

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 18 March 2021

Present

Councillor Guest (Chairman)

Councillors Keast, Lowe, Patel, Pike and Mrs Shimbart (Vice-Chairman)

5 Apologies

Apologies for absence were received from Councillor Gwen Robinson.

6 Declarations of Interest

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

7 APP/20/01180 - 193 London Road, Waterlooville

The site was viewed by the Site Viewing Working Party

Proposal: Change of use of premises from a mixed use (B&B and dwelling) to a Children's Home.

The Committee considered the written report and recommendation to grant permission.

The Committee received the supplementary information, circulated prior to the meeting which included:

- (1) written deputations submitted by Councillor Sceal, Mr Fowler (original and revised), Ms Smeeth, and Mr March; and
- (2) an update sheet.

The Committee was advised of details of a revised plan submitted by the applicant and a subsequent amendment to condition 2. An additional condition prohibiting the use of the rear building for use as a games/play room in connection with the use of the site as a children's home and the reason for this condition was also reported to the Committee.

The Committee noted that the applicant's agent had withdrawn his request to address the Committee.

In response to questions from the Committee, officers advised that:

- it was not intended to have a games room in the extension.
- the management of the proposal would be a matter for the regulatory authority.

The Committee discussed the application in detail together with the views raised by deputees.

Members considered that

- (i) the proposal would not have a significant impact on the character and appearance of the area or residential amenity;
- (ii) the proposal would not generate sufficient noise to justify refusal;
- (iii) as the parking provision complied with the Council's standards, the proposal would not generate sufficient on street parking to justify refusal; and
- (iv) that amendments had been made to the proposal to overcome some of the concerns raised by objectors.

The Committee was assured that the current bed and breakfast use would cease if this application was granted permission.

A majority of the Committee were therefore minded to grant full permission. It was therefore:

RESOLVED that application APP/20/01180 be granted permission subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement
Site Location Plan - Drawing No. H-NM-236.01B
Block Plan - Drawing No. H-NM-236.02B
Plans Proposed - Drawing No. H-NM-236.04C
Letter dated 5 February 2021 from Southern Planning Practice Ltd

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking and other vehicular access arrangements shown on the approved plan No. H-NM-236.02 REVB to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The number of children residing in the children's home shall be limited to 4 only from 10 years up to 18 years unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity having due regard to policies DM7 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The use of the rear building shall not be used as a games/play room in connection with the use of the site as a children's home.

Reason: In the interest of amenity having regard to policies DM7 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

(All members present voted in favour of the resolution)

8 **APP/21/00063 - 1-2 Church Lane, Havant**

The site was viewed by the Site Viewing Working Party

Proposal: First floor side extensions to incorporate new staircase and bathroom to numbers 1 and 2 Church Lane, together with replacement windows and doors.

The Committee considered the written report and recommendation to grant permission.

The Committee received an update sheet circulated prior to the meeting.

In response to questions from the Committee, officers advised that the application was before the Committee because the site was owned by the Council. The Committee was reminded that ownership of the property was not a material planning consideration.

Members considered that the application would not have a detrimental impact on the area or neighbouring properties. It was therefore

RESOLVED that application APP/21/00063 be granted permission subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

28098-PD100 Location plan
28098-PD102 Proposed site plan
28098-PD103 Existing and proposed block plans
28098-PD120 Proposed floor plans and elevations
Arboricultural Method Statement 1167.bjh.Feb21 uploaded on the 23.02.2021
Tree Constraints Plan BJH 01/02 uploaded on the 23.02.2021
Tree Protection Plan BJH 03/04 uploaded on the 23.02.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed development shall be constructed and completed in full adherence to the Arboricultural Method Statement & Tree Protection Plan Bernie Harverson Ref: 1167.bjh.Feb21. Any variations to the details of the document and plans shall only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 There shall be arboricultural supervision on site from an arboricultural expert during any works taking place which may impact any tree RPA in line with the specifications outlined in the Method Statement plan (Bernie Harverson Ref: 1167.bjh.Feb21) .

Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

[All members voted in favour of the resolution]

The meeting commenced at 5.00 pm and concluded at 5.52 pm

.....

Chairman