

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 27 November 2014

Present

Councillor Mrs Shimbart (Chairman)

Councillors Brown, Buckley (Vice-Chairman), Heard, Hilton, Turner and Tarrant (Standing Deputy)

Councillor Buckley attended during minutes 66 and 69.

58 Apologies for Absence

Apologies for absence were received from Councillor Keast.

59 Minutes

The Minutes of the meeting of the Development Management Committee held on 16 October 2014 were agreed as a correct record and signed by the Chairman.

60 Matters Arising

There were no matters arising.

61 Minutes of the Site Viewing Working Party

The Minutes of the meeting of the Site Viewing Working Party held on 20 November 2014 were received.

62 Declarations of Interest

There were no declarations of interests.

63 Chairman's Report

The Chairman had nothing to report.

64 Matters to be Considered for Site Viewing and Deferment

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

65 Deputations

The Committee received the following deputations/representations:

- (1) Mr Peek (objectors' agent) – Application APP/14/01104 – 48 Havant Road, Emsworth (Minute 66)
- (2) Mr Stamp (objector) – Application APP/14/01104 – 48 Havant Road, Emsworth (Minute 66)
- (3) Mr Coles (applicant) – Application APP/14/01104 – 48 Havant Road, Emsworth (Minute 66)
- (4) Councillor Gibb-Gray (ward councillor) – Application APP/14/01104 – 48 Havant Road, Emsworth (Minute 66)
- (5) Councillor Mackey (ward councillor) – Applicant APP/14/01104 – 48 Havant Road, Emsworth (Minute 66)
- (6) Mr Germain (objector) – Application APP/14/00857 – 31 Lymbourn Road, Havant (Minute 67)
- (7) Mr Sandell (objector) – Application APP/14/00857 – 31 Lymbourn Road, Havant (Minute 67)
- (8) Councillor Branson (ward councillor) - Application APP/14/00857 – 31 Lymbourn Road, Havant (Minute 67)
- (9) Councillor Bolton (ward councillor) - Application APP/14/00857 – 31 Lymbourn Road, Havant (Minute 67)
- (10) Councillor Gibb-Gray (ward councillor) – Case Number 14/00164/CMP – 6 Seagull Lane, Emsworth (Minute 68)
- (11) Mr Collett (applicant's agent) – Application APP/14/00767 – Land at Nursery Fields, Denvilles, Havant (Minute 69)
- (12) Councillor Branson – Application APP/14/00767 – Land at Nursery Fields, Denvilles, Havant (Minute 69)
- (13) Mr Davison (applicant's agent) – Application APP/14/00554 – 8 Oaklands Grove, Waterlooville (Minute 70)
- (14) Councillor G Shimbart (ward councillor) – Application APP/14/00554 – 8 Oaklands Grove, Waterlooville (Minute 70)

66 APP/14/01104 - 48 Havant Road, Emsworth

(The site was viewed by the Site Viewing Working Party)

Proposal: Construction of 1 4 No. Bed detached house with detached double garage to front, following demolition of existing 3 bed dwelling.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which:

- (a) gave details of further representations received since the agenda was published;
- (b) gave details of comments submitted by the Tree Officer since the agenda was published; and
- (c) a correction to paragraph 3.1 of the report
- (d) attached information provided by the applicant in response to information requested by the Site Viewing Working Party.

The Committee was advised that the applicant had indicated that she preferred option 1 of the Tree Officers comments referred to in (b) above.

The Committee was addressed by the following deputies:

- (1) Mr Peek, on behalf of the objectors, objected to the proposal for the following reasons:
 - (a) the proposed development was an inappropriate form of construction given the proximity of 50 Havant Road, Emsworth and its windows to the Kitchen and first floor bedroom on its East Elevation and also the proximity to 46 Havant Road, Emsworth;
 - (b) the materials proposed were out of keeping with the locality and would detrimental to Havant Road, which had been identified as a "Road of Special Character";
 - (c) the proposal would result in the loss of much need from of development i.e. a bungalow;
 - (d) the street scene drawing (No. 1122 - 50) did not fully reflect the impact of the proposal on 50 Havant Road;
 - (e) the proposed development would result in an excessive building bulk which would lead to a loss of light to 50 Havant Road, Emsworth: the resultant 2 metre gap between the building would fail to maintain the current open aspect;
- (2) Mr Stamp, occupier of 50 Havant Road, advised that in principle there was no objection to a suitable development of the site. However, he objected to the proposal for the following reasons:

- (f) the proximity, height and bulk of the proposal would have a detrimental impact on his living conditions and the amenities of his property;
- (g) the proposal would lead to a loss of light to primary rooms; and
- (h) the previous planning permission was granted without proper consultation.

(Mr Stamp emphasised that he was prepared to work with the applicant to find a solution that was acceptable to all parties)

- (2) Mr Coles, on behalf of the applicant, supported the application for the following reasons:

- (i) the application had been modified to overcome the concerns raised by residents;
- (j) the neighbours had been consulted and advised by the applicant of this and the previous application;
- (k) the proposal was in keeping with the character and appearance of the Havant Road;
- (l) there was sufficient distance between the neighbouring properties and the proposed development to ensure that the proposal did not have a detrimental impact on neighbouring properties;
- (m) the footprint of the proposal was the same as the approved plans;
- (n) the modern style of the property would not detract from the appearance of the street scene;
- (o) the proposal was required to provide a suitable family home;

- (3) Councillor Gibb-Gray, with reference to the previous deputations and the visit by the Site Viewing Working Party, objected to the proposal for the following reasons:

- (i) the objectors were concerned that they were not given a formal opportunity to raise their concerns and request the Committee to consider the previous application. It was considered that the Committee might have, if given an opportunity refused the previous application;

- (j) the style and design of the proposal would have a detrimental impact on the character of the street scene and 50 Havant Road;

Councillor Gibb–Gray drew the Committee’s attention to paragraph 7.17 of the report, which acknowledged that the application was finely balanced and recommended the Committee to refuse this application for the reasons given.

- (4) Councillor Mackey supported the proposal for the following reasons:
 - (i) 50 Havant Road was a substantial building: it was unfair for the occupiers of this property to object to applicant constructing a two storey building on the grounds of height;
 - (j) the application had been modified to overcome the concerns of neighbours;
 - (h) the proposal would introduce an attractive building into the street scene: the current bungalow being out of keeping with the character of the street scene;
 - (i) the impact of the proposal on the character of the area would be minimised by the location of the dwelling away from the road frontage; and
 - (j) the proposal was only slightly above permitted development rights.

In response to questions raised by members of the Committee, the officers advised that:

- (1) it was considered that the light that would be lost as a result of this development was not sufficient to justify a reason for refusal. If permission was granted, the objectors could seek redress for loss of light through private civil law; and
- (2) the distance between 48 and 50 Havant Road would remain the same.

The Committee discussed this application in detail together with the views raised by the deputies. The Committee considered that the proposal was acceptable and would not have a detrimental impact on the street scene. It was therefore

RESOLVED that Application APP/14/01104 be granted permission subject to the following conditions:

- (A) the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Construction of the development hereby permitted shall not commence until samples and details of all external facing and roofing materials, including glazing and light painted render, shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement
Arboricultural Report
1158_01 Site Plan
1158_02 Block Plan
1158_20 Proposed Floor Plans
1158_26 Proposed Elevations
1158_25 Proposed Roof Plan
1158_50 Proposed Garage
1158_52 Aerial Montage
1158_53 Street Scene

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding Condition 3 of this planning permission, the areas in the proposed north and west elevations of the development hereby approved, as annotated with an 'X' on the attached copies of the relevant drawings shall be finished with and permanently maintained with light painted render, to be agreed pursuant to condition 2 of this planning permission.

Reason: To ensure the appearance of the development is satisfactory and in the interests of neighbouring amenity and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 All the windows in the east and west elevations of the building, annotated as 'Obs' on approved drawing 1158_26 shall:
- (i) (in the case of the east elevation) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - ii) (in the case of both elevations) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Measures shall be undertaken to prevent damage to existing trees throughout implementation of the development hereby approved, in accordance with the Arboricultural Report prepared by Johnston Tree Consultancy in September 2013 and received by the Local Planning Authority on 22 October 2014. All such measures shall be undertaken and fully adhered to at all times whilst such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.

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, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 Notwithstanding Condition 6 of this planning permission, no development hereby permitted shall commence until details of the design of foundations has been submitted to and approved in writing by the Local Planning Authority. Construction of the foundations shall then be undertaken in complete accordance with the approved details.

Reason: To safeguard the continued health and presence of existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the

Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The existing hedge along the front (northern) boundary of the site shall be retained, reinforced where necessary and maintained thereafter, to a minimum height of 2 metres, to a standard consistent with good arboricultural practice.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character 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 2012.

- 9 The detached building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the side elevations of the development hereby approved, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no fencing, walling or other means of enclosure shall be constructed on the western boundary of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- (B) an additional condition permitting the replacement of T3 with a suitable tree agreed by the Council in terms of size/species and location: the

wording of the condition to be delegated to the Executive Head of Planning and Built Environment

67 APP/14/00857 - 31 Lymbourn Road, Havant

(The site was viewed by the Site Viewing Working Party)

Proposal: Alternations to the roof including increasing the size of the front and rear dormers and construction of two storey rear extension.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment to grant permission.

The Committee was addressed by the following deputies:

- (1) Mr Germain and Mr Sandell , who objected to the proposal for the following reasons:
 - (a) the proposed dormer was too large and would be overpowering
 - (b) the proposal would create an undesirable precedent which would make it difficult to refuse further similar applications;
 - (c) the dormer windows would be out of keeping with the Conservation Area;
 - (d) the Conservation Officer had objected to the proposal;
- (2) Councillor Branson, supported Mr Germain and Mr Sandell and raised the following additional reason for refusal:
 - (e) the proposed dormer windows were unattractive and would detract from the appearance of the Conservation
- (3) Councillor Bolton, supported the previous speakers. He acknowledged that there was no objection in principle to development in a Conservation Area and that permission had been granted for new dwellings, additions and extension to other properties in the road. However, he considered that the precedent that would be created by this development would encourage similar developments in the road which would have a detrimental impact on the visual amenities and appearance of the Conservation Area.

In response to questions raised by members of the Committee, the officers advised that:

- (1) It was considered that given the site's location within the terrace and screening afforded to the dormer extension the conservation area would not be harmed by this development. Any new applications for

similar developments in the road, would need to demonstrate that they would not harm the appearance of the Conservation Area.

The Committee discussed this application in detail together with the views raised by the deputies. The Committee considered that due to its siting and size, the proposed dormer window would not harm the Conservation Area. The Committee was also satisfied that this proposal would not create an undesirable precedent. It was therefore

RESOLVED that Application APP/14/00857 be granted permission subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external facing materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

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

Unnumbered plan (Amended Oct '14) showing site plan 1:1250 (outlined in red); proposed elevations and floor plans, roof plan and section drawing - received by the Council 24 October 2014.

Reason: - To ensure provision of a satisfactory development.

68 14/00164/CMP - 6 Seagull Lane, Emsworth

Subject: Alleged unauthorised change of use to coach depot.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment. Revisions to the recommendations were reported at the meeting.

The Committee was addressed by Councillor Gibb-Gray who supported the recommendation set out in the report for the following reasons:

- (1) the traffic generated by this use exacerbated the existing traffic problems of congestion in Seagull Lane and North Street, Emsworth;

- (2) the noise generated by this use had a detrimental impact on the living conditions of the occupiers of the residents in the locality; and
- (3) the owner of the business had not attempt to resolve the concerns raised by the residents.

The Committee considered that the use of 6 Seagull Lane as a coach depot, including the use and frequent movements of large coaches, gave rise to vehicle movements and manoeuvring in the adjoining road and road junctions which were narrow and constrained. This adversely affected the free flow of traffic and convenience of highway users. It also gave rise to the risk of noise in the vicinity which was harmful to the residential amenities of the area.

With regard to the use of the part of the building at 6 Seagull Lane as builder's storage, the Committee considered that this use did not have an adverse impact on the free flow of traffic nor the residential amenities of residential properties.

The Committee therefore concluded that it was expedient to pursue enforcement action against the use of 6 Seagull Lane as a coach depot but not to take action with regard to the builders storage. In view of the harmful impact of the coach depot use, it was considered more appropriate to impose a compliance period of six months than the nine months recommended in the submitted report.

RESOLVED That in view of it appearing without the benefit of planning permission, a change of use of the land and buildings at 6 Seagull Lane from a haulage and crane hire yard to use as a coach depot had occurred, the Service Manager – Legal and Democratic Services be authorised to issue an Enforcement Notice under sections 172 and 173 of the Town and Country Planning Act 1990 (as amended), such as to require cessation of the use and removal of coaches and the coach business from the site within a compliance period of 6 months, it being expedient to do so for the following reasons:

- (1) the use of 6 Seagull Lane as a coach depot, including the use and frequent movements of large coaches, gave rise:
 - (a) to vehicle movements and manoeuvring in the adjoining road and road junctions which were narrow and constrained, which adversely affected the free flow of traffic and convenience of highway users; and
 - (b) to the risk of noise in the vicinity which was harmful to the residential amenities of the area.

This use was therefore contrary to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (core Strategy) 2011 and the National Planning Policy Framework 2012.

69 APP/14/00767 - Land at Nursery Fields, Denvilles, Havant

(The site was viewed by the Site Viewing Working Party)

Proposal: Erection of 35 No. dwellings, comprising 6 No. 2 bed, 23 No. 3 bed and 6 No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which gave details:

- (a) of comments received from Hampshire County Council's Education Department and Natural England ; and
- (b) of amendments to the Developer Contributions/Section 106 and CIL set out in the report; and
- (c) amendments to the recommendations set out in the report.

The Committee was advised, during the meeting, that there were discrepancies between the floor plans relating to the Rochester House Types and the Schedule of Accommodation on the Planning Layout Drawing and the Design and Access Statement. To correct this it was necessary to add an additional clause to the recommendation requiring:

- (D) Ammendments to the floor plan of the Rochester House Type to show three bedroom units as set out in the Schedule of Accommodation on the Planning Layout Drawing No. P974/RP/02 Rev j and the Design and Access Statement.

The Committee was addressed by the following deputies:

- (1) Mr Collett, the applicant's agent, who supported the application for the following reasons:
 - (a) Consultation held since permission was granted revealed that there was a lack of community meeting places/community centres in the locality. This this proposal sought to meet this identified need by replacing the originally proposed farmers' building with a community building. The Scouts and Warblington and Denvilles Residents Association had expressed an interest in using such a facility;
 - (b) It was proposed that the construction and transfer of the Community Building to the Council would be in lieu of any Community Infrastructure Levy payments; and

- (c) It was necessary to increase the number of dwelling to finance the proposed community building; and
- (2) Councillor Branson, who supported the application, emphasised the benefits of the proposed Community Building.

The Committee discussed this application in detail together with the views raised by the deputies. It was

RESOLVED that Application APP/14/00767 be granted permission subject to:

- 1) an exception to the Councils adopted CIL procedures being agreed to enable the community building to be secured in lieu of a CIL contribution.
- 2) a deed of variation to the original S106 agreement relating to planning application APP/12/01222 being completed to secure the following revised contribution levels and the timing and specification of the community building together with any consequential amendments arising from the revised scheme:
 - (i) Covenants to the County Council:
 - (iii) Highways Contribution £278,598
 - (iv) Residential Travel Plan Cash Deposit £12,274.04 (no deduction)
 - (v) Residential Travel Plan Monitoring Fee £7500 (no deduction)
 - (vi) Residential Travel Plan Assessment Fee £750 (no deduction)
 - (vii) Education £225,513
 - (viii) Covenants to the Borough Council:
 - (ix) Playing Space Contribution £14,800 (deduction of 26%)
 - (x) Section 106 Monitoring Fee £5,000
 - (xi) Ecology Contribution £1,645 (for extra 9 units)
- 3) The following conditions subject to such amendments as may be agreed by the Executive Head of Planning and Built Environment
 - 1. A10 Time limit – full
The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
 - 2. Construction of the dwellings and community building hereby permitted shall not commence until samples and details of all external roofing and external facing materials have been submitted to and approved in writing by the Local Planning

Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

3. Construction of the dwellings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels for that phase have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.

4. No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) for that phase have first been submitted to and approved in writing by the Local Planning Authority. Each phase hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

5. Construction of the dwellings hereby permitted shall not commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure for that phase have been first submitted to and approved in writing by the Local Planning Authority. No dwelling within that phase shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of

that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

6. The proposed works must be carried out in accordance with the Arboricultural Impact Assessment for Phase 2 re-plan ACD Arboricultural, dated 10th July 2014 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

7. No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

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 Core Strategy 2011 and the National Planning Policy Framework 2012.

8. The dwellings and community building hereby permitted shall not be occupied/brought into use until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan

(Core Strategy) 2011 and the National Planning Policy Framework 2012.

9. No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

10. Construction Management and Construction Method requirements – details to follow.
11. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework 2012.

12. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

13. Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

14. No dwelling or building shall be occupied/brought into use until space for the loading, unloading and parking of vehicles serving it has been provided within the site and surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

15. Construction of the buildings hereby permitted shall not commence until a specification of the provision to be made for the storage and disposal of refuse has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied nor the community building be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

16. No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same for that phase have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable

them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

17. The soft landscaping scheme shall be completed in full accordance with the approved details prior to the first occupation of the last dwelling. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework March 2012.
18. In addition to the landscaping shown on the submitted plans the community building hereby permitted shall not be brought into use unless and until additional landscaping has been provided to the northern site boundary adjacent to the community building in accordance with a planting scheme to be submitted to and approved in writing by the Local Planning Authority. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and National Planning Policy Framework March 2012.
19. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority. Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
20. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the

addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

21. No bonfires shall be allowed on site during the period of demolition, clearance and construction.

Reason: To protect the amenity of existing residents in the vicinity of the site during construction and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework 2012.

22. Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

23. Clearance of suitable bird nesting habitat (including vegetation and buildings) shall only take place between September to mid-March (inclusive). If this is not possible then a pre-clearance check for occupied birds nests shall be undertaken by a suitably experienced ecologist. Work shall cease in any areas where occupied nests are identified and an exclusion zone of 5m maintained around such nests, until such time as those nests become unoccupied of their own accord.

Reason: To avoid impacts to nesting birds and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

24. Prior to development commencing on site, a detailed plan for the creation, establishment and long-term maintenance of features for biodiversity enhancements at the site, including specification and location of bat roosting features, shall be submitted to and approved in writing by the Local Planning

Authority. The approved details shall be fully adhered to and the site managed in accordance with the approved plan.

Reason: to conserve and enhance biodiversity and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

25. No development hereby permitted shall commence on each phase until such time as a surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented for that phase before the dwellings are occupied and thereafter managed and maintained in accordance with the approved details. These details shall include:
- i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site and the measures taken, including petrol/oil interceptors, to prevent pollution of the receiving surface waters;
 - ii. Calculations to demonstrate that the capacity of the attenuation pond is adequate and may exceed the needs of sustainable drainage; and
 - iii. a timetable for its implementation of i. above; and
 - iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, habitat and amenity and ensure future maintenance and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

26. Prior to development commencing on site, a scheme to deal with the risks associated with identified contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.
1. A site investigation scheme based on previous investigation reports, for the purpose of informing an

appropriate assessment of the risks to all receptors that may be affected, including those off site.

2. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation or other risk mitigation measures required, and how they are to be undertaken.
3. A verification report or statement shall be prepared (as appropriate) on completion of the remediation or risk mitigation measures set out in (3) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. All elements shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.
Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy and the National Planning Policy Framework 2012.

27. If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: To prevent future site users and buildings being exposed to unacceptable risks of harm arising from previous land uses, inclusive of filled land & soil gas. To ensure that potential risks to controlled waters are appropriately addressed, and having due regard to policy DM10 of the Havant Borough Local Plan Core Strategy, and the National Planning Policy Framework, March 2012.

28. Glazing requirements for new dwellings (noise reduction) – Details to follow.
29. The development hereby permitted shall be carried out in accordance with the following approved plans:

Phase 2, Replan Planning Layout Drawing No. P974/RP/01
Rev L
Phase 2, Replan Planning Layout Drawing No. P974/RP/02
Rev J

Phase 2, Replan Materials Layout Drawing No. P974/RP/03
Rev G
Community Centre Site Layout Drawing Number P974/CC/03
Rev B
Plots 1-35 & Community Centre Location Plan Drawing No.
P974/RP/04 Rev B
Community Centre Plans Drawing No. P974/CC/01 Rev D
Community Centre Elevations Drawing No. P974/CC/02 Rev C
Replan - Street Scenes Drawing No. P974/RP/SS/01 Rev E
Type MO (Morpeth) Floor & Roof Plans Drawing No.
P974.RP.MO.01
Type MO (Morpeth) Elevations Drawing No. P974.RP.MO.02
Type BAR (Barwick) Plans & Elevations Drawing No.
P974.RP.BAR.01
Type TIV (Tiverton) Plans & Elevations Drawing No.
P974.RP.TIV.01 Rev B
Type Rochester (Classic Brick) Plans Drawing No.
P974.RP.RO.01 Rev A
Type Rochester (Classic Brick) Elevations Drawing No.
P974.RP.RO.02 Rev B
Type Rochester (Classic Render) Plans Drawing No.
P974.RP.R.03 Rev A
Type Rochester (Classic Render) Elevations Drawing No.
P974.RP.RO.04 Rev B
Type W (Woodvale) Floor & Roof Plans Drawing No.
P974.RP.W.01
Type W (Woodvale) Elevations Drawing No. P974.RP.W.02
Type Y (York) Floor & Roof Plans Drawing No. P974.RP.YO.01
Type Y (York) Elevations Drawing No. P974.RP.YO.02
Single Garages Plans & Elevations Drawing No.
P974.RP.GAR.01
Single & Pair Garages Plans & Elevations Drawing No.
P974.RP.GAR.02
Triple Garage Plans & Elevations Drawing No.
P974.RP.GAR.03
Landscape Proposals Drawing No. BSH 18623 13B
Landscape Proposals Drawing No. BSH 18623 15B
Landscape Proposals Drawing No. BSH 18623 16A
Landscape Proposals Drawing No. BSH 18623 19A
Landscape Proposals Drawing No. BSH 18623 20
Landscape Proposals Drawing No. BSH 18623 21
Overall Plan Drawing No. BSH 18623 30

Planning, Design and Access Statement July 2014

Letter MJA Consulting Ref: CP/14:0432/4884 dated 10th July
2014

Planning Levels and Drainage strategy Drawing No. 5043:P01
Flood Risk Assessment Rev I - April 2013
FRA Appendix A - Development Foul & Surface Water Strategy

Development Overall Surface Water Strategy Drawing No. 4527:70 Rev D
 Development overall Foul drainage Strategy Drawing No. 4527:P02
 FRA Appendix B - Topographical Survey
 Site Survey Drawing No.36DV001
 FRA Appendix C - Infiltration Test Results - Wilson Bailet 18.01.13
 Infiltration Plan and Test Results
 FRA Appendix D -Pre/Post Development Flow Rates
 FRA Appendix E - Groundwater Monitoring & Borehole Location Plan - Wilson Bailey
 FRA Appendix F - SUDS Management & Maintenance Plan
 FRA Appendix G - Attenuation Ponds Calculations
 Drainage Sections Drawing Number 4527:71
 Appendix H - Environment Agency Correspondence

Affordable Housing Viability Report 17th July 2014
 Framework Travel Plan July 2014
 Transport Assessment Addendum July 2014
 Arboricultural Impact Assessment for Phase 2 re-plan ACD
 Arboriculture dated 10th July 2014
 Ecological Assessment Aluco Ecology dated April 2013
 Addendum to Information for Habitats Regulations Assessment
 Aluco Ecology dated July 2014
 Sustainability Statement Barratt Homes

- 4) amendments to the floor plan of the Rochester House Type to show three bedroom units as set out in the Schedule of accommodation on the Planning Layout Drawing No. P974/RP/02 Rev J and the Design and access Statement.

(Since the meeting the agent has clarified the position with regard to the Rochester House type and confirmed that they are to be 4 bed houses. As a result the final mix of development on site would be changed from:

6 x 2 bed housed, 23 x 3 bed houses, 6 x 4 bed houses; to:

6 x 2 bed houses, 11 x 3 bed houses, 18 x 4 bed houses

In view of this information the Development Management Committee will on 18 December 2014 be requested to amend the description of the development to read:

“Erection of 35No. dwellings, comprising 6No. 2 bed, 11No. 3 bed and 18No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.”)

70 APP/14/01115 - 8 Oaklands Grove, Waterloooville

(The site was viewed by the Site Viewing Working Party)

Proposal: New dormer windows to south west and north east elevations to create an additional bedroom.

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment to refuse permission.

The Committee was addressed by the following deputies:

- (1) Mr Davison, the applicants' agent, who supported the proposal for the following reasons:
 - (a) the design guide did not take into account cases where it was proposed to construct additional dormers;
 - (b) the dormers were required to provide bedrooms for all members of the applicants' family;
 - (c) the submitted proposal provided symmetry to the building; some of the options suggested during the pre application stage didn't;
 - (d) the proposal was not out of keeping with the street scene which included houses with similar dormer designs;
 - (e) the proposed dormers would not be a prominent feature of the street scene; and
 - (f) the proposal would not result in a loss of amenity
- (3) Councillor Shimbart, who supported the application for the following reasons:
 - (g) the proposal would not be harmful to this part of the streetscene;
 - (h) no objections had been received from neighbouring properties; and
 - (i) similar dormers had been granted permission in Oaklands Grove

The Committee discussed this application together with the views raised by the deputies. The Committee considered that the proposal would not be out of character with the streetscene and would not harm the appearance of the existing dwelling. The Committee also considered that the proposal would not have a detrimental impact on neighbouring properties. It was therefore

RESOLVED that Application APP/14/01115 be granted permission subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 3 The dormer windows serving bedrooms 3 and 4 on the side elevations of the dwelling shall:-
 - (i) be fixed and unopenable, and shall be maintained in that condition at all times; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Existing plans, block plan and location plan Drawing No: 14.96.101
Existing elevations Drawing No: 14.96.102
Proposed plans, block plan and location plan Drawing No: 14.96.103
Proposed elevations Drawing No: 14.96.104 rev B
Reason: - To ensure provision of a satisfactory development.

The meeting commenced at 5.00 pm and concluded at 7.15 pm

.....

Chairman