

HAVANT BOROUGH COUNCIL

At a meeting of the Joint West of Waterlooville Major Development Area Planning Committee held on 9 January 2017

Present

Buckley, Clear, Keast, Quantrill, Read, Ruffell (Chairman), Evans and Tait

1 Apologies and Deputy Members

There were no apologies for absence.

2 Declarations of Interests

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

3 Minutes

RESOLVED that the minutes of the meeting held on 16 October 2015 be approved as a correct record and signed by the Chairman.

Chairman's Announcements

The Chairman reported that an update sheet had been circulated at the meeting relating to minutes 4 and 5. This update sheet was accepted by the Joint Committee.

4 16/02621/REM - Berewood Phase 3A for 296 Residential

Proposal: Berewood Phase 3A for 296 Residential, associated with the outline application for the Berewood development as part of the West of Waterlooville Major Development Area

The Committee considered the written report and recommendation of the Head of Development Management together with the updates circulated at the meeting. The committee was advised that the update sheet contained revised conditions, updates on proposed materials and comments from Urban Design.

Arising from questions from the committee, it was advised that;

- The proposed UPVC windows would be sympathetic to the appearance of the area due to their design and fit;

- Once the highways in the MDA had been formally adopted as public highways, they could be subject to parking enforcement;
- Each unit would have cycle storage facilities; and
- The contribution to affordable housing was inline with policy at 40%.

The committee was addressed by the following deputation:

Mrs Aaron Wright, representing Barratt David Wilson Homes, who spoke in support of the application for the following reasons:

- a. The proposed scheme was inline with the design code and was sympathetic to the character of the area.
- b. The landscape design was inclusive of a large range of biodiversity adding range and character to the area,
- c. The proposal was supported by the Urban Design Officer,
- d. A robust car parking strategy had been devised which adhered to the parking policy in addition to access points being,
- e. The proposal was a high quality, sustainable development.

In response to questions raised by the committee, Mrs Wright advised that, if the proposal was approved, Barratt David Wilson Homes would look to begin development at the earliest possible opportunity.

The Committee discussed the application in detail together with the view raised by the deputy. The Committee were in agreement that the proposal was of a high quality design, with an appropriate spread of affordable housing and an agreeable affordable housing contribution. It was therefore

RESOLVED that the Head of Planning Development be authorised to grant permission for APP/16/02621/REM subject to the following conditions:

Joint West of Waterlooville Major Development Area Planning Committee (9.1.17)

1. The development hereby approved shall be carried out in accordance with the following plans and documents;
 - Completed application form and Certificate A
 - Design and Access Statement
 - Site Location Plan - LP-01
 - Street scene Elevations (sections) - SS-01
 - Proposed Site Layout (Coloured) - SL-01 Rev X
 - House-type Booklet (Elevations and Floorplans for Houses, Garages, Sub Station) Dated 04/01/17.
 - Roof Plans (shown on Planning Site Layout) - SL01 – Rev W
 - Statement of Compliance.
 - Storey Height Plan - SH-01 Rev B
 - Bin & Cycle Storage Plan - BC-01 Rev B
 - Boundary Treatment Plan - BT-01 Rev D
 - Affordable Housing Plan - AL-01 Rev E
 - Chimney Location Plan - CL-01 Rev C
 - Ecological Letter from WYG Ecology
 - General Arrangement Visibility and Road Markings - BDWBWOOD_P3/GA/01C
 - Soft Landscaping Proposals (Sheets 1 - 10) - BDWS20612 11D (Sheet 1-10)
 - Materials Plan - MP-01Rev C
 - Statement of Compliance IDP Architects.
 - Proposed Areas of Pervious Paving - BDWBWOOD_P3/SK/02C
 - Proposed Finished Floor Levels and Spot Levels BDWBWOOD_P3/EL/01C
 - Proposed Limits of Highway Adoption - BDWBWOOD_P3/LG/01C
 - Proposed Residential Street Lighting - BDWBWOOD_P3/RD/20C
 - Tracking Diagrams Estate Car Vehicle Sheets 1 & 2 - BDWBWOOD_P3/VT/03B & 04B
 - Transport Assessment Paul Basham Associates
 - Affordable Housing Reserved Matters Strategy BDW Homes
 - Affordable Housing Masterplan Phase 3 Savills (v3)
 - Schedule of Accommodation (12/12/16)
 - Phased Area Strategy Phase 3 Savills (v3)
 - Tracking Diagrams Large Refuse Vehicle Sheets 1 & 2 BDWBWOOD_P3/VT/01C
 - BDWBWOOD_P3/VT/02D
 - BDWBWOOD_P3/VT/03
 - BDWBWOOD_P3/VT/04
 - BDWBWOOD_P3/VT/05
 - BDWBWOOD_P3/VT/06
 - Outline Decision Notice Winchester City Council
 - Affordable Supporting Letter Grainger's Plc
 - Noise Assessment 24Acoustics
 - Massing Plan - 001
 - Massing Plan - 002
 - Massing Plan - 003
 - Massing Plan – 004
 - Pavement Construction Details – Sheet 1, BDWBWOOD_P3/CD/701

Pavement Construction Details – Sheet 2, BDWBWOOD _P3/CD/702
Pavement Construction Details – Sheet 3, BDWBWOOD _P3/CD/703
Pavement Construction Details – Sheet 4, BDWBWOOD _P3/CD/704
Pavement Construction Details – Sheet 5, BDWBWOOD _P3/CD/705
Pavement Construction Details – Sheet 6, BDWBWOOD _P3/CD/706
Proposed Construction Treatments, BDWBWOOD _P3/RD/01
Illustrative Image – Grangers Street
CGI – Plots 1 to 13

5 10/02862/OUT - Deed of Variation

Proposal: Deed of Variation

The Committee considered the written report and recommendation of the Head of Development Management together with the updates issued at the meeting.

The committee were advised of the update sheet which included a resolution from the West of Waterlooville forum that the forum supported the proposal to provide community facilities in two areas.

The committee invited Lisa Turley to answer questions and provide clarification on issues which included:

- Highways access issues,
- Proposed routes to local amenities,
- Overall site infrastructure.
- Additional car parking availability, with overflow facilities when appropriate.

Although concern was raised over the proposal of Winchester City Council taking responsibility for open spaces, the committee found no reasons for refusal. It was therefore

RESOLVED that members approved the principle of changing the section 106 agreement set out in the report and delegated the detailed wording of the text to be inserted in the deed of variation for final agreement by:

- Head of Legal and Head of Development Management for Winchester City Council
- Head of Legal and Head of Planning Services for Havant Borough Council
- Head of Law and Governance and Monitoring Officer for Hampshire County Council

The meeting commenced at 10.10 am and concluded at 11.25 am