

THE BOROUGH COUNCIL OF HAVANT

At a meeting of the Development Management Committee held on 7 March 2013.

Present:

Councillor Mrs Shimbart (in the Chair)

Councillors: R Brown, B Gibb-Gray, J Smith, and L Turner

Councillors Cheshire and Hilton attended as standing deputies for Councillors Buckley and Wilson.

180 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Buckley and Wilson.

181 MINUTES

It was RESOLVED that:

- (a) the minutes of the meeting of the Development Management Committee held on 14 February 2013 be approved and signed by the Chairman; and
- (b) the minutes of the Site Viewing Working Party held on 28 February 2013 be received.

182 MATTERS ARISING

There were no matters arising.

183 DECLARATIONS OF INTERESTS

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

184 CHAIRMAN'S REPORT

The Chairman reminded the Committee that an extraordinary meeting of this Committee and Winchester City Council's Planning Development Committee would be held on Friday 15 March 2013 at 9.30 am at the Public Service Plaza to determine applications relating to the Waterlooville MDA and that the papers were being despatched by Winchester City Council.

185 MATTERS TO BE CONSIDERED FOR SITE VIEWING OR DEFERMENT

Planning Reference 12/00323/CMP- 121 High Lawn Way, Havant

Subject: Untidy Land

The Committee was advised that since the report was published the appearance of the land had improved.

RESOLVED that consideration of this matter be deferred to enable the officers to continue to monitor the condition of 121 High Lawn and report back to the Committee on 18 April 2013, if the officers considered that a Section 215 Notice was necessary.

Planning Application APP/12/01222 – Proposed Development Site Manor farm and Copseys Nursery, Hallett Road, Havant

Proposal: HYBRID APPLICATION: Incorporating a Full and Outline planning application for a total of 191 dwellings with access from Glenleigh Park, Hallett Road, Fifth Avenue and Blenheim Gardens.

The Committee received:

- (a) a written report from the Executive Head of Planning and Built Environment;
and
- (c) additional information setting out:
 - (i) responses from the arborist and the Environment Agency;
 - (ii) details of additional representations received since the agenda was published; and
 - (iii) a revised recommendation and additional condition.

Concern was raised that an acceptable Flood Risk Assessment had not been received and a motion to defer consideration of this matter was moved and seconded.

In view of the public interest expressed in this application, the Chairman decided that before the Committee debated the motion to defer, the Committee should adjourn the meeting to give the deputees an opportunity to address the Committee on the issue of deferment.

**(the meeting adjourned at 5.08pm to allow the deputees to address the Committee on
the issue of deferment)
(the meeting resumed at 5.18 pm)**

In response to questions raised by members of the Committee, the officers advised that:

- (A) The original Flood Risk Assessment submitted with the application was not acceptable to the Environment Agency. To overcome the concerns of the Environment Agency the applicant had submitted revisions to the assessment in January, February and on 1 March 2013. The Environment Agency had not

- had sufficient time to consider the latest revision and had recommended refusal on the grounds set out in the additional information referred to in C(i) above.
- (B) the Council was required to give the Environment Agency twenty one days to consider the latest revision to the Flood Risk Assessment;
 - (C) all parties had acted reasonably on the matter of the Flood Risk Assessment. However, there were a few technical points which could not be resolved by the date and time of this meeting;

The Committee discussed this application in detail including the matters raised by the deputees (see appendix to these minutes) whilst the Committee was adjourned. The Committee considered that in view of the size of the development and the potential impact on the adjoining residents and Emsworth, this matter should not be delegated to the Officers and the Environment Agency and residents should have an opportunity to consider the latest revision before this matter was submitted to the Committee for determination.

RESOLVED that consideration of Application APP/12/01222 be deferred to enable the Environment Agency, residents and other interested parties to consider and respond to the latest revision of the Flood Risk Assessment.

(After the decision to defer had been made the Officers advised that it was anticipated that this matter would be referred back to the Committee on 18 April 2013. In response to a question raised by a member of the Committee, the Officers advised that a deferment should not have any financial implications)

186 APPLICATION APP/13/00110 – HAVANT LEISURE CENTRE, CIVIC CENTRE ROAD, HAVANT

Subject: Display of 3No. illuminated fascia signs comprising brushed silver letters and logo; 1No. non illuminated fascia with brushed silver letters only; 4No. non illuminated hanging banner signs.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment.

In response to a question raised by a member of the Committee concerning the impact of the proposed lighting on wildlife, the officers advised it was not envisaged that the soft illumination proposed for the signs would have a detrimental effect on local fauna.

RESOLVED That planning application APP/13/00110 be granted permission subject to the following conditions:

- (1) Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provision of the Town & Country Planning (Control of Advertisements) Regulations 1992

- (2) Any structure, or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: As required by the provisions of the Town & Country Planning (Control of Advertisements) Regulations 1992

- (3) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Town & Country Planning (Control of Advertisements) Regulations 1992.

- (4) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As required by the provisions of the Town & Country Planning (Control of Advertisements) Regulations 1992.

- (5) No advertisements shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: As required by the provisions of the Town & Country Planning (Control of Advertisements) Regulations 1992.

- (6) The advertisements hereby approved shall not be displayed in conjunction with those previously approved under consent Nos. APP/11/01239 or APP/11/01832; nor in conjunction with the under mentioned signs currently displayed on the building:

2No. white vinyl banner signs 'Horizon Leisure Centres - Making Life Better' affixed to south elevation of building in the following locations:

(a) within the white painted blockwork section of the Havant Indoor Bowling Club part of the building; and

(b) in the south western top corner of the sports hall

Reason: To avoid excessive displays of advertisements in the interests of visual amenity.

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

Stanfords location plan reference OI531358

Drawing No. 20564-01-08

Drawing No. 20564-02-08

Drawing No. 20564-05-08

Drawing No. 20564-03-08

Reason: - To ensure provision of a satisfactory development.

(The meeting commenced at 5.00 pm and concluded at 5.38 pm)

APPENDIX

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT CONTROL COMMITTEE
7 MARCH 2013
INFORMAL DISCUSSIONS

Councillors' Attendance

Councillors:

Mrs Shimbart (Chairman) (P)

Buckley	J Smith (P)
Brown (P)	L Turner (P)
Gibb - Gray (P)	Wilson

Deputy Members

Councillor Hilton (Standing Deputy for Councillor Buckley)
Councillor Cheshire (Standing Deputy for Councillor Wilson)

Officers' Attendance:

Havant Borough Council

Chris Murray – Service Manager (Planning Development)
Steve Weaver – Development Control Team Leader
Aaron Wright – Senior Planner
Tracey Ford – Transport Engineer
Mark Gregory – Democratic Services Officer

1 **PLANNING APPLICATION APP/12/01222 – PROPOSED DEVELOPMENT SITE
MANOR FARM AND COPSEYS NURSERY, HALLETT ROAD, HAVANT**

Proposal: HYBRID APPLICATION: Incorporating a Full and Outline planning application for a total of 191 dwellings with access from Glenleigh Park, Hallett Road, Fifth Avenue and Blenheim Gardens.

The Chairman decided that each depute, including Councillor Bolton, would have **3 minutes** in which to address the Committee on the motion to defer. The Chairman stressed that this was not an opportunity to discuss the application as the depees would be given an opportunity to address the Committee either later, if this motion failed, or when this matter came back before the Committee.

PUBLIC PARTICIPATION

Against the motion to Defer

The Committee was addressed by Mr Gebhart (MJA Consultants), who objected to the deferral for the following reasons:

- (a) the drainage strategy had been developed in response to feedback; and
- (b) discussions were being held with the Environment Agency following the submission of the revised Flood Risk Assessment. It was anticipated that the objections, which were of a minor nature, would be resolved shortly

In Support of the Motion to Defer

The Committee was also addressed by Mr Reason, Mr Norton (Warblington and Denvilles Residents' Association) and Councillor Bolton who supported a deferral for the following reasons:

Mr Reason

- (i) flooding was one of the concerns he proposed to include in his deputation against the application. The revised flood risk assessment and the response of the Environment Agency should be considered by the residents before the application was determined by the Council

Mr Norton

- (ii) although assurances had been given by the developer, there were concerns about the drainage of the site and the impact it could have on adjoining residents and residents of Nore Farm Avenue; and

Councillor Bolton

- (iii) the matter should only be considered by the Committee when a risk flood assessment had been submitted which satisfied the requirements of the Environment Agency.

The Officers advised the Committee that the revised recommendation set out in the additional information circulated prior to the meeting would only permit the officers to grant permission, if the Environment Agency withdrew its objections.