

## HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 9 May 2013

Present

Councillor Mrs Shimbart (Chairman)

Councillors Hilton, Smith D, Smith J, Turner and Guest

### **210. Apologies for Absence**

Apologies for absence were received from Councillors Brown and Buckley.

### **211. Minutes**

RESOLVED that:

- (a) the minutes of the meeting of the Development Management Committee held on 28 March 2013 be approved as a true record and signed by the Chairman; and
- (b) the minutes of the Site Viewing Working Party held on 1 May 2013 be received.

### **212. Matters Arising**

There were no matters arising.

### **213. Declarations of Interest**

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

### **214. Chairman's Report**

The Chairman welcomed back Councillor Hilton as a standing member of the Committee and Councillor D Smith to his first meeting.

The Chairman also advised members of the Committee that a Public Inquiry into an appeal against the Council's decision in relation to development at Goldring Close and My Lords Lane, Hayling Island (Application APP/12/00966) would commence at 10 am on Tuesday 21 May 2013 in the Beacon, 69 – 73 The Meridian Centre, Havant.

### **215. Matters to be Considered for Site Viewing and Deferment**

Case 11/00366/CMP – 28 Bath Road, Emsworth

Subject: Solar panels not constructed in accordance with the approved plans.

The Committee was advised that prior to the commencement of the meeting a query had been raised which cast some doubt over the number of deputation requests received by the Council in relation to this matter. To ensure that all parties had an equal opportunity to put their case to the Committee, it was recommended that consideration of this matter be deferred.

RESOLVED that consideration of Case Number 11/00366/CMP be deferred to the meeting of the Committee to be held on 30 May 2013 to enable all parties to submit a request to make a deputation to the Committee in accordance with the adopted procedure.

## 216. Deputations

The Committee received the following deputations/representations:

- |     |   |   |
|-----|---|---|
| (1) | Mr Pickup (objector's agent)            | Application APP/13/00064 – 28 Lodge Road, Havant (Minute 217)                                 |
| (2) | Mr Macklin (developer's representative) | Application APP/13/00064 – 28 Lodge Road, Havant (Minute 217)                                 |
| (3) | Mr Grieve (supporter)                   | Application APP/13/00064 – 28 Lodge Road, Havant (Minute 217)                                 |
| (4) | Mr Bryan (applicant's representative)   | Application APP/12/00999 – Foreshore at South Hayling, Sea Front, Hayling Island (Minute 218) |

RESOLVED that until such time as the Committee agrees new deputation procedures, the standing orders relating to deputations as set in the Constitution adopted by the Council in 2010 continue to be applied to the proceedings of this Committee.

## 217. Application APP/13/00064 - 28 Lodge Road, Havant

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

Proposal: Demolition of the existing dwelling and erection of 2No. semi-detached 3 bed houses and 1No. 2 bed bungalow with associated parking and garages.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment.

The Committee was addressed by Mr Pickup, on behalf of residents, who objected to the application for the following reasons:

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- (a) the existing turning area in Lodge Road was sub standard. Traffic likely to be generated by the proposal would exacerbate the existing problems experienced with sub standard turning area in Lodge Road;
- (b) no economic justification had been given for the development;
- (c) it was a cramped form of development with a poor layout: the garden spaces for two of the units did not comply with the Council's adopted standards;
- (d) the design of the development was out of keeping with the street scene and character of the area;
- (e) the orientation and siting of the semis would result in indirect overlooking of 27 Lodge Road;
- (f) the siting of plot 1 closer to 27 Lodge Road would be to the detriment of the amenities and living conditions of the occupants of that property;
- (g) the noise likely to be generated by vehicles using the proposed access road to be sited adjacent to 26 Lodge Road would be to the detriment of the occupiers of 26 Lodge Road; and
- (h) the proposal would be likely to encourage parking on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users;

The Committee was addressed by Mr Macklin and Mr Grieve, who supported the application on the following grounds:

Mr Macklin (developer's representative)

- (i) the development would provide much needed sustainable housing
- (ii) there was presumption that sustainable development should be granted permission;
- (iii) the size of the rear garden was larger than most gardens in Lodge Road and could accommodate this development;
- (iv) the bungalow at the rear of the site could not be viewed from the street and was single storey so there would be no overlooking;
- (v) there was sufficient parking space within the site and the parking provision met the required standards;
- (vi) the access for the development was a reasonable distance from 26 Lodge Road;

- (vii) the proposed development was a carefully considered scheme which was in keeping with the area, would be well constructed and would enhance the character and appearance of the street scene;
- (viii) the garage areas could be adjusted;
- (ix) the storage area referred to by the officers was a bin collection point: each unit would have its own bin storage area; and
- (x) the applicant had unsuccessfully tried to make a financial contribution towards Hampshire County Council Transport Policy.

Mr Macklin advised the Committee that it was considered that, if the application was refused, there were good grounds for appeal.

Mr Grieve, the existing tenant and potential occupier of one of the proposed units supported the application for the following reasons:

- (1) the units complied with life long home criteria to enable older people to live an independent life; and
- (2) the development was high quality and designed to ensure that the development was in keeping with the street scene and the surrounding area

RESOLVED that application APP/13/00064 be refused for the following reasons:

- 1 The proposal would result in overdevelopment of the plot and an undesirable form of tandem development which would be out of keeping with the character of the locality and detrimental to the amenities of the area. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework
- 2 The proposed driveway and associated hardstanding by reason of their proximity and relationship with Nos. 26 Lodge Road and 12 Brookside Road and the future occupiers of Plot1 and Plot 2 would adversely affect the quiet enjoyment of the occupiers of those properties contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012
- 3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which seeks to ensure that the provision is made from new development towards

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improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

**218. Application APP/12/00999 - Foreshore at South Hayling, Sea Front, Hayling Island**

Subject: Need to work outside authorised working hours.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment.

The Committee was addressed by Mr Bryan, the applicant's agent, who supported the application for the following reasons:

- (a) a variation in the working hours was required to enable the works to be undertaken in those areas which were exposed during the Spring tides;
- (b) the residents had been consulted on the proposal and no objections received;
- (c) it was proposed to continue to keep the residents informed and to ensure that a contact was available on site during working hours;
- (d) the plant would be stored on site to minimise the amount of noise and vibration during the construction period; and
- (e) the project would be delayed, if permission was not granted.

In response to a question raised by a member of the Committee, the officers advised that security measures were set out in the Construction Environment Management Plan.

RESOLVED that no further action be taken in the event that extended hours of work set out in paragraph 7.4 of the submitted report give rise to a breach of planning condition 3 of planning permission APP/12/00999.

**219. Appointment of Site Viewing Working Party**

The Committee considered the appointment of a Site Viewing Working Party for the ensuing year.

RESOLVED that:

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

Terms of Reference

Title:	Site Viewing Working Party
Membership:	All members of the Development Management Committee
Chairman:	Chairman of the Development Management Committee
Vice Chairman:	Vice Chairman of 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) All members of the Development Management Committee 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.

**The meeting commenced at 5.10 pm and concluded at 5.54 pm**