

## HAVANT BOROUGH COUNCIL

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### Development Management Committee

## APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE HEAD OF PLANNING

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### Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Development Management Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Head of Planning will be reported **verbally** at the meeting of the Development Management Committee.

***Members are reminded that all letters received are placed upon the application file and are available for Development Management Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Development Management Committee.***

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Development Management Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

|        |   |
|--------|---|
| HPS    | Head of Planning Services   |
| HCSPR  | Hampshire County Structure Plan - Review  |
| HBLP   | Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012) |
| HWLP   | Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan   |
| NPPF   | National Planning Policy Framework 2012   |
| HBCCAR | Havant Borough Council Conservation Area Review   |
| AONB   | Area of Outstanding Natural Beauty  |
| CA     | Conservation Area   |
| LB     | Listed Building included in the list of Buildings of Architectural or Historic Interest   |
| SAC    | Special Area of Conservation  |
| SINC   | Site of Importance for Nature Conservation  |
| SPA    | Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention  |
| SSSI   | Site of Special Scientific Interest   |
| FP     | Definitive Footpath   |
| POS    | Public Open Space   |
| TPO    | Tree Preservation Order   |
| HBC    | Havant Borough Council  |
| GPDO   | Town & Country Planning (General Permitted Development) Order   |
| DMPO   | Town & Country Planning (Development Management Procedure)(England) Order 2010 amended  |
| UCO    | Town & Country Planning (Use Classes) Order   |
| S106   | Section 106 Agreement   |
| Ha.    | Hectare(s)  |
| m.     | Metre(s)  |

## RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

### **Implications**

#### **Resources:**

None unless detailed in attached report.

#### **Legal:**

Details set in the individual reports

**Strategy:**

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

**Risks:**

Details set out in the individual reports

**Communications:**

Details set out in the individual reports

**Background Papers:**

Individual Applications with Case Officers

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