
Site Address: Coldharbour Farm Road, Emsworth PO10 7XA
Proposal: Re-arrangement of parking layout within turning head to achieve same number of spaces (to facilitate development approved under APP/14/00360).
Application No: APP/16/00496 Expiry Date: 21/07/2016
Applicant: Mr David Christian
 Telstar Ltd
Agent: Mr David Seaman Case Officer: Rachael McMurray
 The Seaman Partnership Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The site which relates to this application is the parking area at the end of Coldharbour Farm Road. There is an extant outline planning permission for the area of land to the west for 53 dwellings (APP/14/00360) with access from the parking area.

Coldharbour Farm Road is a fairly modern development of 49 dwellings including detached, semi-detached properties and two-storey blocks of flats. The character of Horndean Road is mixed with properties of different sizes and ages mainly set back from the highway.

2 Planning History

APP/14/00360 - Outline application for the construction of 53 dwellings with new vehicular access from Coldharbour Farm Way with all other matters reserved. , PERM,03/10/2014

GEN/13/00923 - DCF - 53No. dwellings including 30% affordable housing using existing access from Coldharbour Farm Road., ,28/11/2013

GEN/13/00727 - Proposed development of land for 53 dwellings, ,28/11/2013
15:32:34

3 Proposal

Re-arrangement of parking layout within turning head to achieve same number of spaces (to facilitate development approved under APP/14/00360).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency:

No objection

Engineering/Drainage, Havant Council:

No objections.

Note to the developer - the new spaces will require the re-siting of a lighting column. This column is the point of connection for the electricity supply serving the lighting southwards along the path to the A27 subway.

Officer note - this will be included as an informative.

County Minerals:

No response received.

Arboriculturalist:

There is no set out AMS or reference to the trees affected by the scheme other than a plan showing tree protection fencing. We require an AMS demonstrating how works within the tree RPA will be achieved without damaging the rooting area and health of the tree.

Further information received on 22/7/16:

Statement that proposed works are outside of the RPA and plan showing tree protection fencing.

Further response from Arboriculturalist:

Unless development is taking place within the RPA of the off-site Oak – none stated by George Sayer (hard to tell from their plan) then as long as the protective fencing is installed then I have no objections.

Development Engineer:

It would be a better layout if all the spaces were moved to the southern boundary of the site.

Officer comment: This is not the proposal as submitted.

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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 adjacent residential locality
- (iii) Impact on trees

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Outline permission has been approved (APP/14/00360) which creates an access into the new housing development from the existing parking area. The revised siting of the parking spaces would not hinder the access into the new housing development if a reserved matters application were ever approved and the development implemented.

(ii) Impact upon the adjacent residential locality _

The application is to revise the layout of the existing spaces within the parking area. The same number of spaces would be retained so there would be no material impact on the residents in Coldharbour Farm Road or visitors to the recreation ground in terms of parking available.

(iii) Impact on trees _

Information submitted during the application process confirms that the proposed works are outside of the RPAs and that protection fencing would be used. The Council's Arboriculturalist has advised that so long as no development takes place within the RPAs and the protective tree fencing is installed, then this would be acceptable.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00496 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:
Tree Protection Plan received on 22 July 2016 - DN: LLD975/02 Rev 00
Proposed revised parking plan - DN: 17
Location and Block Plan - DN: FS18
Tree constraints plan - DN: LLD975/01
Reason: - To ensure provision of a satisfactory development.