
Site Address:	Limewood, 1-34 St Marys Road, Hayling Island, PO11 9FE		
Proposal:	Application for non-material change to Planning Permission APP/16/00568 relating to amendment to Arboricultural Method Statement.		
Application No:	APP/18/00487	Expiry Date:	09/07/2018
Applicant:	Mr Stewart McCarthy & Stone		
Agent:	Mr Fleszar HGP ARCHITECTS LTD	Case Officer:	Rachel Ballam
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies at 117 Elm Grove, Hayling Island, which is the Hayling Billy Public House site. It also includes the large car parking area to the southern side of the pub. The public house has now been closed for some time and access to the car park blocked off. The car park could previously have been accessed from Elm Grove to the east and St Mary's Road to the west. The rear of the site is bounded by a low brick wall and a line of trees to the south, with a low wall and open aspect to the east (fronting Elm Grove). Located to the north of the site is the main public house building with ancillary structures and service areas and to the west lies further car parking accessed via St Mary's Road. A significant TPO pine tree is located to the western boundary and a small group including a TPO large lime covered by a TPO to the northern part of the site adjacent to the eastern boundary.
- 1.2 The locality is of mixed character. To the south of the application site is a free public car park accessed from St Mary's Road with a link footpath through to Elm Grove. To the south of the footpath are commercial properties with a residential flat over one unit at first floor level. Residential properties are located to the west (across St Mary's Road) and north of the site. Further commercial properties to the east (across Elm Grove) comprise a secondary frontage within the Gable Head District Centre, as identified within the adopted Local Plan (Allocations) document.

2 Planning History

03/57840/000 - Application to reduce by 30% 2 Lime trees (T1 & T2) and to crown raise 1 Oak tree (T3) subject to TPO 1805., PERM,24/03/2003

07/72624/000 - Tree Works., UNK,

09/57840/001 - Crown reduce by 20% a Lime tree (T1), crown reduce by 20% a Lime tree (T2), and crown clean an Oak tree (T3), all subject to TPO 1805., PERM,27/03/2009

APP/13/01191 - Change of use for part of existing car park to combined parking use in connection with public house and local business. , PERM,22/01/2014

APP/16/00568 - Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road. (Approved 21.12.16). Request to Discharge Condition No.s 2,5,7,and 10 (05.01.17). Request to Discharge Condition No.s 6, 8 and 20 (20.01.17).Request to Discharge Condition No's 3,8,9,and 14 (14.02.17). Request to Discharge Condition No.13 (3.4.17). Request to

Discharge Condition 10 (19.07.17). Request to Discharge Condition No. 11,12 and 13 (22.05.18). Request to Discharge Condition 4 (27.06.2018)., PERM,21/12/2016
 APP/17/00031 - Condition no.2 - ACS Report 'Site Investigation & Contamination Appraisal Report' Condition no.5 - Calcinotta Drawings SO-2267-04-DE.001P2, 050P1, 051P1, 052P1, 053P2, 080P1 Condition no.7 - New Leaf Drawing SO-2267-05-LA-MCS551/Drg05 Condition no.11 - HGP Material Schedule 22nd December 2016, UNK,
 APP/17/00104 - Display non-illuminated hoarding signs to east and part of west and south boundaries. 2No. non-illuminated signages and 2 flags above hoarding on east boundary (Elm Grove frontage) . (As Amended by plans received 19/04/2017)., PERM,27/04/2017
 APP/17/00173 - Condition no. 3 - Drawing M1565 Layout Plans & Elevations - (modified to show demolition for asbestos removal), and Plan of Work for Licensed Asbestos Removal - Hayling Billy public House Condition no.8 - Letter from HGP Architects to Havant Borough Council - 13.01.17 Condition no.9 - Letter from 24Acoustics dated 07.06.16 Condition no.14 - Letter from HGP Architects to Havant Borough Council - 13.01.17, UNK,
 APP/17/00360 - Letter from Calcinotto 31.03.17 Foundation drawings SO-2267-05-SE-001A,101B,102B,103A & 701B, UNK,05/04/2017
 APP/18/00132 - Application for non-material amendment of Planning Permission APP/16/00568 relating to the following matters:

Change to style of glazing of the larger windows from a large single top hung window to 2no. opening side lights;
 Removal of a small number of windows and replacement by 'tax window' features;
 Door design changes;
 Addition of opening fire vents to roof (open in event of fire only);
 Addition of opening fire vents to stairs (open in event of fire only);
 Reduced balcony sizes for a small number of units;
 Lighting to doors and balconies
 Other minor detail changes.

Extension of Time Agreed until 23rd April 2018 DE, DEL,
 APP/18/00538 - The purpose of this method statement is to demonstrate how works will be undertaken at 117 Elm Grove, Hayling Island, to avoid unacceptable arboricultural impact and provide an adequate level of protection for those trees that are to be retained., UNK,
 APP/18/00571 - Cut back branches extending North, (overhanging flat 7 Claremont Court), 1No.Oak tree by 4m to height of 10m above ground level, subject to TPO1805., PERM,
 APP/18/00577 - Dropped kerb to rear of site accessing Elm Grove., INV,

3 Proposal

3.1 The application seeks a non-material change to Planning Permission APP/16/00568, which granted approval for the erection of 33No. retirement apartments with communal facilities and car parking accessed from St Marys Road. The alteration sought by the current application relates to the construction method for the car park area and site access from St Mary's road to the east of the application site.

3.2 The revised construction method would result in a slightly elevated site level to the car park area of <230mm relative to the approved scheme and a steeper gradient to the vehicular access (1:11 as opposed to 1:20 a previously approved). The alteration is proposed

in order to provide better protection for the large mature trees bordering the site, with particular regard to the large mature pine tree, situated on the eastern border, which is subject to a Tree Protection Order.

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

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

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) Effect on neighbouring properties
- (iv) Highways considerations

(i) Principle of development

5.3 The principle of development on this site was established under the applications APP/16/00568. This NMA relates to a revised construction method, as referenced within the Arboricultural Method Statement, for the car park and vehicular access which were approved under application APP/16/00568.

(ii) Appropriateness of design and impact on the character of the area

5.4 The alterations proposed to the Arboricultural Method Statement in reference to the construction of the car park and vehicular access would result in a slight increase in site level for the car park area and a steeper gradient to the access point. The

dimensions, layout and surface material to the car park area would remain unchanged and thus the overall appearance and character of the application site would be unaffected by the alteration.

(iii) Effect on neighbouring properties

- 5.6 The proposed changes would not impact upon the overall scale, layout, position or visual amenity of the development and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

(iv) Highways Consideration

- 5.7 The layout and scale of the car park area, including the size and number of parking spaces provided, would remain unaltered as per the current proposal relative to the existing permission.

5.8 The proposed alteration to the construction method would result in a change of gradient to the vehicular access; the length, width and position of the access would remain unaltered. A supporting statement submitted by the applicant states that the access "falls within land owned by the local highway authority and as such the modified bellmouth and surfacing will be completed to an adoptable standard and subject to a section 171 agreement with the local authority." The granting of a the Section 178 Agreement by the Highway Authority (Hampshire County Council) will be the indication that the change to the bellmouth is acceptable and the agreement has been satisfied in this regard.

- 5.9 In so far as the alterations to the car park surface and access relate to the approved plans and conditions of planning permission APP/16/00568 the alterations are not considered material; approval of the details will be required by the Highways Authority prior to the construction of the access just as would have been required for the original application.

6 Conclusion

- 6.1 Overall, the proposed alteration to the construction of the car park and vehicular access are not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00487 subject to the following conditions

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

Dwg. no. 034.5092.002 REV C - General Arrangement

Dwg. no. 9030/01 REV A - Tree Constraints Plan

Dwg. no. 9030/02 REV D - Tree Protection Plan

Dwg. no. MCS551DRG 02 REV C - Cross-Sections Through Proposed Surface
Dwg. no. MCS551DRG 03 REV E - Landscape General Arrangement
Arboricultural Method Statement
Supporting Information from Agent

Reason: - To ensure provision of a satisfactory development.