual use access road was a common feature for Lidl stores
- Advised that the maintenance of the vegetation on land within the ownership of the applicant would be maintained by the applicant. It was also reported that the applicant was negotiating with the Highway Authority for a licence to enable the applicant to maintain the vegetation, provided by this application, which was situated on highway land.
- Explained the proposed safety measures to be introduced on the private access road and at the proposed access point to the proposed store.
- Advised that vehicles exiting the proposed store would be able to turn left or right
- Explained the works to be undertaken to improve pedestrian and cyclists safety at the B&Q arm crossing point

- Explained that although the parking provision fell short of the adopted standard it had been demonstrated that the level of parking to be provided would be more than sufficient for a Lidl store.

The Committee discussed the application in detail together with the views raised by deputations.

During the debate, concern was raised about the impact the proposal could have on the current store at Leigh Park, highway safety and the potential impact on the ASDA roundabout. However, the majority of the Committee considered that:

- (i) as the proposal was for an out of town retail outlet, it should not have an adverse impact on the existing Lidl stores in shopping centres;
- (ii) the introduction of the store could ease the traffic generated by the nearby ASDA store thereby reducing the number of vehicles using the ASDA roundabout; and
- (iii) the proposed scheme would provide a much better outcome for the existing site biodiversity and for biodiversity more generally, and would result in Biodiversity Net Gain on the site compared to the existing situation.

A motion proposed by Councillor Fairhurst and seconded by Councillor Milne to agree the recommendations set out in the submitted report, as amended by the supplementary papers, was agreed by the Committee.

It was therefore:

RESOLVED that application APP/20/001221 be granted permission subject to:

- (A) a Section 106 Agreement as set out in paragraph 7.58 above; and
- (B) the following conditions (and any others that the Head of Planning considers necessary to impose prior to the issuing of the decision):

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

PROPOSED SITE PLAN 210610\_19139\_AD 110 REV C  
 PROPOSED SITE SECTIONS 210520\_19139\_AD\_118 REV B  
 PROPOSED LEV 210615\_19139\_AD\_117 REV D

Typical Sections JSL3712-RPS-XX-EX-DR-L-905 P02  
 PROPOSED CUT & FILL 210615\_19139\_AD\_119\_C  
 PROPOSED SITE - BOUNDARY TREATMENTS  
 210610\_19139\_AD 114 REV D  
 PROPOSED SITE - TOPO OVERLAY 210610\_19139\_AD 117  
 REV C  
 PROPOSED SITE PLAN FINISHES 210618\_19139\_AD 115  
 REV C  
 PROPOSED ELEVATIONS 19139\_AD 113  
 PROPOSED ROOF 19139\_AD 112  
 PROPOSED GROUND FLOOR PLAN 210618\_19139\_AD 111  
 REV B

PROPOSED LIGHTING LAYOUT D-377363 R3  
 Preliminary Ecological Appraisal (RPS, October 2020),  
 Dormouse and Bat Survey report (RPS, September 2021)  
 Ecological Technical Note (RPS, 8 February 2022)  
 ILLUSTRATIVE FOOTPATH SECTION - JSL3712-RPS-XX-  
 EX-DR-905-P01  
 B/LIDLPUROBROOKWAY2.1/06 Rev H  
 Pedestrian and cycle link as shown indicatively on drawing  
 number AD 110 Rev C  
 SWEPT PATH ANALYSIS  
 B/LIDLPUROBROOKWAY2.1/06H/TK01  
 DETAILED SOFT LANDSCAPE PROPOSAL JSL3712-RPS-  
 XX-EX-DR-L-901 P09  
 LANDSCAPE MANAGEMENT PLAN & MAINTENANCE  
 SCHEDULE JSL3712-RPS-XX-EX-RP-L-904 P03 21 January  
 2022  
 TREE SURVEY & ARBORICULTURAL IMPACT  
 ASSESSMENT JSL3712\_770 dated 1/4/21  
 Typical Tree Pit Details JSL3712-RPS-XX-EX-DR-L-902  
 Revision P01  
 ARCHAEOLOGICAL DESK BASED ASSESSMENT October  
 2020 V2  
 Noise assessment 8470/BL

Reason: - To ensure provision of a satisfactory development.

- 3 Submission of materials  
 Notwithstanding any description of materials in the application  
 no above ground construction works shall take place until  
 samples and / or a full specification of the materials to be used  
 externally on the buildings have been submitted to and  
 approved in writing by the Local Planning Authority. Such  
 details shall include the type, colour and texture of the  
 materials. Only the materials so approved shall be used, in  
 accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Highways  
No development shall take place until a Construction Traffic Management Plan specifying the following matters has been submitted to and approved in writing by the Local Planning Authority:

The provision to be made within the site for:

- (i) construction traffic access routes
- (ii) the turning of delivery vehicles
- (iii) provisions for removing mud from vehicles
- (iv) the contractors' vehicle parking during site clearance and construction of the development;
- (v) a material storage compound during site clearance and construction of the development.
- (vi) adequate provision for addressing any abnormal wear and tear to the highway
- (vii) a programme for construction

Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the occupation of the development the traffic calming measures as outlined on plan B/LIDLPUROBROOKWAY2.1/06 Rev H, shall have been fully installed and be operational at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The car and cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Landscaping, trees and ecology

- 7 The soft landscaping scheme shall be carried out in accordance with the approved plans, DETAILED SOFT LANDSCAPE PROPOSAL JSL3712-RPS-XX-EX-DR-L-901 P09, LANDSCAPE MANAGEMENT PLAN & MAINTENANCE SCHEDULE JSL3712-RPS-XX-EX-RP-L-904 P03 - 21 January 2022 and timetable for provision unless otherwise agreed, in writing, by the Local Planning Authority. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season, unless agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on the Arboricultural Impact Appraisal and Method Statement TREE SURVEY & ARBORICULTURAL IMPACT ASSESSMENT JSL3712\_770 dated 1/4/21 shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 9 The hardsurfacing shall be carried out in accordance with the approved plans, PROPOSED SITE PLAN FINISHES 210618\_19139\_AD 115 REV C External Works, in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority before works proceed above ground level, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the locality and having due regard to policies CS1, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures detailed within the submitted Preliminary Ecological Appraisal (RPS, October 2020), Dormouse and Bat Survey report (RPS, September 2021) and Ecological Technical Note (RPS, 8 February 2022) unless otherwise agreed in writing by the Local Planning Authority. All measures shall be implemented as per ecologists' instructions and ecological enhancement features shall be retained in perpetuity in the agreed locations.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS11 of the Havant Borough Core Strategy March 2011.

#### Drainage

- 11 The drainage system shall be constructed in accordance with the Flood Risk Assessment & Drainage Strategy ref: A/LIDLHAVANT.10. Surface water discharge to the surface water sewer shall be limited to 3.0 l/s, unless otherwise agreed in writing by the Local Planning Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriately mitigated and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

#### Contamination

- 12 Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) An intrusive site investigation based on the proposals outlined in Remada Ltd Phase 2 Ground Investigation Ref; 770.02.02 October 2020; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.
- 2) The results of an appropriate risk assessment based upon the 770.02.02 report & (1), and where unacceptable risks have been identified, a Remediation Strategy that includes;
  - appropriately considered remedial objectives,
  - an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
  - clearly defined proposals for mitigation of the identified risks.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: The Phase 2 report has identified indications that contamination is present at the site, but the spatial extent & volume of soil affected is unclear. Unacceptable risks to future employees of the site are possible. Soil gas has been shown to pose a potentially unacceptable risk to health in enclosed spaces, and requires mitigation measures appropriate to CS2 to be implemented. This is in line with Policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 178-180 of the National Planning Policy Framework.

- 13 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 12 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The Phase 2 report has identified indications that contamination is present at the site, but the spatial extent & volume of soil affected is unclear. Unacceptable risks to future employees of the site are possible. Soil gas has been shown to pose a potentially unacceptable risk to health in enclosed spaces, and requires mitigation measures appropriate to CS2 to be implemented. This is in line with Policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and paragraphs 178-180 of the National Planning Policy Framework.

Use

- 14 Notwithstanding the provisions of Part 7, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order) no enlargement by way of extension, installation of a mezzanine floor or other alteration to any building the subject of this permission shall be carried out without express planning permission first being obtained.  
Reason: In the interest of preserving the vitality and viability of neighbouring District Centres in accordance with the NPPF and policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.



**Sustainability - BREEAM**

- 15 Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.

- 16 Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.

**11a APP/22/00161 - 186 Sea Front, Hayling Island**

(The site was viewed by the Site Viewing Working Party on 23 Jun 2022)

Proposal: Demolition of existing house and replacement with 7 unit apartment development [Use Class C3]

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received supplementary information, circulated prior to the meeting which:

- (1) included written deputations submitted on by Mr Towse and on behalf of the applicants; and
- (2) corrected distances referred to in paragraphs 7.27, 7.29 and 7.32.

The Committee was addressed by Mr Stoddart, who on behalf of the applicant, reiterated the issues set out in the submitted written deputation submitted on behalf of the applicants.

The Committee discussed the application in detail together with the views raised in the deputations.

During the debate, concern was raised that the parking provision was insufficient and would encourage vehicles, generated by the use of the proposal, to park in Victoria Avenue, which would exacerbate the existing problems caused by vehicles parking in this road.

However, the majority of the Committee considered that:

- (i) as the parking provision complied with the adopted standards it would be difficult to justify refusal on these grounds;
- (ii) the proposal would not have a detrimental impact upon neighbouring properties; and
- (iii) the proposal would improve the appearance of the site and be beneficial to the appearance and character of the area.

A motion proposed by Councillor Stone and seconded by Councillor Tindall to agree the recommendations set out in the submitted report was agreed by the Committee.

RESOLVED that application APP/22/00161 be granted permission subject to:

- (A) completion of the Section 106 Agreement as set out in paragraph 7.57 above (for which authority is given to the Head of Legal Services to complete the Agreement); and

- (B) the conditions set out below (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision).

#### General

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

#### Plans

Location Plan – Drawing No 2020.020 PL01  
Site Plan Proposed – Drawing No. 2020 PL02E  
Proposed Elevations – Drawing No. 2020.020 PL06G  
Proposed Floor Plans – Drawing No. 2020 020 PL05H  
Proposed Landscape Plan – Drawing No. 2020 020 PL03E  
Distances to Adjacent Properties Plan – Drawing No. 2020 020 PL04D

#### Documents

Accessibility Statement - Preston Baker - February 2022  
Planning Statement - Preston Baker – February 2022  
Design & Access Statement - Stoddart Architecture  
Highways Support Statement - Andrew Moseley Associates  
AMA Surface Water & Foul Drainage Assessment - Andrew Moseley Associates – 10 February 2022  
Landscape Maintenance & Management Plan - Stoddart Architecture  
Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey – Arbtech Consultant  
Construction Management Plan – Stoddart Architecture - 8 February 2022  
Email dated 10 May 2022 confirming development for 7, 2 bed apartments.  
Photographs as Existing – Stoddart Architecture

Reason: - To ensure provision of a satisfactory development.

- 3 Development shall proceed in accordance with the ecological avoidance, mitigation and enhancement measures detailed within the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey (Arbtech, January 2022), and to include a minimum of two integral or wall-mounted nest boxes for Common Swift, unless otherwise agreed in writing by the Local Planning Authority. Ecological mitigation and enhancement measures shall be

implemented as per ecologist's instructions and be retained in perpetuity.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

#### Pre-commencement Conditions

- 5 No development shall commence on site until the site access shall be constructed and lines of sight in accordance with the approved plans (Drawing AMA/20898/SK/005.2). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason – In the interest of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
  - (b) The provision of long term facilities for contractor parking;
  - (c) The arrangements for deliveries associated with all construction works;
  - (d) Methods and phasing of construction works;
  - (e) Access and egress for plant and machinery;
  - (f) Protection of pedestrian routes during construction;
  - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality having

due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Above ground

- 7 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding any description of landscaping shown on the Landscape Maintenance & Management Plan no above ground construction works shall take place until a soft landscape scheme including submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing has been submitted to and approved in writing by the Local Planning Authority. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs and plant specification schedules, comprising plant size, number and density.

The information shall also include:

Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour
- laying bond
- edging or kerb detail / type
- retaining structures or steps
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Pre-occupation

- 9 The development hereby permitted shall not be occupied until:
- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and
  - b) All measures necessary to meet the approved water efficiency calculation have been installed.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 Prior to the occupation of the development full details of the Electrical Vehicle Charging points shall be submitted to and approved in writing by the Local Planning Authority. The Charging Points shall be installed in accordance with the approved details prior to the occupation of each individual dwelling and retained at all times thereafter.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and future occupiers of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Post occupancy

- 12 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**The meeting commenced at 5.00 pm and concluded at 6.26 pm**

.....  
**Chairman**

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## HAVANT BOROUGH COUNCIL

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### Planning Committee

#### APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE DIRECTOR FOR REGENERATION & PLACE

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#### **Applications to be determined by the Council as the Local Planning Authority**

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Planning Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Head of Planning will be reported **verbally** at the meeting of the Planning Committee.

***Members are reminded that all letters received are placed upon the application file and are available for Planning Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Planning Committee.***

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Planning Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

HPS	Head of Planning Services
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

## RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

### **Implications**

#### **Resources:**

None unless detailed in attached report.

#### **Legal:**

Details set in the individual reports

**Strategy:**

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

**Risks:**

Details set out in the individual reports

**Communications:**

Details set out in the individual reports

**Background Papers:**

Individual Applications with Case Officers

Simon Jenkins  
Director for Regeneration & Place

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Site Address: The Pavilion and Recreation Ground, Horndean Road, Emsworth

Proposal: Redevelopment of existing sports pavilion to create two changing rooms, changing facilities for match officials, plus clubhouse room, kitchen and WC facilities, including new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters. Also extending podium deck area to the south elevation with ramped access.

Application Type: Full Planning Permission

Application No: APP/22/00427                      Expiry Date: 08/07/2022

Applicant: Ms Borlase-Bune  
Havant Borough Council

Agent: Mr Saunders                      Case Officer: Selina Donophy  
PDP Architecture LLP

Ward: Emsworth

Reason for Committee Consideration: Havant Borough Council planning application .

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site comprises the sports pavilion building located at the recreation ground in Horndean Road, Emsworth.
- 1.2 The pavilion has a barn hip, tiled roof, with a projecting, blue clad, gable roof to the south elevation where the roof overhangs, supported by pillars. The elevations are formed from brickwork with decorative banding.
- 1.3 The main frontage of the pavilion faces south towards the playing fields where there is an access door, high level windows and a ramp. To the north of the pavilion is a pedestrian walkway and more playing fields to the rear of that. To the north east are the tennis courts and car park followed by Horndean Road. To the north west is the bowling green and to the south west is the skate park and children's play area. The pavilion is used as a changing room for those making use of the sports pitches, including Emsworth Cricket Club.

## **2 Planning History**

- 90/52368/001 - Erection of a skateboard ramp, Permitted 12/03/1990
- 90/52368/002 - Bowls pavilion and bowling green with car park extension and relocation of tennis courts., Permitted 17/05/1990
- 90/52368/003 - Bowls pavilion and bowling green and extension of car park., Permitted 28/06/1990
- 97/52368/005 - Erection of 6m flag pole to front elevation of bowls pavilion, Permitted 21/03/1997
- 06/52368/007 - Single storey extension to the rear (south) elevation., Permitted 26/04/2006
- 07/52368/008 - Construct a cycleway/pedestrian footway. Permitted 10/09/2007

### **3 Proposal**

- 3.1 The application proposes the redevelopment/refurbishment of the existing sports pavilion to create two changing rooms, changing facilities for match officials, plus clubhouse room, kitchen and WC facilities. Externally the works include a new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters. Also proposed is an extended podium deck area to the south elevation with ramped access.

### **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)  
CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
CS8 (Community Safety)

Havant Borough Local Plan (Allocations) July 2014

AL8 (Local Green Spaces)  
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP\_C5 (Designated Local Green Spaces)  
ENP\_C4 (Leisure & Recreational Facilities)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### **Arboriculturalist**

##### Initial comment

There are several trees throughout the site that could be affected by the proposals. No arboricultural information has been submitted to demonstrate an acceptable relationship between these trees and the proposals. This is not a great concern, but there will be a need for protection measures to be put in place during the construction process. On that basis, if you are minded to permit this application it would be recommended that a suitably worded pre-commencement condition is imposed requiring the applicant to submit details of protection measures and construction methodology.

##### Updated comment following submission of a Tree Protection Plan

I'm happy with the tree protection plan submitted. If minded to permit this application, I'd recommend a suitably worded condition requiring the applicant to ensure the protective fencing specified is erected prior to any other works being carried out and that it stays in situ until completion.

**Officer comment** : A tree protection condition is recommended (see Recommendation

below).

**Councillor Julie Thain-Smith**

No comment

**Councillor Lulu Bowerman**

No comment

**Councillor R Kennett**

No comment

**Countryside Access Team**

Thank you for sending us this consultation. Please accept this response as being that of the Countryside Service, in relation to this application we are responding on behalf of Hampshire County Council as Highway Authority in respect of Public Rights of Way.

Response: No Objection

Site Context: Havant Footpath 31 runs west from Horndean Road past The Pavilion then south to Washington Road.

A copy of the Definitive Map of Rights of Way and Definitive Statement and Countryside Sites can be found at

<https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and

<https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Comment:

The proposed vehicular access to the development site is along footpath 31. Should permission be granted for this application, we request that the applicant is made aware of the following requirements through informatives:

- i. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must always remain available for public use.
- ii. All vehicles would be accessing the site via a public footpath and should give way to public users at all times.
- iii. No builders or contractor's vehicles, machinery, equipment, materials, spoil, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.

**Officer comment:** *The recommended informatives can be added to the decision notice in the event that planning permission is granted.*

**County Minerals**

No comment received

**Crime Prevention Officer**

No comment received

**Environment Agency**

No comment received

**Environmental Health Manager, Community Group**

This office has no adverse comments

**Leisure Officer**

No comment received

**Open Space Society**

No comment received

**Property Services Manager**

No landlord consent required

**Southern Gas Network**

No comment received

**Sport England**

Thank you for consulting Sport England on the above named application for the redevelopment of an existing sports pavilion to create two changing rooms, changing facilities for match officials, plus clubhouse room, kitchen and WC facilities, including new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters. Also extending podium deck area to the south elevation with ramped access.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has consulted the ECB on the proposal and we have received the following comments. The ECB comments that along with Hampshire Cricket Board they met with the applicant and cricket club representatives on the site to review the designs and wider plans on the 12th April 2022. Ahead of this meeting, the proposed revised internal lay-out was shared and the ECB confirmed that the proposed design is compliant with its guidance – notably with the main changing rooms have direct access to the playing area. Noting the potential changing flexibility within the Officials Area, the ECB would recommend that individual cubicle toilets are provided in both changing spaces (single & double), and the one shown in the corridor dispensed with. Also, the ECB comments that as discussed during the above mentioned visit, if possible, can provision for scorers be adopted within the scheme?

The Hampshire Cricket Board are fully aware of this project and it will be included within their emerging County Facilities Strategy. Overall, the ECB is fully supportive of the proposal. Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing_fields_policy)



Sport England is satisfied that the proposed development does not result in any material impact on the playing field and that the ECB is fully supportive of the proposal. On that basis, Sport England is satisfied that the application meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application.

We would however ask that consideration is given to the ECB's detailed comments on the design and layout of the facility to ensure compliance with their technical design guidance.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 55

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on trees
- (v) Flood risk

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

7.3 The applicant has confirmed they would like for the building to have more community use. There are no conditions on the original planning application decision notice

reference 18695 limiting the use of the building. Any use would be allowed within the Permitted Development use class to which this belongs.

- 7.4 The reasoning for the alterations to the internal changing rooms are to ensure the cricket club facilities are up to date and in line with England and Wales Cricket Board (ECB) requirements, also accounting for the requirements of the Football Foundation. Sport England has been consulted on this proposal and has requested that individual cubicle toilets are provided in both changing spaces (single & double), and the one shown in the corridor dispensed with alongside the provision for scorers be adopted within the scheme. This has been raised with the applicant who have confirmed this was taken into consideration however concessions had to be made due to the limitations on the existing space. This was not a reason for objection from Sports England. In addition the proposal will not impact any of the sports pitches. The proposal is therefore considered to meet Policy CS1 ' Health and Wellbeing' of the Havant Borough Local Plan (Core Strategy) 2011.

(ii) Impact upon the character and appearance of the area

- 7.5 This proposal comprises both internal and external alterations to the pavilion building. External alterations include a new entrance lobby to the south elevation which would have a width of approximately 3 metres and would fit beneath the existing roof. This would have Emsworth Cricket Club signage and doors to both east and west allowing for separate access to the two changing rooms. This would be finished in red brick. The ramp would be relocated, accessed from the east and a set of steps would now lead down from the south elevation from an enlarged podium/deck area. This and the ramp would be finished in flag stone paving. Alterations to doors and windows are also proposed with a new, relocated door and bi fold doors with integrated security shutters replacing the windows to the south elevation. To the north elevation a window would be removed, with those existing replaced with windows with integrated security shutters. To the west an existing door would be removed and the panelling would be replaced. To the east a new door would be added leading to the club room.
- 7.6 Proposed internal changes include the creation of two, separate more open plan changing rooms accessed only via the entrance lobby with shower and bathroom facilities towards the rear. The existing umpire changing room would be removed and would become a hallway with store space to the side, leading to a new umpire changing room towards the rear as well as a double changing room. The club room would be accessed via the east door/bi-fold doors to the south and would lead in to separate male and female toilets to the rear with a separate disabled toilet accessed via the same vestibule. The existing disabled toilet to the east of the club room would now be a kitchen. The separate services section of the building in the north east corner would remain the same.
- 7.7 The proposed changes are not considered to result in harm to the character of the existing pavilion building. The changes are relatively minor in both scale and appearance, improving the internal space and rejuvenating the exterior. The proposals form part of refurbishment works to the building which provides the deck area for spectators, increasing involvement in sport. The access for those with disabilities would be relocated however retained, with the new sliding doors creating an increased sense of accessibility for the building as opposed to the high level windows as existing. The plans state that all window and door openings would be enhanced with integrated security shutters and therefore the alterations should not invite additional crime to the building. Overall the building will remain relatively unchanged from existing and the proposed changes are considered acceptable in line with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. The proposal is also deemed to meet

Policies C4 and C5 of the Emsworth Neighbourhood Plan.

(iii) Impact upon residential amenity

7.8 Immediately to the west of the pavilion is the park keepers lodge which is a residential property. This is the only property within close proximity of the pavilion as the next closest properties are over 100 metres to the east along Horndean Road. In respect of the Horndean Road properties the alterations would be fairly minor in nature and are not considered to result in any increase in noise pollution as the use would remain the same as existing and the separation distance is of a substantial nature. With regard to the park keepers lodge, its location within a recreation ground setting means some level of noise is to be expected when sports are taking place. The impact on the amenity of this property is considered to be acceptable.

(iv) Impact on trees

7.9 There are several mature trees surrounding the building, one of which has a root protection area close to the decking area. None of these trees are the subject of a Tree Preservation Order (TPO). The Council's Arboricultural Officer was consulted in regard to the application and requested a tree protection plan which has since been received. The Arboricultural Officer has requested the tree protection measures which include the protective fencing are to be erected prior to commencement and kept in situ until completion; a condition is recommended to that effect.

(v) Flood risk

7.10 The site lies within Flood Zone 1, and thus lies within an area with the lowest risk of flooding. There are flood zones 2 and 3 close by however not within the area affected by this proposal. The Environment Agency have been consulted in regard to this scheme however no response has been received although the applicant may need to acquire an Environmental Permit. This would need to be undertaken separately from any Planning Permission by the applicant.

## **8 Conclusion**

8.1 The proposed alterations to the pavilion building are considered to be acceptable in scale and general appearance, and are considered to be in keeping with the host building and surrounding recreation ground. The changes would allow for refurbishment to the changing room areas to meet modern standards and would provide an area for spectators to make use of the deck area allowing increased involvement in the sport.

8.2 The proposals are not considered to prejudice residential amenity and appropriate provision has been made for the protection of the adjacent tree. No flood risk issues arise from the proposal.

8.3 In light of the foregoing conclusions, the recommendation is to grant planning permission.

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## **9 RECOMMENDATION:**

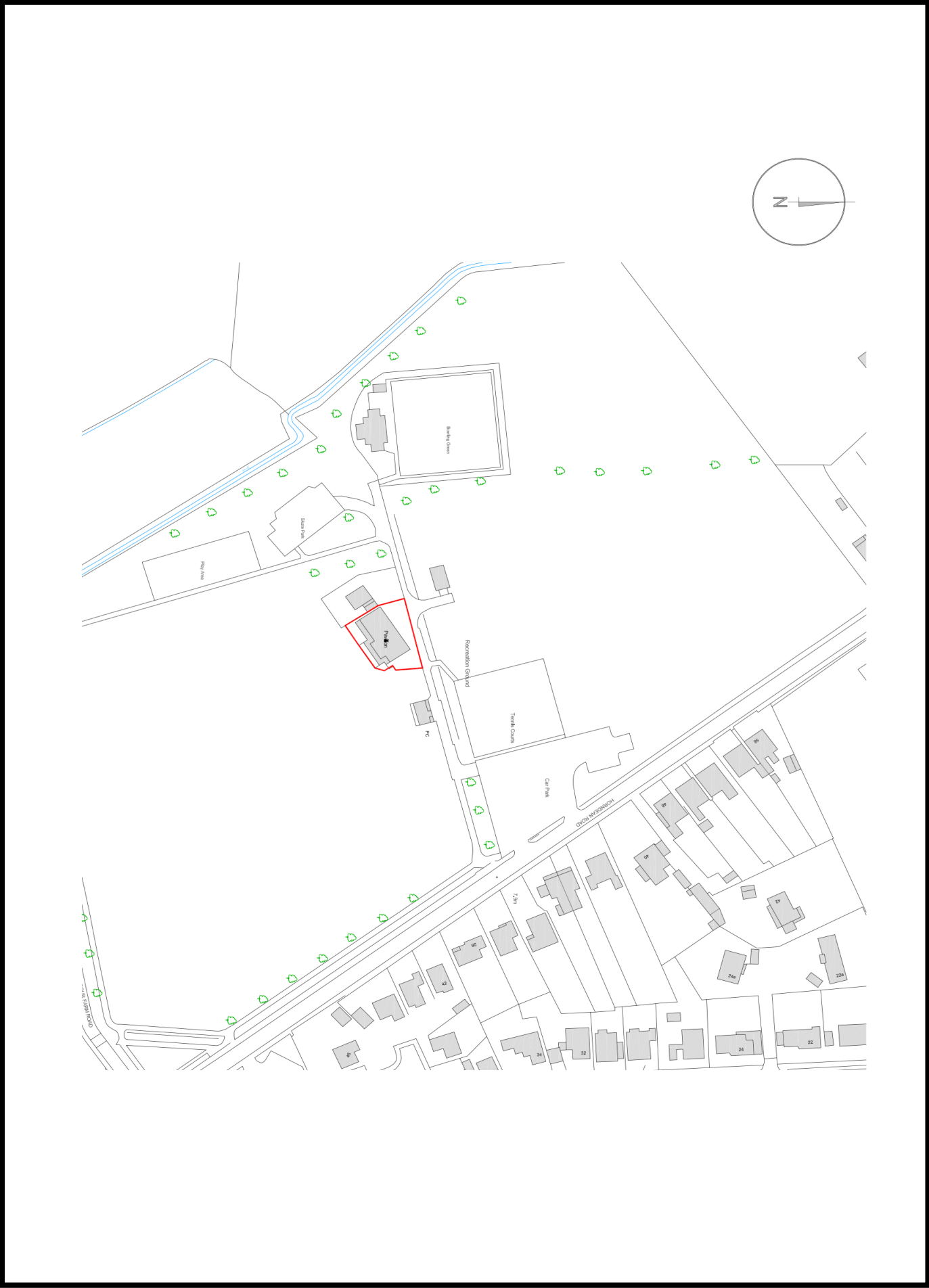
That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/22/00427 subject to the following conditions

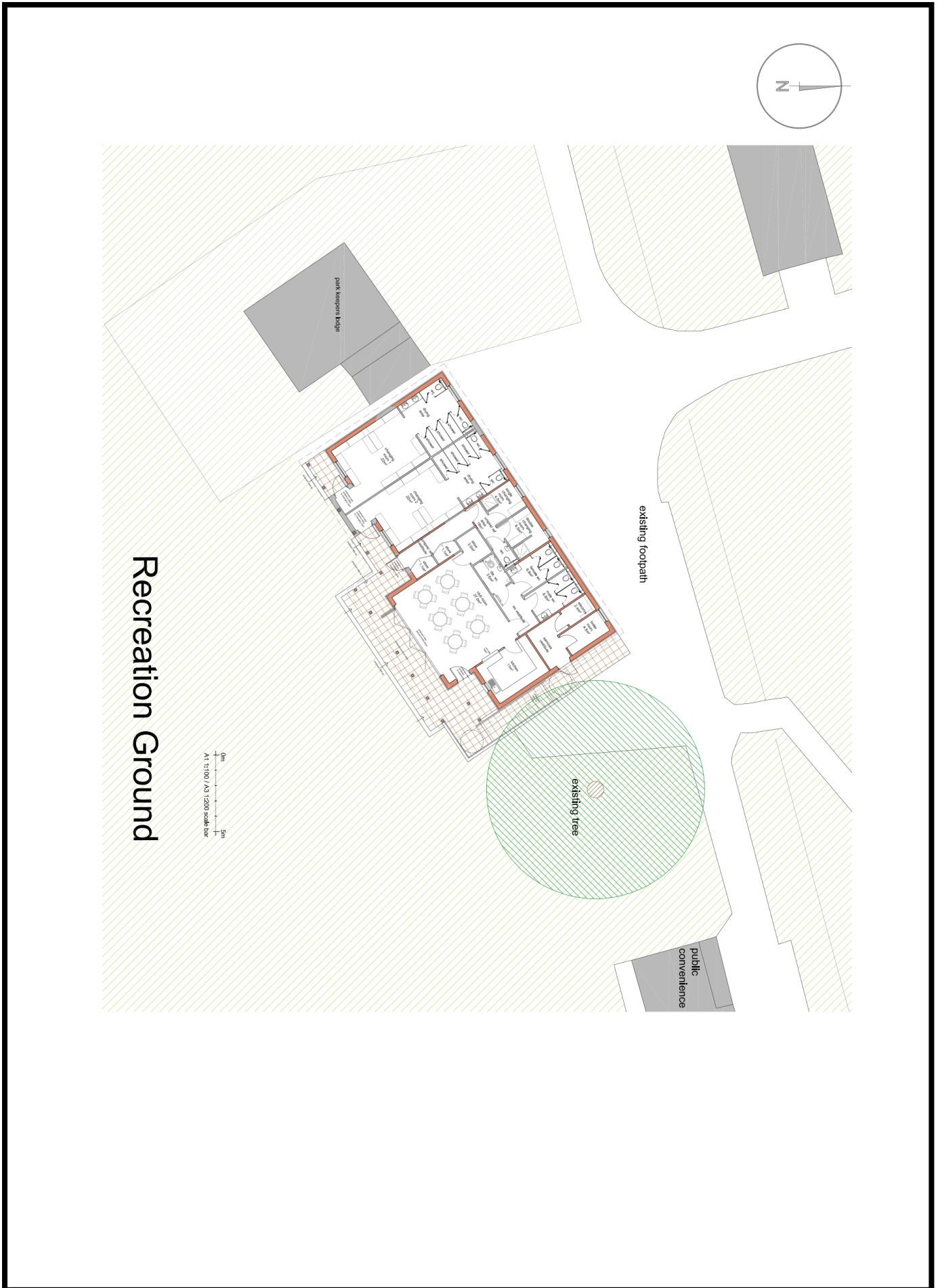
- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
21117-PD120 Tree protection plan  
PD100 Site location plan  
PD111 Proposed roof plan  
PD210 Proposed elevations  
PD108 Proposed site block plan  
PD109 Proposed site plan  
PD110 Proposed floor plan  
Design and access statement uploaded on the 18.05.2022  
  
**Reason:** - To ensure provision of a satisfactory development.
  
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.  
**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
  
- 4 No development hereby permitted nor any related site clearance shall commence until the tree protection measures as specified in the submitted tree protection plan reference 28117-PD120 are erected and these tree protection measures are to remain in situ until completion of the hereby approved development.  
**Reason:** To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

### **Appendices**

- (A) Site location plan
- (B) Proposed site plan
- (C) Proposed elevations
- (D) Proposed floor plan
- (E) Side elevation photo
- (F) Front elevation photo

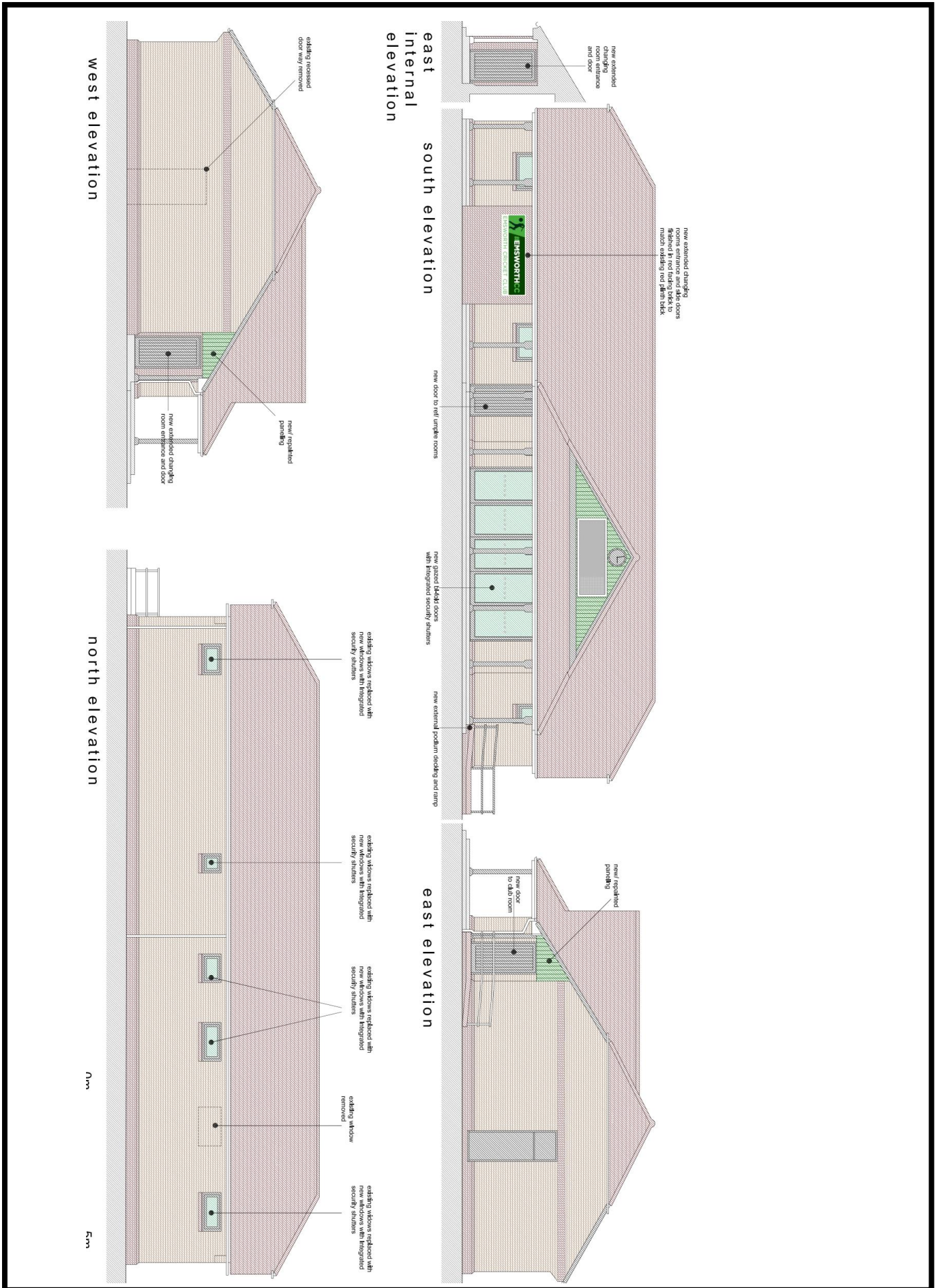


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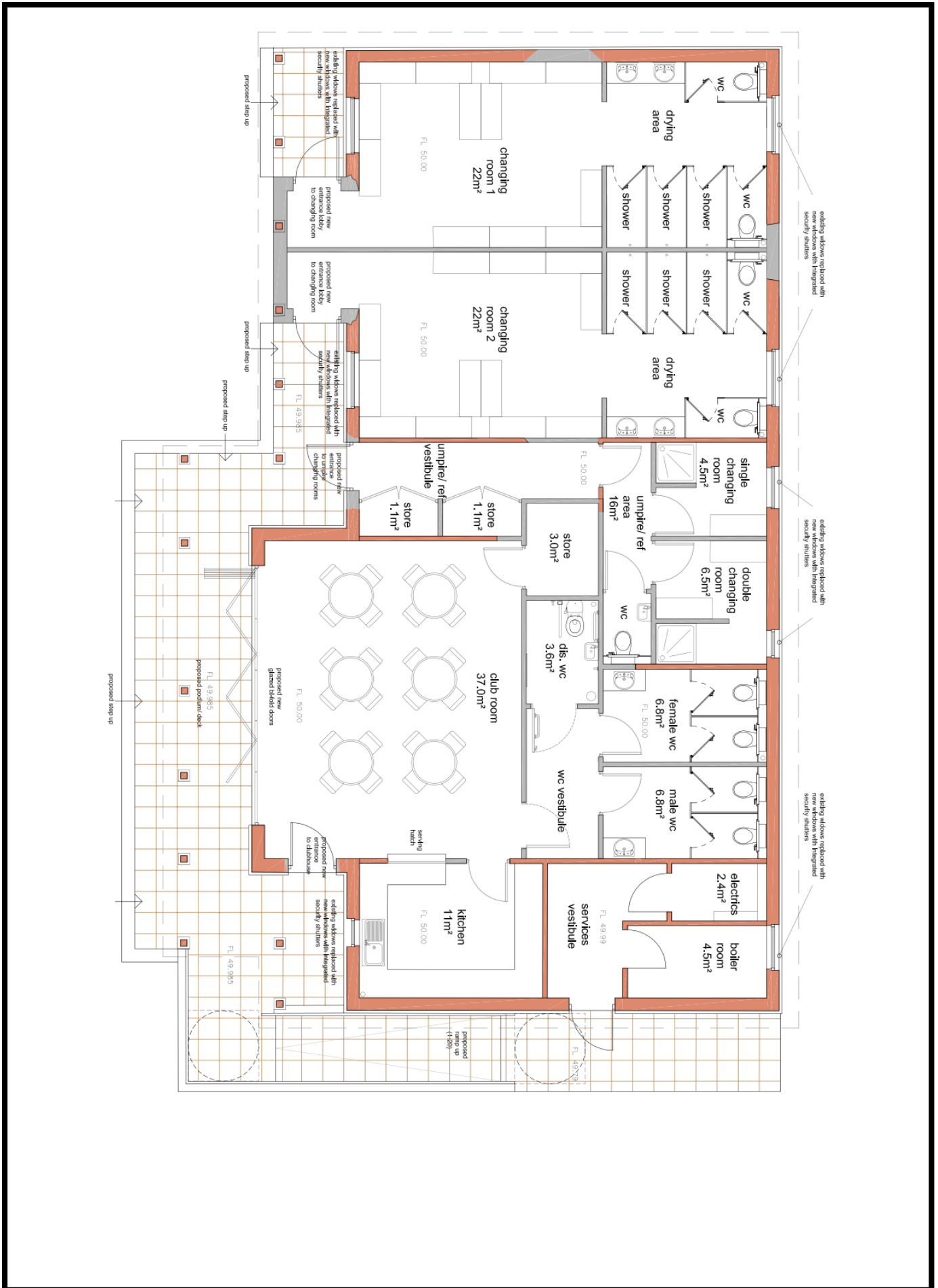


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