

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 8 December 2016

Present

Councillors Buckley, Hughes, Keast, Patrick, Perry, Quantrill and Satchwell

58 Appointment of Chairman

RESOLVED that Cllr Clare Satchwell would be chairman for the meeting.

59 Apologies for Absence

There were no apologies for absence.

60 Minutes

It was RESOLVED that the minutes of the meeting held on 20 October 2016 be approved as a correct record and signed by the Chairman.

61 Matters Arising

There were none.

62 Site Viewing Working Party Minutes

The committee received the minutes of the meeting held on the 1 December

63 Declarations of Interest

There were no declarations on interest relating to matters on the agenda.

64 Chairman's Report

The Chairman reported that the Havant Borough Council Local Housing Statement 2036 had been approved by Full Council on the 7 December 2016 and it was important for officers and members to work together to deliver the most positive developments possible for the benefit of the residents in the Borough.

65 Matters to be Considered for Site Viewing and Deferment

There were none.

66 Deputations

The following deputation requests were noted by the committee:

- (1) Cllr Edward Rees (Ward Councillor) – APP/16/00928 Aura House, New Road, Havant

67 APP/16/00928 - Aura House, New Road, Havant, PO91DE

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

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

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

- (1) Detailed the level of occupation of Aura House
- (2) Detailed the number of separate business operating at Aura House

The Committee was addressed by the following depute:

- (1) Cllr Edward Rees who objected to the officers recommendation and supported the proposal for the following reasons:
 - a) The proposal would provide space for businesses and employment in a ward that has a need.
 - b) The initial build of Aura House was very successful and the proposal would seek to increase economic growth.
 - c) The grounds for refusal were a subjective judgement and the proposal would seek to add variety and character to the area.
 - d) The proposal had not generated any objections from members of the public or ward Councillors
 - e) The proposal was in line with Havant Borough Council's parking policy and had not received objections from the Highways Authority
 - f) The proposal was supported by a strong business case for further development of the site

The committee discussed the application in detail together with the views raised during the deputation.

Members of the committee considered the economic benefits of the proposal to the local businesses and prosperity of the Borough. Although there were some perceived projected benefits to employment and business in the area, the committee also considered the significant environmental impacts of the proposal and its location. It was considered that the proposal constituted an overdevelopment of the site and was, due to its bulk and prominent location, unsympathetic to the character of the area and an incongruous feature to the street scene. It was therefore

RESOLVED that the Head of Planning be authorised to refuse permission for application APP/16/00928 for the following reason:

1. The proposed Office Extension would by reason of its prominent siting, design, size, materials, height, mass and bulk have a harmful impact on the character and appearance of the area, detract from the appearance⁴ of the existing building and represent an overdevelopment of this shallow and constricted site. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

**68 APP/16/01110 - Boundary Wall in front of 101 - 109 North Street
Emsworth, PO10 7PH**

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

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

1. The variation to the original planning approval was due to further investigation into the retaining wall revealing that part of the wall was safe to repair.

The Committee discussed the application in detail and found no reasons for refusal. It was therefore

RESOLVED that Head of Planning be authorised to grant permission for APP/16/01110 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:

- Diversion plan – 001
 - Retaining wall replacement plans and long section – DN 11/003B
 - Materials arrangement – DN: 11/002A
 - Site compound arrangement – DN: 11/003A

reason: to ensure provision of satisfactory development

- 3. The areas of land required to be altered to construct the wall at the front of No's 101-109 North Street shall be reinstated to the previous ground level unless otherwise agreed with the Local Planning Authority.

reason: in the interests of the amenities of the properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

69 Nomination of Chairman

It was RESOLVED that Cllr Gary Hughes be nominated as Chairman for the next meeting of the Development Management Committee.

The meeting commenced at Time Not Specified and concluded at 6.15 pm

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Chairman