

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 22 June 2017

Councillors Satchwell, Hughes, Perry, Quantrill (Standing Deputy) and Lloyd
(Standing Deputy)

6 Apologies

Apologies for absence were received from Cllrs Keast, Patrick, Buckley and Bowerman with Cllrs Quantrill and Lloyd acting as standing deputies.

7 Minutes

RESOLVED that the minutes of the meeting held on 11 May were approved as a correct record.

8 Declarations of Interests

There were no declarations of interest

9 Land North of Havant Road and West of Selangor Avenue, Emsworth - APP/16/00774

Proposal: Erection of 161 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme).

The site was viewed by the Site Viewing Working Party given a request from the Head of Planning Services that the application be determined by the Development Management Committee.

The Working Party received a written report from the Head of Planning Services which identified the following key considerations:

- (i) Principle of development
- (ii) Nature of Development
- (iii) Impact on the Character and Appearance of the area
- (iv) Residential and Neighbouring Amenity
- (v) Access and Highway Implications
- (vi) Flooding and Drainage
- (vii) The Effect of Development on Ecology
- (viii) Impact on Trees
- (ix) Community Infrastructure Levy (CIL), Contribution Requirements and legal agreement.

The working party viewed the site, the subject of the application, to assess whether there were additional matters that should be considered by the Development Management Committee. The site was also viewed from Havant Road, close to the proposed access to the site.

RESOLVED that the following information be provided to the Development Management Committee:

1. How traffic would be monitored on the Havant Road to understand the impact the proposal would have if permitted
2. If it was proposed that the development was delivered in phases how many would there be and any time scales for these
3. If there are limitations on noise levels in the surrounding areas for new developments
4. The density of residents on Selangor Avenue.

10 Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth - APP/16/01234

Proposal: Change of use from private equestrian yard to a mixed use comprising private equestrian yard and single pitch, private gypsy and traveller site (including amenity block and one touring caravan pitch).
Revised application.

The site was viewed by the Site Viewing Working Party given a request by the Head of Planning Services that the application be determined by the Development Management Committee.

The Working Party received the report from the Head of Planning Services which identified the following key considerations:

- (i) Principle of development - including whether the resident of the site is a gypsy for the purposes of planning policy
- (ii) What is the existing level of local provision for Gypsies and travellers and the identified need for permanent sites
- (iii) Whether there is alternative accommodation available
- (iv) The personal circumstances of the applicant but not whether they have local connections
- (v) Whether this is an effective use of previously developed (brownfield), untidy or derelict land
- (vi) Whether the site is suitable for the proposed use by virtue of any previous contamination
- (vii) Impact upon the character and appearance of the area
- (viii) Sustainability
- (ix) Impact upon residential amenity
- (x) Highway considerations
- (xi) Ecological considerations
- (xii) Drainage

- (xiii) Other matters
- (xiv) Human rights.

The site was also viewed from the interior of the adjacent property, Hollybank Cottage, showing the outlook onto the site.

RESOLVED that based on the information available at the time that no additional information be provided to the Development Management Committee.

The meeting commenced at 1.00 pm and concluded at 2.50 pm

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