

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 5 December 2019

Present

Councillor: (Chairman)

Councillors: Crellin, Lloyd, Mrs Shimbart (Vice-Chairman, in the Chair) and
Patel (Standing Deputy)

Other Councillor(s): Satchwell
Councillors

Officers: Mark Gregory, Democratic Services Officer
David Eaves, Principal Planner
Daphney Haywood, Senior Planner
Steve Weaver, Development Manager

David Eaves attended for Minute 8

Daphney Hayward attended for Minute 9

5 Declarations of Interests

Councillor Satchwell advised that she was acquainted with the applicant for APP/19/00279 (50-56 Creek Road, Hayling Island) and for the purposes of this meeting she would step down from being Chairman.

There were no other declarations of interests.

(Councillor Shimbart in the chair)

6 Apologies

Apologies for absence were received from Councillors Howard, Keast, and Lowe.

7 Minutes

The minutes of the meeting of the Site Viewing Working Party held on 14 November 2019 were approved as a correct record.

8 APP/19/00279 - 50-66 Creek Road, Hayling Island

(Councillor Satchwell took no part during the site visit of this application)

Proposal: Addition of first floor to create 2No. two bed flats.

The site was viewed given a request by a ward member that this application be determined by the Development Management Committee.

Prior to the site visit the members attention was drawn to a similar development on the Sea Front, Hayling Island where an additional floor had been added to a single storey dwelling.

The Working Party was advised that the application had been called in by Councillor Turner.

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

- (i) principle of development;
- (ii) impact upon the character and appearance of the area;
- (iii) impact upon residential amenity/Human Rights;
- (iv) highways and parking issues;
- (v) flood risk; and
- (vi) developer's contributions.

The applicant and her agent were present at the meeting for the viewing of the site to give technical advice only.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. The Working Party also viewed the site from:

- a) the rear gardens and side passage of 58 Creek Road, Hayling Island;
- b) the rear bedroom and rear garden of 4 Kittewake Road, Hayling Island;
and
- c) the front garden of 6 Guillemot Place, Hayling Island.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Development Management Committee:

- (1) a drawing showing the relative heights of the proposal and the existing nearby properties.

9 APP/19/00427 - Land at Lower Road, Havant

Proposal: Development of 50 new dwellings together with access, landscaping and open space.

The site was viewed at the request of the Head of Planning.

The Working Party received a briefing note to inform members of the nature of development.

The agent was present at the meeting for the site visit to give technical advice.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. The Working Party also viewed:

- (a) a commercial development off Lower Road, Havant near to the development;
- (b) the street scene;
- (c) the site of the proposed access;
- (d) the site from Mill Lane, Havant;
- (e) the site from the rear garden of Manor Barn, Lower Road, Havant; and
- (f) the sites of the proposed highway improvements.

RESOLVED that, based on the information available at the time, no other information be made available to the Development Management Committee.

The meeting commenced at 12.30 pm and concluded at 2.53 pm

.....
Chairman