

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 18 May 2017

Present

Councillor Perry (Chairman)

Councillors Hughes, Keast, Patrick, Satchwell, Bowerman and Lloyd (Standing Deputy)

1 Appointment of Chairman

RESOLVED that Cllr John Perry be appointed as Chairman for the meeting

2 Apologies for Absence

Apologies for absence were received from Cllr Paul Buckley with Cllr Diane Lloyd acting as standing deputy

3 Minutes

RESOLVED that the minutes of the last meeting held on 27 April be approved as a correct record and signed by the Chairman

4 Matters Arising

There were no matters arising

5 Site Viewing Working Party Minutes

The committee received the minutes of the Site Viewing Working Party held on the 11 May.

6 Declarations of Interest

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

7 Chairman's Report

The Chairman advised the committee that a Development Consultation forum would be taking place on the 25 May and encouraged all to attend.

The Chairman also reported that additional training would be taking place on the 22 May and encouraged all to attend.

8 Matters to be Considered for Site Viewing and Deferment

No matters were considered for site viewing of deferment.

9 Deputations

The following deputation requests were noted by the committee:

- (1) Mr Martin Critchley – APP/17/00278 – 234 Sea Front, Hayling Island
- (2) Mr Phil Malin – APP/17/00233 – 32 Wallis Road, Waterlooville
- (3) Councillor Paul Buckley – APP/17/00233 – 32 Wallis Road, Waterlooville

10 APP/17/00278 - 234 Sea Front, Hayling Island, PO11 0AU

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

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

The Committee was addressed by the following depute:

- (1) Mr Martin Critchley (applicant's agent) who supported the proposal for the following reasons:
 - a. Retaining the retail use of the site was no longer viable.
 - b. The proposal would create affordable homes in the local area.
 - c. The location would benefit from local amenities including shops and public transport and the proposal was a highly sustainable development
 - d. While the properties would be refurbished the historic value would be retained
 - e. The proposal was in keeping with the character of the area.
 - f. The proposal would have a positive impact on the regeneration of the area.

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

- The stables to the rear of the site were to be demolished however the rear wall was to be retained. A condition relating to the retention of the rear wall was recommended.
- The posts to be removed from the rear of the site in the proposal were to allow for ease of access and better manoeuvrability

- Officers had consulted the Development Engineer regarding the parking to the rear of the site who had raised no objections.

The committee discussed the application in detail together with the views raised by the depute.

During the course of the debate it was expressed that the proposal would revitalise this area of the Borough and was a much welcomed development. The proposal sought to develop on a brownfield site and was a sustainable development that would be of benefit to the community. It was therefore

RESOLVED that the Head of Planning Services be authorised to grant consent for application APP/17/00278 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:

Design, Access, Flood Risk and Sustainability Statement
March 2017

Location Plan and Block Plan Drawing No. 1694-101

Survey Plan Ground Floor Drawing No. 1694-201

Survey Plan First Floor Drawing No. 1694-202

Survey Elevations Drawing No. 1694-301

Survey Elevations Drawing No. 1694-302

Proposed Elevations Drawing No. 1694-521

Proposed Elevations Drawing No. 1694-522

Proposed Ground Floor Plan Drawing No. 1694-421 Rev A

Proposed First Floor Plan Drawing No. 1694-422

Proposed Second Floor Plan Drawing No. 1694-423

Proposed/Existing Roof Plan Drawing No. 1694-203

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of

the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or 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.

- 4 Notwithstanding any description of materials in the application no above ground construction works excluding internal alterations shall take place until samples and 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. The proposed mansard roofing materials shall consist of natural slate. 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall be commenced above ground level with the exception of internal alterations until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall be carried out above ground level excepting internal alterations until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development / use hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

- 7 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction/retention 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 occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The car parking 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 DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 The following existing features of the front elevation shall be retained on the building as shown on Drawing No.1694-521:

'Twine' Sign
Bulls Head details
Dentil Course detailing

Reason: In order to retain important features which are of benefit in maintaining the history or character 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.

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

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

The Committee was addressed by the following deputees:

(1) Mr P Malin who supported the application for the following reasons:

- a. The proposal would be 13m away from the neighbouring property to the north elevation. This was in accordance with Havant Borough Council policies.
- b. The design of the proposal sought to mitigate any issues with overlooking with windows being placed higher than eye level
- c. Although there would be an effect on the light available to 1 Treeside, the neighbouring property, this should be considered minimal.
- d. The proposal was inkeeping with the character of the area and had little to no impact on the street scene
- e. The proposal would seek to achieve optimum use of the site
- f. The application was supported by a detailed and informed report from officers.

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

- The applicant would seek to mitigate any potential overlooking as far as possible with top hung windows
- The proposal would feature high placed velux windows to allow light in the property and mitigate overlooking.

(2) Cllr P Buckley, who objected to the proposal for the following reasons:

- g. The proposal had received a negative response from a significant number of neighbouring residents
- h. The proposal would have a significant detrimental impact with regard to light and visual amenity available to the neighbouring property at 1 Treeside, leaving only a 15 degree angle of light available
- i. The design was unsympathetic to the neighbouring properties and an alteration of the design could mitigate this

- j. The north elevation would be oppressive to the outlook from 1 Treeside,
- k. The separation distance that had been reported by the officers did not adequately illustrate the impact the proposal would have on the immediate area.
- l. The neighbouring properties were not against the principle of development in the area, however the size, bulk and mass of the proposal was inappropriate.

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

- The 15 degree angle of light available referred to the outlook from the east elevation of 1 Treeside.

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

- The supplementary information tabled at the meeting contained an additional condition regarding the windows on the south elevation as a result of representations received.

The Committee discussed the application in detail together with the views raised by the deputees. During the course of the debate, concern was raised over the impact the proposal would have on the neighbouring properties with specific regard to the increase in bulk and height. While some of committee felt that the increased bulk would be too oppressive to the neighbouring properties, the majority of the committee felt that the impact was minimal, inline Havant Borough Council Policy and acceptable. It was discussed that the proposal would utilise the site to its greatest potential and the visual amenity to 1 Treeside would not be significantly detrimentally affected. It was also felt that the proposal mitigated concerns of overlooking by way of its design and features. It was therefore

RESOLVED that the Head of Planning Services be authorised to grant permission for application APP/17/00233 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 external materials used shall be as indicated on the hereby approved plans and where appropriate 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.

- 3 The new windows in the first floor on the south elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Proposed Site Plan Drawing No. 17/13/06 Revision B
Proposed Plans and Elevations Drawing No. 17/13/04 Rev C

Reason: - To ensure provision of a satisfactory development.

12 APP/17/00438 - 101 - 109 North Street Emsworth, PO10 7PH

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

The committee discussed the application in detail and found no grounds for refusal in planning terms. It was therefore

RESOLVED that the Head of Planning Services be authorised to grant permission for application APP/17/00438 subject to the following conditions:

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

Application form dated 25th April 2017

Reason: - To ensure provision of a satisfactory development.

13 Appointment of Site Viewing Working Party

The Committee considered the appointment of the Site Viewing Working party for the municipal year 17/18.

RESOLVED that:

(a) the Site Viewing Working Party be constituted with the following terms of reference:

Title:	Site Viewing Working Party
Membership:	All members (including standing deputies) of the Development Management Committee
Chairman:	To be appointed by the Development Management Committee.
Function:	To inspect sites relating to planning applications, Tree Preservation Orders and other matters referred to it by the Development Management Committee and officers and to inspect sites as necessary and request additional information if necessary.

(b) Members of the Development Management Committee (including standing deputies) be appointed to the Working Party referred to in (a) above; and

(c) members appointed to the Working Party referred to in (a) above continue to be members and constitute that Working Party until the first meeting of the Committee after the annual meeting of the Council subject to the members concerned remaining members of the Council during that time.

14 Appointment of Chairman

RESOLVED that Cllr Clare Satchwell be appointed as Chairman for the next meeting of the Site Viewing Working Party and Development Management Committee.

The meeting commenced at 5.00 pm and concluded at 6.41 pm

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Chairman