

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 17 March 2016

Present

Buckley (Chairman), Hart, Heard, Keast, Satchwell and Guest (Standing Deputy)

94 Apologies for Absence

Apologies were received from Councillors Patrick and Howard.

95 Minutes

The Minutes of the Meeting of the Development Management Committee held on 25 February 2016 were agreed as a correct record and signed by the Chairman.

96 Matters Arising

There were no matters arising.

97 Site Viewing Working Party Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 10 March 2016 were received.

98 Declarations of Interest

There were no declarations of interest.

99 Chairman's Report

The Chairman reported that a Development Consultation Forum was scheduled for 31 March 2016 to discuss 3 Portsmouth City Council Allocations sites in the Borough. These sites were located at Blendworth Crescent, Holybourne Road and Kingsclere Avenue.

The Chairman also advised the Committee that the Scrutiny Board would be considering a report on the arrangements of the Development Management Committee and this report was available for inspection.

100 Matters to be Considered for Site Viewing and Deferment

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

101 Deputations

(1) Mr D Rayner (objector) – Application APP/15/01235 – Land adjacent Woodcroft Primary School, Woodcroft Lane, Waterlooville PO8 9QD

(2) Councillor G Shimbart (ward Councillor) – Application APP/15/01235 – Land adjacent Woodcroft Primary School, Woodcroft Lane, Waterlooville PO8 9 QD

102 APP/15/01235 - Land adjacent Woodcroft Primary school, Woodcroft Lane, Waterlooville, PO8 9QD

(The Site was viewed by the Site Viewing Working Party)

Proposal: Outline application for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue with all other matters reserved.

The Committee considered the written report and recommendations of the Head of Planning Services to grant permission.

The Committee was addressed by the following deputees:

(1) Mr D Rayner who objected to the proposal for the following reasons:

(a) The proposed access to the site would have a detrimental impact on the parking on Woodcroft Lane by removing the layby in situ. Vehicles would continue to park on Woodcroft Lane, rather than the replacement layby, resulting in the turning of vehicles being problematic.

(b) The TRO introduced on the highway were not properly enforced and therefore additional TROs would not alleviate traffic management problems.

(c) The proposed access would not provide sufficient sight lines for residents entering the road and could be dangerous to the public.

(d) The proposed emergency access via Eagle avenue would provide a more desirable route for residents into the development site and satisfy concerns for parking and safety in Woodcroft Lane.

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- (2) Councillor G Shimbart who, with the Chairman's approval, requested the Committee be reshown images of the approved junction change at Milton Road and Lovedean Lane.

Councillor Shimbart objected to the application for the following reasons:

- (e) The approved change to the junction at Milton Road and Lovedean Lane would not be a practical solution to traffic management concerns and would create issues with public safety.
- (f) The emergency access to the development site could be altered to accommodate residential use.
- (g) The commercial businesses operating in the area had exacerbated the parking situation on Woodcroft Lane and the proposed access would cause further detriment.

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

- (1) The approved junction change at Milton Road and Lovedean Lane formed part of a separate application and had been approved in principle. This junction change would undergo safety audits prior to being installed.
- (2) Schools were under no obligation to provide on street or on site parking for parents.
- (3) The application had included indicative plans of the development layout, the committee were to consider the proposed access change with all matter reserved.
- (4) Retaining the layby in Woodcroft Lane would not provide a sufficient sight line to the proposed access to satisfy the safety concerns of Hampshire Highways. The removal of the layby was in the interest of public safety.
- (5) The difference in level between Eagle Avenue and the Development Site meant that access from Eagle Avenue was impractical. The difference in gradient meant a significant area of the development site would be lost to accommodate the access route.

The Committee discussed this application together with views raised by the deputies. Some members of the committee raised concerns over the impact the proposed access route would have on the parking and traffic management in Woodcroft Lane. Members also commented on the usefulness and enforceability of TROs within the area.

The Committee discussed that the proposal was in line with National and Local Frameworks and that the Highway Authority were satisfied with the application and provisions for public safety. One members of the committee expressed that development site also fell within the Allocations Plan for the Borough and there were no material grounds for refusal and found the proposal acceptable. It was therefore

RESOLVED that the Head of Planning Services be authorised to grant outline consent for application APP/15/01235 subject to the conditions set out in the officer's report.

The meeting commenced at 5.00 pm and concluded at 6.04 pm