

## **HAVANT BOROUGH COUNCIL**

At a meeting of the Development Management Committee held on 29 June 2017

Present

Councillor Satchwell (Chairman)

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

### **15 Apologies for Absence**

Apologies for absence were received from Cllrs Buckley, Keast and Bowerman.

### **16 Minutes**

RESOLVED that the minutes of the last meeting held on 18 May 2017 were approved as a correct record and signed by the Chairman.

### **17 Matters Arising**

There were no matters arising

### **18 Site Viewing Working Party Minutes**

The Minutes of the Site Viewing Working Party, held on the 22 June, were received.

### **19 Declarations of Interest**

Cllr Satchwell and Cllr Quantrill advised they had been nominated to the Chichester Harbour Conservancy, which were a consultee for one of the matters agenda. It was advised that this was not a pecuniary interest.

### **20 Chairman's Report**

The Chairman advised that:

- Cllr Bowerman would no longer be a full member of the Committee and would act as a Standing Deputy. Cllr Lloyd had been appointed as a full member of the Committee.

- All members of the Development Management Committee and Standing Deputies had been appointed to the Local Plan Panel. The first meeting was to be held on the 3 July.

## **21 Matters to be Considered for Site Viewing and Deferment**

No matters were considered for Site Viewing or Deferment.

## **22 Deputations**

The following deputation requests were noted by the committee:

- 1) Hon Ald Gibb-Gray - (APP/16/00774) – Land North of Havant Road
- 2) Mr A Norton - (APP/16/00774) – Land North of Havant Road
- 3) Mrs A Wright - (APP/16/00774) – Land North of Havant Road
- 4) Cllr R Bolton - (APP/16/00774) – Land North of Havant Road
- 5) Cllr L Bowerman - (APP/16/00774) – Land North of Havant Road
- 6) Cllr R Cresswell - (APP/16/00774) – Land North of Havant Road
- 7) Mr R Hitchcock – (APP/16/01234 – Stables adjacent to Hollybank Cottage
- 8) Mr C Ashe – (APP/16/01234 – Stables adjacent to Hollybank Cottage
- 9) Cllr R Bolton– (APP/16/01234 – Stables adjacent to Hollybank Cottage
- 10) Cllr L Bowerman – (APP/16/01234 – Stables adjacent to Hollybank Cottage
- 11) Cllr R Cresswell – (APP/16/01234 – Stables adjacent to Hollybank Cottage
- 12) Mr T Peters – APP/17/00347 – Aura House, New Road

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

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

The Committee considered the written report, in addition to the supplementary information, and recommendation from the Head of Planning Services to grant permission.

The Committee was addressed by the following deputees:

- 1) Honorary Alderman Gibb-Gray, who objected to the proposal for the following reasons:
  - a. The proposal was premature as the site was not included in the Local Plan Allocations and should await adoption of the new Local Plan 2036.
  - b. There are other, more suitable, identified sites that would be a better fit for the proposal
  - c. The proposal seeks to develop a greenfield site, which should be avoided. The proposal should instead seek to develop more urban areas and brownfield sites.
  - d. The level of affordable housing contributions in the proposal was 30% and this should be higher
  - e. The proposal would have a negative impact on the visual amenity of the local area, with specific negative impacts on the immediate neighbouring residents
  - f. The proposal was an over intensive use of the site and the potential increase in traffic could create a significant danger to the neighbouring roads, specifically Selangor avenue.
  
- 2) Mr A Norton, who objected to the proposal for the following reasons:
  - g. The Council's lack of a 5 year housing land supply should not dictate that policies are out of date. The proposal is in breach of policy CS17.
  - h. The site should be deemed a wildlife corridor and planning permission should be refused if these cannot be mitigated or avoided.
  - i. The officers report had highlighted drainage issues with the site.
  - j. The officer's report did not take into account that the noise impact assessment cited was conducted over 5 years prior.
  - k. The traffic prediction created by the modelling forecast did not appear to be justified or realistic.
  - l. The construction of the proposal posed significant issues and risks to the neighbouring residents due to a significant increase large heavy vehicles.
  
- 3) Mrs Wright, who supported the proposal for the following reasons:
  - m. The application was subject to a rigorous consultation forum which had taken into account the views of the public and planning officers. The proposal sought to mitigate the concerns that had been raised and as such had been reduced from 192 dwellings to 161.

- n. The proposal made contributions to affordable housing in the amount of 48 affordable homes.
- o. The proposal was sympathetic to the local area, taking into account the impact on greenery, by including large open spaces and play stays.
- p. Although not included in the adopted local plan, the principle of development was still supported by the Local Plan 2016 and reinforced a plan lead planning system.
- q. a consultation process had been followed and the proposal would include a robust traffic control system.
- r. The Council's policies regarding car parking had been met, with 353 spaces being designated for parking. This was well over the parking allocation for a proposal of its size.
- s. The site was situated within a flood zone 1 and was therefore not at any immediate risk of flooding. Additionally there would be a net reduction of flooding the local area due to a rain water storage system being installed on the site. Also Southern Water had raised no concerns with the proposal.
- t. The proposal would make a significant contribution via a s106 agreement.
- u. The proposal would make efficient use of the land available and include a green cycle link to the benefit of local residents.
- v. The proposal was of high quality, in accordance with adopted policies and the adopted local plan and would be of great benefit to the local area.

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

- 1. If the proposal were approved, a construction management plan would be submitted to the Council for approval prior to commencing development.
- 2. a containment system for controlling run off water would be installed to the south of the site.
- 3. A traffic control system would be put in as part of an early phase of development. A traffic light system would be activated once occupation of the dwellings begins.
- 4. The applicant was confident in the limited noise levels on the proposed site.

4) Cllr Ray Bolton, who objected to the proposal for the following reasons:

- w. The noise levels reported in the impact assessment within the officers report were of a serious concern.
- x. There were significant highways issues that had not been addressed.
- y. The potential increase in traffic at peak times would have a significant detrimental impact on congestion in the local area.
- z. The proposed traffic management system had raised concerns over its viability and usefulness.

- 5) Cllr Bowerman, speaking on behalf of Cllr Cresswell, who objected to the proposal for the following reasons:
- aa. The proposed development of the green field site would instantly remove the local gap and Emsworth unique position. It would also have a negative impact on Emsworth historic value within the Borough.
  - bb. The increase in traffic and congestion could cause dangers to nearby residents and place additional pressure on local infrastructure, specifically Selangor Avenue and neighbouring roads.
  - cc. The local amenities would be significantly detrimentally affected, placing additional pressure on both Doctor's Surgeries and school places which were already overcrowded and congested. The additional traffic and population would lead to the loss of the attractive village status.
- 6) Cllr Bowerman, who objected to the proposal for the following reasons:

*See appendix A.*

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

- 1) 1 Local School had reported a shortage of spaces for students. This was St James'.

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

- A noise impact assessment had been undertaken by a specialist in 2014.
- The design of the proposal was due to the site having a number of constraints including a gas main running along one of the borders; noise and landscaping features.

The Committee discussed the application in detail together with the views raised by the Deputies. During the course of the debate, members raised the following points:

- Whilst noise had been raised as a concern by deputies, the committee were satisfied that this was not unacceptable
- The layout and design of the site made efficient use of the space whilst being sympathetic to neighbouring properties
- The proposal would make positive contributions to the local area via traffic calming and traffic control features
- The proposal made a significant contribution to the housing need of the local area.

It was therefore

RESOLVED That the Head of Planning be authorised to GRANT PLANNING PERMISSION for application APP/16/00774 subject to:-

- (A) Completion of a Section 106 Agreement in a form satisfactory to the Council's Solicitor as set out in paragraph 7.35 of the committee report; and
- (B) The conditions as set out in the committee report amended and supplemented as follows:-
- 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 and documents:

#### Planning

Application Form

Letter to HBC addressing consultee and third-party comments 3rd March 2017

Infrastructure Delivery Statement March 2017

CIL Assumption of Liability Form

CIL Additional Information Form

Planning Design & Access Statement March 2017

Affordable Housing Statement April 2017

Statement of Community Involvement July 2017

#### Architect's Plans

Building for Life 12 Assessment

Topographical Survey

Planning Layout 18-259-100 Rev C

Storey Heights Plan 18-2059-102

Affordable Housing Plan 18-2059-103

External Finishes Plan 18-2059-104 Rev A

External Enclosures Plan 18-2059-105

Bin & Cycle Storage Plan 18-2059-106

Parking Strategy Plan 18-2059-107

Enclosure Details 18-2059-108

Housetype Plan 18-2059-109

Location Plan 18-2059-109

Sub Station Elevations & Floor Plans 18-2059-SUB-101

Constraints and Opportunities 18-2059-900 Rev A

Plots 53-61 (OPP) FRONT AND SIDE ELEVATIONS 18-2059-2BFA-2BFB-1BFA-101 Rev A

Plots 53-61 (OPP) REAR AND SIDE ELEVATIONS 18-2059-2BFA-2BFB-1BFA-102 Rev B

Plots 53-61 (OPP) GROUND FLOOR PLAN Floor Plans 18-2059-2BFA-2BFB-1BFA-103

Plots 53-61 (OPP) FIRST FLOOR PLAN 18-2059-2BFA-2BFB-1BFA-104

Plots 53-61 (OPP) SECOND FLOOR PLAN 18-2059-2BFA-2BFB-1BFA-105

GARAGE ELEVATIONS AND FLOOR PLANS 18-2059-GAR-101

GARAGE ELEVATIONS AND FLOOR PLANS 18-2059-GAR-102

PLOT 63 (AS) 3BH ELEVATIONS 18-2059-3BH-101 Rev A

PLOT 63 (AS) 3BH FLOOR PLANS 18-2059-3BH-102

PLOTS 6(AS) 7(AS) 50(AS) & 51(OPP) BUCHANAN ELEVATIONS 18-2059-BU-101

PLOTS 6(AS) 7(AS) 50(AS) & 51(OPP) BUCHANAN ELEVATIONS 18-2059-BU-102

PLOT 38(AS) ALVERTON (SPECIAL) ELEVATIONS 18-2059-AL+-105

PLOT 38 (AS) ALVERTON (SPECIAL) FLOOR PLANS 18-2059-AL+-106

PLOT 48 (OPP) ALVERTON (SPECIAL) ELEVATIONS 18-2059-AL+-103

PLOT 48 (OPP) ALVERTON (SPECIAL) FLOOR PLANS 18-2059-AL+-104

PLOT 52 (OPP) TYPE 73 ELEVATIONS 18-2059-T73-103

PLOT 52 (OPP) TYPE 73 FLOOR PLANS 18-2059-T73-104

PLOT 62 (AS) TYPE 73 ELEVATIONS 18-2059-T73-105

PLOT 62 (AS) TYPE 73 FLOOR PLANS 18-2059-T73-106

PLOT 64(AS) TYPE 73 ELEVATIONS 18-2059-T73-107

PLOT 64 (AS) TYPE 73 FLOOR PLANS 18-2059-T73-108

PLOT 65(OPP) TYPE 69 ELEVATIONS 18-2059-T69-103

PLOT 65 (OPP) TYPE 69 FLOOR PLANS 18-2059-T69-104

PLOT 70 (AS) ALVERTON (SPECIAL) ELEVATIONS 18-2059-AL+-109

PLOT 70 (AS) ALVERTON (SPECIAL) FLOOR PLANS 18-2059-AL+110

PLOT 110 (OPP) ALVERTON (SPECIAL) ELEVATIONS 18-2059-AL+-101

PLOT 110 (OPP)ALVERTON (SPECIAL) FLOOR PLANS 18-2059-AL+-102

PLOT 117 (AS) ALVERTON (SPECIAL) ELEVATIONS 18-2059-AL+-107

PLOT 117 (AS) ALVERTON (SPECIAL) FLOOR PLANS 18-2059-AL+-108

PLOT 129 (OPP) TYPE 73 ELEVATIONS 18-2059-T73-101

PLOT 129 (OPP) TYPE 73 FLOOR PLANS 18-2059-T73-102

PLOT 156 (AS) ESKDALE ELEVATIONS 18-2059-ES-101

PLOTS 1 (AS), 5 (OPP), 85 (AS) & 100 (OPP) TYPE 64 ELEVATIONS 18-2059-T64-102 Rev A

PLOTS 1 (AS), 5 (OPP), 85 (AS), 100 (OPP), 121 (AS) & 133 (OPP) TYPE 64 ELEVATIONS 18-2059-T64-103

PLOTS 2 (AS), 131 (AS) & 132 (OPP)TYPE 69 ELEVATIONS 18-2059-T69-105

PLOTS 2 (AS), 131 (AS) & 132 (OPP)TYPE 69 FLOOR PLANS 18-2059-T69-106

PLOTS 3(AS) 4(OPP) 86(AS) 91(OPP) 92(AS) 99(OPP) 122(AS) & 130 (OPP) TYPE 69 ELEVATIONS 18-2059-T69-101

PLOTS 3(AS) 4(OPP) 86(AS) 91(OPP) 92(AS) 99(OPP) 122(AS) & 130 (OPP) TYPE 69 FLOOR PLANS 18-2059-T69-102  
PLOTS 8(OPP) 15(AS) 27(OPP) 35(OPP) & 149(OPP) ENNERDALE ELEVATIONS 18-2059-EN-101  
PLOTS 8(OPP) 25(AS) 16(OPP) 23(AS) 26(AS) 27(OPP) 32(OPP) 35(OPP) 120(AS) 137(OPP) 142 (OPP) 149(OPP) & 157 (OPP) ENNERDALE FLOOR PLANS 18-2059-EN-103  
PLOTS 9(AS) 10(AS) 11(OPP) 12(OPP) 13(OPP) 14(OPP) 17(OPP) 22(AS) 33(AS) 49(AS) 78 (AS) 80 (OPP) 119 (AS) 138 (AS) &143 (AS) MAIDSTONE ELEVATIONS 18-2059-MA-101 Rev A  
PLOTS 9(AS) 10(AS) 11(OPP) 12(OPP) 13(OPP) 14(OPP) 17(OPP) 22(AS) 33(AS) 49(AS) 78 (AS) 80 (OPP) 119 (AS) 138 (AS) &143 (AS) MAIDSTONE FLOOR PLANS 18-2059-MA-102 Rev A  
PLOTS 16(OPP) 23(AS) 26(AS) 32(OPP) 120(AS) 137(OPP) 142(OPP) & 157 (OPP) ENNERDALE ELEVATIONS 18-2059-102  
PLOTS 18(OPP) 21(AS) 30(OPP) 31(AS) 139(OPP) & 141 (AS) WOODCROFT ELEVATIONS 18-2059-WO-101  
PLOTS 18(OPP) 21(AS) 30(OPP) 31(AS) 139(OPP) & 141 (AS) WOODCROFT FLOOR PLANS 18-2059-WO-102  
PLOTS 19(OPP) 20(AS) & 140(OPP) WOODCROFT FLOOR PLANS 18-2059-WO-104  
PLOT 19 (OPP) 20(AS) & 140(OPP) WOODCROFT ELEVATIONS 18-2059-WO-103  
PLOTS 24 (OPP), 25 (OPP), 150 (OPP) & 151(OPP) FOLKSTONE ELEVATIONS 18-2059-FO-101  
PLOTS 24 (OPP) 25(OPP) 150(OPP) & 151 (OPP) FOLKSTONE FLOOR PLANS 18-2059-FO-102  
PLOTS 28 (AS) 82(OPP) 83(AS) 84(OPP) 101(AS) 102(OPP) 103(AS) 106(AS) & 107(OPP) FOLKSTONE ELEVATIONS 18-2059-FO-103  
PLOTS 28 (AS) 82(OPP) 83(AS) 84(OPP) 101(AS) 102(OPP) 103(AS) 106(AS) & 107 (OPP) FOLKSTONE FLOOR PLANS 18-2059-FO-104  
PLOT 29 (AS) ENNERDALE ELEVATIONS 18-2059-EN-104  
PLOTS 29 (AS) 69 (OPP) 81(OPP) & 104 (AS) ENNERDALE FLOOR PLANS 18-2059-EN-106  
PLOTS 34 (OPP) & 161(OPP) KINGSLEY ELEVATIONS 18-2059-KG-101  
PLOTS 34 (OPP), 144 (OPP), 160 (AS) & 161 (OPP) KINGSLEY FLOOR PLANS 18-2059-KG-103  
PLOTS 36(OPP) 37(AS) 66(AS) 108(OPP) 109(AS) 134(OPP) 136(AS) 145(OPP) 148(AS) 155 (AS) & 152 (OPP) ROSEBERRY FLOORPLANS 18-2059-RO-102  
PLOTS 36(OPP) 37(AS) 66(AS) 134(OPP) 136(AS) 145(OPP) 148(AS) 155(AS) & 152(OPP) ROSEBERRY ELEVATIONS 18-2059-RO-101 Rev A  
PLOTS 39-47 (AS) COLEFORD, HORNSEA & LOUGHTON FLOOR PLANS 18-2059-CO-HO-LO-103  
PLOTS 39-47 COLEFORD, HORNSEA & LOUGHTON ELEVATIONS 18-2059-CO-HO-LO-101 Rev A  
PLOTS 39-47 (AS) COLEFORD HORNSEA & LOUGHTON FLOOR PLANS 18-2059-CO-HO-LO-104



PLOTS 39-47 (AS) COLEFORD HORNSEA & LOUGHTON FLOOR  
PLANS 18-2059-CO-HO-LO-105  
PLOTS 39-47 (AS) COLEFORD HORNSEA & LOUGHTON  
ELEVATIONS 18-2059-CO-HO-LO-102 Rev A  
PLOTS 67(OPP) 68(AS) 135(OPP) 146(AS) 147(OPP) 153(OPP) & 154  
(AS) ROSEBERRY FLOOR PLANS 18-2059-RO-104  
PLOTS 67(OPP) 68(AS) 135(OPP) 146(AS) 147(OPP) 153(OPP) & 154  
(AS) ROSEBERRY ELEVATIONS 18-2059-RO-103  
PLOTS 69(OPP) 81(OPP) & 104(AS) ENNERDALE ELEVATIONS 18-  
2059-EN-105  
PLOTS 71-76(AS) & 111-116(AS) AMBERSHAM & MALDON FLOOR  
PLANS 18-2059-AM-MN-103  
PLOTS 71-76(AS) & 111-116(AS) AMBERSHAM & MALDON  
ELEVATIONS 18-2059-AM-MN-101 Rev A  
PLOTS 71-76(AS) & 111-116(AS) AMBERSHAM & MALDON  
ELEVATIONS 18-2059-AM-MN-102 Rev A  
PLOTS 71-76(AS) & 111-116(AS) AMBERSHAM & MALDON FLOOR  
PLANS 18-2059-AM-MN-104  
PLOTS 77(OPP) 79(AS) 105(OPP) & 118(OPP) ESKDALE  
ELEVATIONS 18-2059-ES-102 Rev A  
PLOTS 77(OPP) 79(AS) 105(OPP) & 118(OPP) ESKDALE FLOOR  
PLANS 18-2059-ES-103  
PLOTS 87(OPP) 90(AS) 93(OPP) 95(AS) 96(OPP) & 98(AS) TYPE 67  
ELEVATIONS 18-2059-T67-101  
PLOTS 87(OPP) 90(AS) 93(OPP) 95(AS) 96(OPP) & 98(AS) TYPE 67  
FLOOR PLANS 18-2059-T67-102  
PLOTS 88 (AS) 89(OPP) 94(AS) & 97(OPP) TYPE 67 ELEVATIONS 18-  
2059-T67-103  
PLOTS 88 (AS) 89(OPP) 94(AS) & 97(OPP) TYPE 67 FLOOR PLANS  
18-2059-T67-104  
PLOTS 108(OPP) & 109(AS) ROSEBERRY ELEVATIONS 18-2059-RO-  
105  
PLOTS 121(AS) & 133(OPP) TYPE 64 ELEVATIONS 18-2059-T64-101  
PLOTS 123-128(OPP) 2BFC & 2BFD ELEVATIONS 18-2059-2BFC-  
2BFD-101 Rev A  
PLOTS 123-128(OPP) 2BFC & 2BFD FLOOR PLANS 18-2059-2BFC-  
2BFD-103  
PLOTS 123-128(OPP) 2BFC & 2BFD ELEVATIONS 18-2059-2BFC-  
2BFD-102 Rev A  
PLOTS 123-128(OPP) 2BFC & 2BFD FLOOR PLANS 18-2059-2BFC-  
2BFD-104  
PLOTS 144(OPP) & 160(AS) KINGSLEY ELEVATIONS 18-2059-KG-  
102 Rev A  
PLOTS 158(OPP) & 159(AS) MAIDSTONE ELEVATIONS 18-2059-MA-  
103  
PLOTS 158(OPP) & 159(AS) MAIDSTONE FLOOR PLANS 18-2059-  
MA-104  
STREET SCENES 18-2059-SS-101 Rev A  
STREET SCENES 18-2059-SS-102 Rev A  
STREET SCENES 18-2059-SS-103 Rev A  
STREET SCENES 18-2059-SS-104 Rev A

STREET SCENES 18-2059-SS-105 Rev A  
STREET SCENES 18-2059-SS-106 Rev A  
STREET SCENES 18-2059-SS-107 Rev A  
STREET SCENES 18-2059-SS-108 Rev A  
STREET SCENES 18-2059-SS-108 Rev A

### Ecology

Biodiversity Checklist  
Exhibition Board Notes  
Ecological Mitigation and Management Plan Feb 2017  
Bat Activity Survey Report Feb 2017  
Wintering Bird Survey Report 28 Feb 2017  
Extended Phase 1 Habitat Survey 1 March 2017  
Reptile Presence/Absence Survey Report 1 March 2017

### Drainage

Drainage Layout Sheet 1 of 2 CLXX(52) 2001 P3  
Drainage Layout Sheet 2 of 2 CLXX(52) 2002 P3  
Drainage Strategy Indicative Details CLXX(52)2003 P1  
Flood Risk Assessment 1012052-CL-RPT-001 Rev C

### Landscaping

Gap Report  
Landscape Visual Impact Assessment Feb 2017 BDWS20345lvia Rev C  
Landscape Management and Maintenance Plan BDWS20345man Rev B  
Landscape Masterplan BDWS20345 10D  
Landscape Proposals BDWS20345 20D Sheet 1  
Landscape Proposals BDWS20345 20D Sheet 2  
Landscape Proposals BDWS20345 20D Sheet 3  
Landscape Proposals BDWS20345 11C Sheet 4  
Landscape Proposals BDWS20345 11C Sheet 5  
Landscape Proposals BDWS20345 11C Sheet 6  
Landscape Proposals BDWS20345 11C Sheet 7  
Landscape Proposals BDWS20345 20C Sheet 1  
Landscape Proposals BDWS20345 20C Sheet 2  
Landscape Proposals BDWS20345 20C Sheet 3  
Hard Landscape Proposals BDWS20345 12 Sheet 1  
Hard Landscape Proposals BDWS20345 12 Sheet 2  
Hard Landscape Proposals BDWS20345 12 Sheet 3  
Hard Landscape Proposals BDWS20345 12 Sheet 4  
Hard Landscape Proposals BDWS20345 12 Sheet 5  
Hard Landscape Proposals BDWS20345 12 Sheet 6  
Hard Landscape Proposals BDWS20345 12 Sheet 7  
Play Area Proposals BDWS20345 21  
Soft Landscape Specification Rev A BDWS20345 March 2017

### Highways

Revised Travel Plan April 2017 041.0025/TP/5  
 Addendum Transport Statement March 2017 041.0025/ATA/2  
 Havant Road & Church Lane A27 Roundabout Mitigation Proposals  
 041.0025.004 Rev F  
 Emsworth Road A27 Roundabout Mitigation Proposals 041.0025.005  
 Rev C  
 Havant Road Development Access Junction  
 Stage 1 Road Safety Audit April 2017  
 Havant Road Signal Junction & Pedestrian Crossing 041.0025.012 Rev  
 A  
 Proposed Signal Junction Arrangement Refuse Vehicle Tracking  
 041.0025.009 Rev D  
 Updated Modelling Havant Road - Development Access v7.lsg3x

#### Miscellaneous

Noise Impact Assessment Covering Letter R3173-4-RP 3rd March 2017  
 Noise Impact Assessment Technical Report R3173-3 Rev 2 17th Feb  
 2017  
 Economic Benefits Statement Draft Report March 2017  
 Archaeological Desktop Assessment July 16  
 Air Quality Assessment July 2016  
 Proposed Site Layout and Levels Sheet 1 of 2 CLXX(11) 1001 P3  
 Proposed Site Layout and Levels Sheet 2 of 2 CLXX(11) 1002 P3  
 Arboricultural Impact Appraisal and Method Statement BDWS20345aia-  
 amsA Rev B  
 Tree Protection Plan BDWS20345-03  
 Tree Report (Tree Survey and constraint advice) BDWS20345tr  
 External Lighting Report  
 Utility Service Statement 1012052-RPT-00002 Rev B  
 Minerals Assessment Letter Report 30/01/2017 J11145/DB/c07  
 Minerals Extraction Constraints Plan  
 Geophysical Survey Report Dec 11 LP1211L-GSR-v1.2  
 Updated Preliminary Desk Study & Ground Investigations Letter Report  
 26th July 2016 J11145/DB/c06  
 SGN Tree Planting Guidelines

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the submitted details no development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.  
 Reason: In the interests of amenity and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 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:

The provision to be made within the site for:

- (i) construction traffic access
- (ii) the turning of delivery vehicles
- (iii) provisions for removing mud from vehicles
- (iv) the contractors' vehicle parking during site clearance and construction of the development;
- (v) a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.

Reason: To safeguard the amenities of the locality and 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

- 5 Prior to the commencement of groundworks within areas of the site that are 'brownfield' (previously developed land & land in its immediate vicinity as set out in Geophysical Survey Report Dec 11 LP1211L-GSR-v1.2 and Updated Preliminary Desk Study & Ground Investigations Letter Report 26th July 2016 J11145/DB/c06), an assessment of the nature and extent of contamination associated with previous land use in those areas shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) Site investigation appropriate to both the previous & approved use of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;
  - appropriately considered remedial objectives,
  - an appraisal of remedial &/or risk mitigation options, having due regard to
  - sustainability, and;
  - clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, Contamination may be present at the site as a result of both previous land uses (&/or activities) that could pose a risk to future residential occupants.

6 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) including the emergency access serving that dwelling have been laid to at least base course in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure suitable access for residents and to avoid excess soil being deposited on the existing roads and having due regard to policies CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

7 No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should take the form of trial trenches, some of which should be targeted upon the possible archaeological features identified by the geophysical survey. The remaining trenches should be spread across the site and located within the footprints of the proposed houses, garages and access roads so that any as yet unrecorded archaeological remains encountered are recognised, characterised and recorded.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

8 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Notwithstanding the submitted plans no above ground development hereby permitted shall be commenced until further details of the 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, specie sand 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

11 Notwithstanding the submitted details no above ground development hereby permitted shall commence 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 hereby permitted shall not be brought into use 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 policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

12 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 in consultation with the Minerals Planning Authority:

- i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and
- ii. a method to record the quantity of recovered mineral (re-use on site or off site)

Reason: To encourage the identified opportunity for incidental mineral extraction, prior and as part of the proposed development and having due regard to the Hampshire Minerals and Waste Local Plan 2013 and the National Planning Policy Framework.

13 No development shall take place until all trees and hedgerows that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.  
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings 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. 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 16 Notwithstanding the submitted details no part of the development shall be first occupied until further details of the type, siting, design and materials to be used in the construction 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 or 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.
- 17 The car 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.

- 18 Before first occupation, post validation testing shall be undertaken by a competent person to determine compliance with the noise impact assessment as provided by 24Acoustic (Technical report: R3173-3Rev2), dated 17 February 2017. Such testing can be achieved using sample dwellings, as per the measurement positions (as based on measurements done in 2012). This must be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 19 No development shall be carried out within 3m of the high pressure gas pipeline and no piling or boreholes within 15m without the prior written consent of the Local Planning Authority in consultation with Southern Gas.

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

- 20 No development shall take place until a scheme showing the off-site surface water drainage connection point has been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Southern Water and/or the Highways Authority. No part of the development shall be occupied until the approved scheme has been implemented.

Reason: Without the provision of an appropriate surface water connection point the development cannot be appropriated mitigated and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**24 APP/16/01234 - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth**

(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 R Hitchcock who objected to the application on the following reasons:

- a. The National Planning Policy framework dictates that Local Planning Authorities should avoid granting planning permission for dwellings situated outside the developed area and the proposal south to add to the urbanisation of the local area
- b. Access to the site is situated down a narrow road and an increase in traffic that the proposal would cause would be dangerous for local residents
- c. The proposal would cause a loss of visual amenity to local residents and would cause a detrimental impact on the character of the area.

In response to questions raised by the Committee it was advised that:

- Cemetery Lane was between 1 and 1.5 miles from the application site.

(2) Mr C Ashe who objected to the proposal for the following reasons:

- d. The site has been partially developed unlawfully and no enforcement action to prevent additional development had been taken by Havant Borough Council.
- e. Observations of the activities of the applicants had posed some concerns regarding the ruling of Hampshire County Council Gypsy Liaison Officer.

(3) Cllr R Bolton, who objected to the proposal for the following reasons:

- f. The application posed significant concerns regarding environmental and community matters.
- g. The application sought for use of both a static caravan and a touring caravan which should be deemed 2 pitches which was an over intensive use of the site.
- h. The reasons set out in the officers report at points 7.23-7.28 giving reasons to grant permission do not stand up to scrutiny
- i. The Senior Landscape Architect quoted in the officer report outlines that the development would unacceptably increase the foot print for the site

(4) Cllr Bowerman, speaking on behalf on Cllr Cresswell, who objected to the proposal for the following reasons:

*see appendix 2*

(5) Cllr Bowerman who objected to the application for the following reasons:

*see appendix 3*

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

- The number of pitches available in neighbouring Local Authorities was irrelevant. Havant Borough Council had an identified need for gypsy and traveller pitches
- The applicants own the site
- The difference between touring caravans, static caravans and mobile homes.
- The definition of a resident dependent
- Enforcement action is discretionary and taken on balance regarding each individual breach or offence

The members discussed the application in detail together with the views raised by the deputees. Members discussed the character of the local area and the impact the proposal would have to the amenity of the site.

Whilst some members of the committee felt that the application was reasonable and would not have any significant detrimental impact, the majority of the committee felt that it represented demonstrable harm. The Committee discussed how the proposal was not inline with Council policy, was a development outside the urban area and would be unsympathetic to the neighbouring properties due to it's features and design. It was therefore

RESOLVED that the Head of Planning be authorised to REFUSE PERMISSION for application APP/16/01234 for the following reason:

The site lies within a rural area and the siting of the caravans in the countryside would be detrimental to the rural character and to the visual amenity of the area. The proposal is therefore contrary to policies CS11.1, CS 11.9, CS16, and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, Policy AL2 of the Havant Borough Local Plan (Allocations) 2014, Paragraphs 25 and 26 of the Planning Policy for Traveller Sites 2015 and the National Planning Policy Framework 2012.

## **25 APP/17/00347 - Aura House, New Road, Havant, PO9 1DE**

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

The Committee was addressed by the following deputees:

- (1) Mr Tom Peters, who supported the proposal for the following reasons:
  - a. While the site has a number of constraints the design of the proposal seeks to make the best and most efficient use of space.
  - b. The design is in keeping and sympathetic to the local area and street scene. The materials used in the proposal reflect similar designs in the local area

- c. The Highways authority had raised no concern over the development or the increase in parking spaces provided
- d. The proposal would block a view from the substation and train line to the rear of the site and therefore make a positive contribution to the street scene
- e. The economic development team supported the proposal as it would contribute to jobs in the local area, specifically those for young people who may find it difficult to find employment in their immediate local area
- f. The proposal was supported by a robust business case which is in line with the Havant Borough Council Corporate Strategy
- g. The proposal had gathered no objections from members of the public and would cause no adverse effects to neighbouring properties

In response to questions raised by the Committee, officers advised that a full list of changes from the previous application could be found detailed in the report.

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

Members discussed that the proposal was highly sustainable, with good transport links and was an underdeveloped site. It was also discussed that the proposal would support the economic regeneration for the area and that jobs in the Borough should be encouraged. The majority of the committee considered that the proposal was an over intensive use of the site and the bulk of the design would be an incongruous feature to the street scene and was unsympathetic to the local area. It was therefore

RESOLVED that the Head of Planning be authorised to REFUSE PERMISSION for application APP/17/00347 for the following reason:

The proposed Office Extension would by reason of its prominent siting, design, size, height, mass and bulk have a harmful impact on the character and appearance of the area, detract from the appearance of the existing main 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 Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

## **26 Appointment of Chairman**

RESOLVED that Cllr Paul Buckley be appointed as Chairman for the next meeting.

**The meeting commenced at 6.00 pm and concluded at 9.45 pm**

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**Chairman**