

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 11 August 2022

Present

Councillor Crellin (Chairman)

Councillors Linger, Stone (Vice-Chairman), Tindall, Bowdell (Standing Deputy) and Weeks (Standing Deputy)

13 Apologies for Absence

Apologies for absence were received from Councillors Fairhurst and Milne.

14 Minutes

The Minutes of the meeting of the Planning Committee held on 30 June 2022 were agreed as a correct record and signed by the Chairman subject to the inclusion of Councillor Stone in the attendance list.

15 Declarations of Interests

There were no declarations of interests.

16 Matters to be Considered for Deferment or Site Viewing

There were no matters to be considered for site viewing and deferment.

16a APP/22/00427 - The Pavilion and Recreation Ground, Horndean Road, Emsworth

Proposal: Redevelopment of existing sports pavilion to create two changing rooms, changing facilities for match officials, plus clubhouse room, kitchen and WC facilities, including new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters. Also extending podium deck area to the south elevation with ramped access.

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received the following information, circulated prior to the meeting:

- (i) a written deputation submitted on behalf of the applicant;
- (ii) responses received from statutory consultees since the agenda was published;

- (iii) an amendment to paragraph 7.12 of the officer's report relating to crime prevention; and
- (iii) an amendment to recommended condition 2.

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

- (a) it was up to the applicant to comply with the informatives requested by the Countryside Access Team;
- (b) no objections had been raised by the Countryside Access Team;
- (c) the Council's Arboricultural Officer had been consulted on the application and requested the tree protection measures included in recommended condition 4;
- (d) as the adjacent tree was:
 - (i) outside the development site;
 - (ii) owned by the Council, a responsible authority; and
 - (iii) not under threat by this development

it would not normally be protected by a Tree Preservation Order;

- (e) the site lay outside of the buffer zone associated with the watercourse to the west and the officers were therefore confident to advise that an Environment Permit was not required
- (f) Environment Permits were not administered through the planning process.
- (g) the Environment Agency had not responded, so it was reasonable to assume that the Agency had no objections to the scheme.

RESOLVED that application APP/22/00427 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:

21117-PD120 Tree protection plan
PD100 Site location plan
PD111 Proposed roof plan
PD210 Proposed elevations

PD108 Proposed site block plan
PD109 Proposed site plan
28117 – PD110 B - Ground floor plan uploaded on the 08.08.2022
Design and access statement uploaded on the 18.05.2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 No development hereby permitted nor any related site clearance shall commence until the tree protection measures as specified in the submitted tree protection plan reference 28117-PD120 are erected and these tree protection measures are to remain in situ until completion of the hereby approved development.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The meeting commenced at 5.18 pm and concluded at 5.38 pm

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Chairman