

2 Planning History

APP/18/00244 - Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19) Request to Discharge Conditions 4 & 18 and partially Discharge Condition 8 (20.02.2019). Request to Discharge Condition 4 (6.01.20). Request to Discharge Conditions 15 & 16 (20.12.19) and Condition 5 (6.2.20). Request to Discharge Condition No.s 6,7,8,11,14,17,18,19,21 & 25 (22.07.20)., PERM,30/01/2019

APP/19/01166 - Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links) (Approved 24/06/2020). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (15/07/2020)., PERM,24/06/2020

APP/20/00647 - Application for non-material change to planning permission APP/19/01166 relating to realignment of shared footpath and cycle way from South of the site to further North., PERM,26/08/2020

3 Proposal

- 3.1 Application for non-material change to Planning Permission APP/19/01166 relating to relocation of vehicle & cycle parking spaces and reconfiguration of pedestrian access ramp from Barton's Road.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
CS8	(Community Safety)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5. Consultation Responses

Landscape Team:

Final comments:

Having looked at the drawings I see they have made the suggested amendments, and as such I have no further comments at this point.

Original Comments:

From a landscape perspective we have the following comment in relation to this application:

- The parking bay north of the rear garden of plot no. 71 creates a 2 no. 90 angles which is an unsuitable amendment. The footpath should be straight and the 2 no. 90 angles removed.
- Further details of proposed pedestrian ramp required including cross sections to demonstrate construction detailing and product specification.
- We do not support the changes to the parking bays for flats no. 14-25. The adjustment to the orientation of the car park allows no space for the planting that was creating a landscape buffer between the footway and the site. Furthermore the amendments have meant the loss of a street tree on the at the bell mouth which is deemed detrimental to soft landscape scheme.

Hampshire Highways

Final Comments

As mentioned in the Highway Authority's previous letter, the pedestrian ramp and pedestrian/cycle connection should feature a suitable tie in into the offsite S278 works secured under the original planning application. The details of this matter should be considered through the S278 submission.

Original Comments

The Highway Authority raise no objection to the movement of the parking spaces or the revised pedestrian ramp access. The latter should feature a suitable tie in into the existing network on Bartons Road as part of the S278 submission.

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:
- (i) Principle of development
 - (ii) Appropriateness of design and impact on the character of the area
 - (iii) Impact on sustainable transport options
 - (iv) Impact on crime and antisocial behaviour
 - (v) Parking requirements
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The proposed changes relate to a minor re-configuration of the pedestrian ramp and alterations to the position of car and cycle parking. These changes are considered acceptable in terms of the character and appearance of the area.
- (iii) Impact on sustainable transport options
- 5.5 The proposal retains a suitable pedestrian route to Bartons Road with a gradient of 1:15 which is acceptable over the length of slope proposed. Visitor cycle parking is maintained at the same quantum as the previously approved layout. The access leads to a bus stop on Bartons Road. No objections have been received from the County Highways Authority. Sustainable transport options are maintained by the amended proposals.
- (iv) Impact on crime and antisocial behaviour
- 5.6 The proposals do not result in additional access points to the new residential estate over that already approved and are not considered likely to result in an increase in crime and disorder.
- (v) Parking requirements
- 5.7 It noted that the car and cycle parking provision whilst re-arranged retains the same quantum of spaces as previously approved and remains acceptable for future residents and visitors.

- 5.6 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to planning permission APP/19/001166 are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00822 subject to the following conditions

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

Proposed Block Plan Drawing No. 003 Rev A11
Proposed Site Plan Drawing No. 0004 Rev A11
Ramped Access Drawing No, 0106 Rev C01

Reason: - To ensure provision of a satisfactory development.