
Site Address:	145 Stakes Road, Waterlooville, PO7 5PL		
Proposal:	Alterations to the existing gated front entrance to provide security controlled pedestrian access.		
Application No:	APP/20/00886	Expiry Date:	26/01/2021
Applicant:	N May Ministry of Justice		
Agent:	Mr Walsh Walsh and Associates Ltd	Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

145 Stakes Road, Waterlooville, is located to the north of Stakes Road via an access road. The application site is a large detached property with surrounding land. Vehicular access is via an access road off Stakes Road.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

01/55269/007 - Reduce lower branches of a Cedar (T4). The tree is subject to TPO1440., PERM,29/03/2001
97/55269/005A - To fell Scots Pine (T7) and also prune Scots Pine (T11) covered by TPO 1440, PERM,17/07/1997
97/55269/005B - To fell Beech tree (T13) covered by TPO 1440, REF,17/07/1997
97/55269/005 - To fell Beech tree (T13) covered by TPO 1440, REF,17/07/1997
97/55269/006 - Prune and tidy up previous tree work and remove limb of Beech tree overhanging the tennis courts (T13 of TPO 1440), PERM,15/10/1997
94/55269/002 - Demolition of cottage & single storey West extn. & erect 2 storey extns. to North (basement below) & East sides to provide 22 bed. hostel with staff communal & office acc, PERM,15/12/1994
90/55269/000 - Single storey detached wooden shed to side of annexe building., PERM,
04/55269/008 - Tree works., UNK,
05/55269/009 - Tree Works., UNK,
APP/11/01002 - Reduce 2 lateral branches by 6.5m 1No. Beech tree within Order 1 of TPO 1854., PERM,30/08/2011
APP/13/00856 - Reduce overhanging branches from Willows by 3-4m back to boundary with car park within W1 of TPO 1854., PERM,01/11/2013
APP/14/00058 - Crown reduce 1No. Yew (T2) by 2m to western sector and crown raise to 3m; reduce 2 laterals of 1No. Wellingrania (T3) by 2m to western sector and crown raise to 3m, reduce 2 laterals of 1No. Blue Cedar (T4) by 3m to western sector; reduce 1 lateral of 1No. Oak by 3m to southern sector; crown lift 1No. Yew (T10) to 3m. All trees subject to TPO 1440., PERM,04/03/2014

APP/15/01172 - Cut back by 3m, the lowest limb (west side) of 1No. Cedar (T4), subject to TPO 1440., PERM,11/12/2015
 APP/17/00426 - Crown reduce a Sycamore tree by 2m and crown lift up to 2.7m. , PERM,09/06/2017
 APP/17/00707 - To remove the encroaching sycamore branches blocking the security cameras view, the branches will be taken back by 2m., UNK,
 APP/19/00689 - Remove lowest lateral limbs 1No. Norwegian Maple (004) on site boundary elevation top removal and collar; Crown lift 7No.Norwegian Maple to 7m and shorten lateral spread on site boundary by 2-3m (001,002,005,006,007,008,009); Remove deadwood 2No. Cedar and lift lower limbs over road elevation shorten lateral spread on site boundary elevation by 2-3m(010,013); Crown lift 1No. Copper Beach to 7m (011); crown lift 1No. Copper Beach to 7m cut/remove lowest lateral limbs on road and site boundary elevation (015); Cut back to boundary Hazel (003); Crown lift 2No. Sycamore to 7m cut/remove lowest lateral limbs on road and site boundary elevation (012, 014), subject to TPO 1854 and 1440 within W1., PERM,04/09/2019
 APP/19/00846 - Variation of Condition 2 of Planning Permission 94/55269/002 to increase occupancy from 22 to 25 residents., DEL,

3 Proposal

Alterations to the existing gated front entrance to provide security controlled pedestrian access.

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)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

The submitted AIA is very thorough and comprehensive and produced to a high standard.

There are areas of concern relating to the condition of some trees and this falls outside the remit of my role in this consultation in terms of their future management and this is a matter for the owners.

We would require a detailed Arboricultural Method Statement and Tree Protection Plan to include the following: fencing type, ground protection measures, "no dig" surfacing, project phasing and an auditable monitoring schedule.

Also, we would require an underground services plan showing any incursion into RPAs.

The report states these could be supplied once permission is given, I would be more comfortable with this up front so as we can ensure that a No Dig solution is achievable in engineering terms for this project. However, it is your choice if you wish to condition this.

I raise no objection in Arbs grounds to the development.

Councillor Diana Patrick

No Comment.

Councillor Dianne Lloyd

No Comment.

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Councillor S Milne

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

7 Planning Considerations

7.1 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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Trees

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. There was a concern that the proposed works would encroach into private land. This was raised to the applicant's agent whom confirmed that the boundary line was correct and proposed development would be within the owner's land.

(ii) Impact upon the character and appearance of the area

7.3 The proposed development would involve alterations to the existing gated front entrance to provide security controlled pedestrian access. On the access road next to the existing access gate a new 1 metre wide opening would be created within the existing brickwork with 2 brickwork piers matching the existing. This would provide access onto a new tarmac pedestrian footpath which would lead to an automatic pedestrian access gate providing a 0.9 metre opening.

7.4 Due to the proposed works being on the access road it is not considered to cause a negative impact upon the character of the area. The proposed works would be in line with Policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.5 Due to the location and scale of the proposed works it is not considered to impact on residential amenity.

(iv) Trees

7.6 The Council's Arboriculturalist was consulted on the application and raised no objection as long as the AIA, TPP and AMS is conditioned to the application. This has been conditioned to this effect. The proposed protective fencing would go outside the application site boundary, which can be achieved. Therefore a grampion condition will be imposed.

8 Conclusion

8.1 The proposed development is considered to be acceptable and the application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00886

- 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:

Site Location Plan and Block Plan - 20176-WA-SP01
Existing and Proposed Access Plans and Elevations - 20176-WA-001-A
Arboricultural Impact Assessment Plan
Tree Survey, Arboricultural Impact Assessment

Reason: To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development hereby permitted, including site clearance:

A site meeting shall take place to include the site agent, the Arboricultural Consultant and a Local Planning Authority representative to agree the position of the protective fencing in accordance with BS58837 (2012).

An Arboricultural Method Statement for the Green Grid low profile product with a ramp shall be submitted in writing to the Local Planning Authority for approval. The approved scheme shall be implemented prior to development and retained throughout the works, unless otherwise agreed in writing with the Local Planning Authority.

The approved Arboricultural Method Statement and Tree Protection Plan submitted by Hayden's Arboricultural Consultants shall be strictly adhered to, prior to and for the full duration of the development, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Before development hereby approved commences the protective fencing as shown on the approved Arboricultural Impact Assessment Proposed Site Plan 8482-D-AIA REV A produced by Hayden's Arboricultural Consultants shall be erected and maintained throughout the duration of the works unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.