

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

5 Statutory and Non Statutory Consultations

Property Management (formerly County Estates Department) Hampshire County Council- No comments received
Arboriculturalist- not relevant as no new impacts on trees
County Waste Management- not required as no long term impact on waste.

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: 80

Number of site notices:1

Statutory advertisement: Not applicable.

Number of representations received: 6

Summary:

- Concerned that a precedent may be set to use the access for general access. The agreed barriers should be installed as soon as possible.
- Concerned that this should be the last variation and after the end of October 2015 the access should revert to emergency traffic only.
- Dangerous access not suitable for other than emergency use.
- No need as all roads on the estate have been approved for construction traffic use, and only a small number of dwellings left to be built involving only limited deliveries.
- Only 5 dwellings have yet to be constructed so 6 months to do this seems excessive.
- Loss of amenity from increased noise and nuisance in particular to window over looking the road.

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 streetscene
- (iii) Impact upon residential amenity

(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. This application is for a temporary variation and should a permanent variation be submitted this would need to be a separate planning application that would have to be considered on its merits, as such to grant the current application would not set a precedent.

(iii) Highway considerations

The Development Engineer has assessed the proposal under the previous application and was satisfied with the proposed access arrangements and that highway safety was not compromised.

(iii) Impact on residential amenity

- 7.4 The proposal would allow for an extension of time until the 31 October 2015 to route construction traffic via only the western entrance and the eastern entrance/emergency access to be used temporarily to access only plots 37-39 and 43 to 48. The approved access arrangements for construction traffic allow for use of both entrances onto Oak Tree Drive. Once completed the eastern access would be for emergency traffic only. Whilst the proposed variation would allow for continued temporary use of the eastern entrance for non construction traffic, the impact of such traffic is not considered to result in unacceptable detriment given that access will be onto an adopted highway, and the additional activities are offset by the removal of construction traffic movements. The objections make reference to the need for the variation and extended period that this arrangement has been operating. However, this in itself does not warrant refusal, which must be assessed on the associated impacts. In respect to the period applied for and that only 5 dwellings remain to be builtout, a 6 month period is not considered excessive.

8 Conclusion

The proposal is considered acceptable and recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00497, subject to the following conditions:

- 1 From the date of this permission until the 31 October 2015, construction traffic shall be routed via the western entrance and the eastern entrance shall be used to access only plots 37-39 and 43 to 48. After the 31 October 2015, construction traffic and vehicles movements shall accord with the details approved in respect to conditions 24 and 29 of permission 09/72129/002 such that the emergency access shall be reinstated and plots 37-39 and 43 to 48 shall be accessed via the western access only .

Reason: To safeguard the amenities of the locality and/or 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.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Site location plan P08b received 5 May 2015.

Reason: - To ensure provision of a satisfactory development.