

Cabinet Lead Reports – Full Council 27 January 2021

Councillor Gary Hughes

**Deputy Leader of the Council and Cabinet Lead for Planning, Hayling
Seafront Strategy, Commercial Services**

Development Management

Covid-19

The latest lockdown continues, and case officers continue to routinely work from home with only limited members of the business support team attending the Plaza where they are not in a position to work from home. Site visits have significantly reduced and are only carried out where absolutely essential, with appropriate risk assessments in place.

At the same time, since July there have been unprecedented numbers of new applications and enquiries received in the team - the Planning Portal reporting 2020 as being its busiest summer on record for application submission, and with those levels being matched throughout Q3 of 2020/21.

Despite these challenges, the team have been able to maintain a high level of performance, with 90% of applications determined within agreed deadlines during Q3 of 2020/21.

Casework

A large number of significant planning applications remain under consideration by the team, including a number of cases where S106 negotiations are prolonging the time being taken to reach a decision. These include Wellington Way redevelopment, Waterlooville (264 apartments and multi-storey car park); new 81 bed hotel at Larchwood Avenue, Bedhampton; BaE Systems site redevelopment, Waterlooville; Padnell Grange, Cowplain (86 dwellings); Camp Down, Purbrook (hybrid application for up to 780 dwellings, community/nursery facility, retail unit and public open space); 108-110 Elm Grove, Hayling Island (39 unit sheltered housing scheme with retail unit and 4 flats); land west of Coldharbour Farm Road, Emsworth (44 dwellings); land west of Hulbert Road, Havant (120 dwellings); land south of Bartons Road, Havant (new 64 bed care home); former SSE site, Bartons Road, Havant (191 apartments and 2 drive-thru restaurants); land west of B&Q, Purbrook Way, Havant (new Lidl foodstore); and Mill Rythe Holiday Village, Hayling Island (new holiday accommodation).

Development Management Committee

Returning to the Committee at its meeting on 13th January was a revised application for Land at Lower Road (50 dwellings), one of the Pre-Submission

Local Plan's proposed housing sites, which sought to address the heritage-based reason for refusal of an earlier scheme on the site in March 2020. The Committee resolved to refuse this revised application for similar reasons to the previous refusal.

With regards to that earlier refusal, a public inquiry was held between 2-5 February as part of the appeal lodged by Bargate Homes. The outcome is awaited.

The Committee also refused permission for the conversion and extension of an existing dwelling to form 5No. flats at its meeting on 21st January.

Planning Policy

The Havant Borough Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on 12 February 2021. The submission of the plan to Government represents a significant stage in the plan's development. We look forward to the appointment of the inspector who will examine the plan and a swift and thorough examination.

Moving forwards, the examination will last the rest of the 2021 calendar year.

It has also been confirmed that Havant Borough's score in the Housing Delivery Test is 72%. In anticipation of this, the Cabinet approved a Housing Delivery Action Plan on 13 January, setting out the actions that are already being taken to ensure a satisfactory supply of new homes for the Borough. Nonetheless, this result means that paragraph 11,d,ii now applies to decision making in the Borough, requiring the Council to grant planning permission for applications providing new homes unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole. At the time of writing, there are nearly 1,900 new homes as current planning applications, some of which were submitted to the Council in 2018. Housebuilders need to ensure that sufficient information is provided in order for these applications to be swiftly determined and new homes provided on suitable sites.

Planning Enforcement

Tim Pointer provided an update on the enforcement situation as it applies to Planning. As at the beginning of October, there were a total of 157 recorded cases of which 123 were currently open. A rough breakdown of the locations of the 160 determined that:-

- 52 were in the greater Waterlooville area
- 51 in Havant including Leigh Park, Bedhampton and Langstone
- 45 in Hayling and
- 12 in Emsworth

The cases are not currently listed per ward, but it has been requested that this is noted for future cases.

The subject of the current open cases is listed. The raw figures do not reflect the complexity or not of each one as some may result in planning inspector appeals and also those relating to non-compliance with conditions can include a whole development ie a number of different complainants and not a single issue. One recent case had over 100 complainants recorded!

Other - 6 - this can be flag poles, aerials etc

Unauthorised works to Listed Buildings - 7

Untidy Site - 5

Unauthorised Change of Use - 16 (Business from Home etc)

Non-compliance with a condition - 31 (anything from planting trees to extensive landscaping)

High Hedges - 2

Unauthorised Building Works - 52 (mainly neighbour disputes over extensions and other small scale development)

Unauthorised tree works the subj of Tree Preservation order - 4 (single trees to whole woodlands)

Total 123

Of these cases 11 would be categorised as priority 1/2 and the remainder priority 3

Priority 1: Carry out the initial site visit for priority 1 cases within 1 working day.

- o Immediate damage or harm to protected trees and listed buildings/heritage assets where there is potential criminal offence and/or permanent harm.
- o Works to/ harm to/ damage to a designated heritage asset (listed buildings and demolition to buildings in a conservation area).
- o Work to/ felling/ damage or harm to Tree Preservation Order (TPO) trees or trees in Conservation Areas.
- o Unauthorised development that is causing irreparable harm.

Priority 2: Carry out the initial site visit for priority 2 cases within 10 days:

- o The stationing of new residential caravans in the countryside.
- o Commencement of works on major and other developments before the pre-commencement conditions have been discharged.
- o Works resulting in landscape harm to sensitive designations.
- o Works likely to be harmful to public health or compromise highway safety.

Priority 3: Carry out the initial site visit for priority 3 cases within 15 working days if necessary following desktop appraisal:

- o Untidy sites
- o Display of advertisements
- o Other breaches of planning control

During the Pandemic most category 3 visits have been undertaken remotely and are just now getting back on site.

The demand on our small enforcement team is high. Comparisons of staff levels at EHDC are misleading. The case load at EHDC is over double that of Havant and has additional complexities brought about by the relationship with Parish and Town Councils. In addition, the EHDC team is part funded by South Downs National Park and they also undertake their own admin support. Whereas in Havant it is provided by the Business Support Team.

Commercial Contracts

Environmental Services

Services for both HBC and EHDC continue to be carried out in successful manner by Norse South East during the period of turmoil around the Coronavirus pandemic. Staff levels have remained consistent with very few related absences across both councils and to date Norse South East have reported zero cases of Covid-19.

Waste services

Throughout the pandemic all crews have been out every day and have seen continued increases in waste collected compared to previous years.

With the new lockdown in place, waste collection services have again been reviewed and, if absenteeism becomes an issue, will be prioritised; HBC officers and NSE will continually monitor the situation

There is a renewed focus on noise of glass at bring sites and Norse South East has been commissioned to look at alternative collections methods and industry practises.

Recycling Project Update

NSE have continue to carry out numerous tool-box talks for recycling crews around contamination checking and the need to use bin hangers to highlight the contaminate to the customer.

NSE have erected recycling awareness boards within or outside of the bin sheds on the Portsmouth City Council (PCC) Housing Estates within the borough. This will now be rolled out to sites owned by Guinness Hermitage, Radian Housing, and Vivid Housing in Waterlooville and West Leigh Estates

Grounds Maintenance

The verge grass cutting carried out by NSE under the HBC agreement with HCC has finished for the season and the crews will move on to leafing and hedge cutting

Hayling Seafront Strategy

A 'concept' paper identifying a model of operation across Hayling Seafront was presented to officers back in July. That paper sought to outline how the day to day management of all outputs could be managed under a single entity with a range of interventions that would enable effective control of the seafront throughout the year ensuring a safe environment for all residents and visitors alike. The concept seeks to ensure that HBC complies fully with the requirements of managing the SSSI and SINC as required by Natural England, adopts strategies that are mindful of the changing nature of the coastline and compliment the regeneration ambition of the council. The concept paper contained a large number of information capture requirements, which are in course of being compiled. It is due to be presented to Cabinet (as a briefing paper) on 16th December. This output will determine if the concept has merit and worthy of taking forward.

