

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 1 September 2022

Present

Councillor Crellin (Chairman)

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

Other Councillors Present:

Councillor: Bowdell

17 Apologies for Absence

Apologies for absence were received from Councillor Milne.

18 Minutes

RESOLVED that the minutes of the meeting of the Planning Committee held on 11 August 2022 be approved as a true record and signed by the Chairman

19 Declarations of Interests

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

20 Matters to be Considered for Deferment or Site Viewing

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

20a APP/21/01322 - Langstone Lodge, 1 Langstone High Street, Havant

Proposal: Demolition of existing single storey additions; extensions and alterations including part single, part two storey extensions to NE elevation with terrace; and single storey to NW elevation; repositioning of the main entrance stone portico.

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) an update sheet amending paragraph 7.2 of the report.

During the meeting the Committee was advised that condition 2 should be amended to include the flood risk assessment.

In response to a question from a member of the Committee, officers advised that:

- (a) the Committee was not recommended to impose all the conditions requested by the Chichester Harbour Conservancy as the site was in a fairly built up area, the property was set well within the site and adequately screened.

RESOLVED that application APP/21/01322 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:

10129_301 Location plan
10129_303 Proposed site plan
10129_201 Proposed ground floor plan
10129_202 Proposed first floor plan
10129_203 Proposed second floor plan
10129_205 Proposed NE and SW elevations
10129_206 Proposed NW and SE elevations
10129_204 Proposed roof plan
Ecological Appraisal uploaded on the 12.07.2022
1760-KC-XX-YTREE-TPP01REV0 Tree Protection Plan
Arboricultural Method Statement uploaded on the 16.02.2022
Preliminary Ecological Assessment uploaded on the 09.12.2021
Construction Environment Management Plan uploaded on the 09.12.2021
Design and Access Statement uploaded on the 11.01.2022
KCFIG3 No dig surfacing uploaded on the 09.12.2021
PLAN 01 REV 01 Tree Constraints
REV01 Tree Survey
Flood Risk Assessment uploaded on the 12.01.2022

Reason: - To ensure provision of a satisfactory development.

- 3 Development shall proceed in strict accordance with Section 2.4 Mitigation /Licensing/Precautions of Part 2 of the submitted Phase 1 Preliminary Ecological Appraisal, with bat emergence survey (Brown Fisher, 2021) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect biodiversity in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 All works to the existing roofs shall be carried out under the supervision of a licenced bat ecologist. All work shall stop immediately if bats, or evidence of bat presence (e.g. droppings), are encountered at any point during the development. Should this occur, further advice shall be sought from Natural England, and the development shall not recommence until agreed in writing with the Local Planning Authority .

Reason: To protect biodiversity in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.

- 5 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.

- 6 The proposed development shall be constructed and completed in full adherence to the Arboricultural Method Statement 1760-KC-XX-YTREE-MethodStatement-Rev0 by Keen Consultants & Tree Protection Plan 1760-KC-XX-YTREE-TPP01Rev0 by Keen Consultants . 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.

- 7 Prior to the first use of the extensions hereby permitted two bat boxes or bat bricks shall be provided on the building high up at eaves level. The boxes or bricks shall not be above or next to a window to reduce artificial light spill, and shall not be near any security lights or sensors. The boxes shall thereafter be maintained and retained as installed.

Reason: In the interests of biodiversity and protected species having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act 1981 and the National Planning Policy Framework.

- 8 The construction phase shall be carried out fully in accordance with the submitted Construction Environmental Management Plan (CEMP) Browns Fisher Environmental by Dr. Stefan Bodnar uploaded on the 09.12.2021 as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protected species and habitats having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act 1981 and the National Planning Policy Framework.

The meeting commenced at 5.00 pm and concluded at 5.20 pm

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Chairman