

HAVANT BOROUGH COUNCIL
CIVIC OFFICES
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX



Telephone: 023 9247 4174
Fax: 023 9248 0263
Website: www.havant.gov.uk

SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Crellin (Chairman)

Councillors Bowdell, Fairhurst, Linger, Milne, Moutray, Richardson, Scannell and Weeks

Relevant Ward Councillors Fairhurst, Guest and Inkster

Meeting: Site Viewing Working Party

Date: 16 February 2023

Time: 1.30 pm

Will Members please meet in the Public Service Plaza's Reception and remember to bring with them their copy of the agenda for the next meeting of the Planning Committee, reflective waistcoats/coats and wear appropriate footwear.

Members not on the Working Party are invited to meet with the Working Party onsite for applications within their wards or of general interest. Members intending to meet the Working Party onsite or wish to speak to me during the meeting of the Working Party are requested to contact me on 02392446350.

Councillors are reminded that visits to sites/neighbouring land can only be undertaken with the agreement of the landowner(s) concerned. If such agreement is not forthcoming the Planning Committee will need to rely on the report of the Officers authorised to gain entry under s324 of the Town and Country Planning Act 1990 and s88 of the Listed Buildings Act as these Acts do not automatically give the SVWP the right to enter private property. Councillors and Officers should also remember that when undertaking a site inspection on private property that they should be aware of this fact and care should be taken not to

interfere with or damage any property. If a Councillor wishes to take photographs from the application or a third party site he or she should, as a matter of courtesy, seek the consent of the landowner. As Site Viewing is a meeting of the Council, Councillors and Officers are reminded that they should conduct themselves accordingly while on site.

If any member needs to get in touch with the Working Party during the meeting they can be contacted on 07966 491886.

The business to be transacted is set out below:

Monday, 13 February 2023

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

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1 Apologies	
2 Minutes	1 - 2
To approve the minutes of the last meeting of the Site Viewing Working Party.	
3 Declarations of Interests	
4 Site Visits	
4a APP/21/01071 - Land south of, Lower Road, and west of Old Manor Farm, Havant	
APP/21/01071 - Land south of, Lower Road, and west of Old Manor Farm, Havant	
Proposal: Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved.	
(For Committee papers and reports see agenda for the Planning Committee to be held on the 23 February 2023)	

Extract From the Council's Constitution, Part Four, Section D, Councillors' Planning Code of Conduct

7 Site Visits/Inspections

- 7.1 Do try to attend site visits organised by the Council where possible.
- 7.2 Don't request a site visit unless you feel it is strictly necessary because:
 - 7.2.1 particular site factors are significant in terms of the weight attached to them relative to other factors or the difficulty of their assessment in the absence of a site inspection; or
 - 7.2.2 there are significant policy or precedent implications and specific site factors need to be carefully addressed.
- 7.3 Do ensure that you report back to the Committee any information gained from the site visit that you feel would benefit all members of the Committee
- 7.4 Do ensure that you treat the site visit only as an opportunity to seek information and to observe the site.
- 7.5 Do ask the officers at the site visit questions or seek clarification from them on matters which are relevant to the site inspection.
- 7.6 Don't hear representations from any other party, with the exception of the Ward Councillor(s) who should focus only on site factors and site issues. Where you are approached by the applicant or a third party, advise them that they should make representations in writing to the authority and direct them to or inform the officer present.
- 7.7 Don't express opinions or views.
- 7.8 Don't enter a site which is subject to a proposal other than as part of an official site visit, even in response to an invitation, as this may give the impression of bias unless:
 - 7.8.1 you feel it is essential for you to visit the site other than through attending the official site visit;
 - 7.8.2 you have first spoken to the Development Control Manager about your intention to do so and why (which will be recorded on the file); and
 - 7.8.3 you can ensure you will comply with these good practice rules on site visits.

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 5 January 2023

Present

Councillor: Crellin (Chairman)

Councillors: Fairhurst and Weeks

Other Councillor Pike
Councillors

Officers: Mark Gregory, Democratic Services Officer
Steve Weaver, Development Manager
David Eaves, Principal Planning Officer

19 Apologies

Apologies for absence were received from Councillors Bowdell, Linger, Milne and Richardson.

20 Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 8 December 2022 were agreed as a correct record and signed by the Chairman.

21 Declarations of Interests

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

21a APP/22/00172 - Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Proposal: Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.

The site was viewed at the request of the Executive Head of Place.

The Working Party received a briefing note by the Executive Head of Place.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Planning Committee. The Working Party was accompanied around the site by the Site Manager, who was available to answer any questions factual or technical questions.

In addition to viewing the application site, the Working Party also viewed the properties in Brookmead Way and Langbrook Close from the bund to the east of the application site and viewed the application site from 5 and 9 Brookmead Way to access the relationship between the proposal and the properties in Brookmead Way and Langbrook Close. The Working Party also looked at the relationship between the proposal and the nearby residential properties to the west of the site in Brookside Road.

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 1.30 pm and concluded at 2.42 pm

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Chairman