

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 3 December 2020

Present

Councillors: Crellin, Howard, Keast, Lowe, Mrs Shimbart (Vice-Chairman) and
Patel (Standing Deputy)
Other Councillor(s): Patrick
Councillors

11 Apologies

Apologies for absence were received from Councillor Satchwell and Councillor Lloyd. Councillor Patel stood in as Councillor Lloyd's deputy.

12 Declarations of Interests

There were no declarations of interest from Members present relating to items on the agenda.

13 APP/20/00696 - 162 Stakes Hill Road, Waterlooville

Proposal: Sub-division of existing house to form 1No. 2bed and 2No. 1bed apartments and erection of a two-storey side extension to form 2No. 2bed apartments with provision of car and cycle parking and bin storage. (Revised).

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

The members received a presentation from the officer outlining the report and familiarising the members with the site, the subject of the application. The following key considerations were identified in the report:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Residential and Neighbouring Amenity
- (iv) Access & Parking Implications
- (v) Drainage Implications
- (vi) Impact on Trees
- (vii) Impact on Ecology

(viii) Development Contributions & CIL

Ward Councillors drew members' attention to:

- 1) the character of Durham Gardens and the existing level of on-street parking;
- 2) the character of the existing bungalow;
- 3) the highway layout adjacent to the site which featured a dead end and proximity to a roundabout;
- 4) the proximity of the proposal to a number of local schools which anecdotally created high levels of congestion around the site; and
- 5) the fact there had been planning permission applied for previously with a different number of proposed dwellings.

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

- a) the image of the cycle shed within the presentation was just indicative at this stage, the details of which would be agreed with a condition;
 - b) the materials used would be brick and render to match the existing building;
 - c) the waste capacity of the proposal would be by the access as per the existing waste of the site;
 - d) some hedgerows along the site's boundary would have to be removed in order to make the existing access suitable and for a new proposed pedestrian access along Durham Garden, but a condition was proposed to retain the remaining hedgerows;
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- a) a condition regarding resolving contamination issues prior to construction was proposed, should the existing structure have contamination; and
 - b) the extension was designed to reflect the existing bungalow, and by reason of it being flats would not deem it out of character with the surrounding area.

It was 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. the age of the existing structure.

Proposal: Felling of trees as shown in schedule accompanying plan 20122-BT1 (agreed under Planning Permission APP/17/00863).
Subject to TPO 1068.

The briefings was held given a request by the Director of Regeneration and Place that this application be determined by the Development Management Committee.

The members received a presentation from the officer outlining the report and familiarising the members with the site, the subject of the application. The following key considerations were identified in the report:

- i. Amenity value and condition
- ii. The basis for the proposed works

In response to questions by Members of the Working Party, the officers advised that:

- 1) the outline application of up to 70 dwellings on the site was approved by Committee in 2017 and this showed a large loss of trees in order to make room for said dwellings;
- 2) the applicant had put in the TPO application as they felt it was important to begin felling the trees prior to the reserved matters application;
- 3) the age of the trees on the site spanned from 15-year-old self-seeded trees, to circa 200-year-old oak trees;
- 4) the quality of the trees ranged from arboretum quality trees to lower quality trees which presented green bulk;
- 5) Appendix F in the agenda was a copy of the original landscape strategy plan; and
- 6) it would not be possible to request the applicant to change the position of the trees to be felled, nor appropriate to request the applicant to reduce the number of proposed dwellings in order to prevent tree loss, given the outline application was approved.

RESOLVED that, based on the site inspection and information available at the time, no additional information need be provided to the Development Management Committee.

The meeting commenced at 4.00 pm and concluded at 5.17 pm

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Chairman

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