

Attention Of Havant Borough Council

Planning Control Department

Dear Sirs



Application App/16/00568 - 117 Elm Grove Hayling Island

We are writing to object to the above planning application for development of the Hayling Billy site Elm Grove by Macarthy and Stone in to an old peoples homes.

Principle of the Loss of Public House

Policy DM2 of the adopted Havant Borough Core Strategy seeks to retain community facilities in the Borough unless it has been demonstrated that it is no longer viable or that the community facility is no longer required. The supporting text to the policy (paragraph 10.06) indicates that a period of at least 12 months active marketing is required to demonstrate that there is no other operator or other community use willing to take on the property or redevelop the site for community related uses.

In this case there has been no marketing evidence submitted with the application as the property has not been offered to the market.

The Hayling Billy was central to the local community it served and introduced vitality to the local centre. The public house brought people into the local centre; its car parking was shared with other local businesses and their customers, and the car park used for weekend car boot sales. The loss of this facility would therefore have a detrimental impact on the vitality of the local centre and would be in direct conflict with policy DM2.

The applicant accepts that the existing use can be regarded as a community facility but argues that permitted development rights exist to change the use of the premises to A1 retail use or A2 financial or professional use. This may be the case but either of these uses would be appropriate for this site and is location within a predominately retail area and community hub. The site has however been nominated as an Asset of Community Value and as such the permitted rights to change the use to A1 and A2 use are removed temporarily until the formal designation is confirmed when the change becomes permanent.

Impact on Character and Appearance

Policy CS16 of the Havant Core Strategy requires that all new development is designed to a high standard by ensuring that new development respond positively to local character and uses the characteristics of the locality to help inform the design of new development. Furthermore, the policy requires that new development produces a positive relationship between buildings, streets and spaces.

The locality is characterised by commercial and retail premises fronting on to Elm Grove. Development here is principally two storey in height, some with dormers/half dormers in the roof with many of the commercial and community buildings having flat roofs.

In contrast the proposed building is a substantial three storey building with steeply sloping roof and projecting gables facing onto Elm Grove which exacerbate the height of the building in the street scene which would result in a building which would dominate the street and the existing development on this stretch of Elm Grove.

The density of the surrounding development is relatively low and the density of the development proposed (99 dwellings per hectare) would jar with low density the character of the surrounding area. The pattern of the existing development in the area is predominately linear frontage development with open space/servicing to the rear. The proposed development fails to respect this pattern and instead proposes a single building which extends about 50 metres back into the site from the Elm Grove frontage.

In combination, the inappropriate height, density and layout of the scheme would result in a monolithic and discordant development which would be severely harmful to the character and appearance of the locality. Consequently, the proposal would not respond positively to local character or produce a positive relationship between buildings. The development proposed therefore represents poor design in conflict with the requirements of Policy CS16.

Highway Safety

The layout indicates the bin store being accessed from Elm Grove. There is no provision within the layout for bins to be stored on the site frontage waiting for collection and consequently bins will either be placed on the pavement or across the pedestrian access from the site onto Elm Grove hindering pedestrians. This is poor design and would lead to conditions prejudicial to pedestrian safety.

The bin store is also located adjacent to the pedestrian crossing across Elm Grove and therefore refuse lorries would not be able to park outside of the proposed bin area. Furthermore, Elm Grove is a busy road and it is considered inappropriate for refuse lorries to park on the roadside as this would result in added congestion and would be prejudicial to highway safety. In this case the site could be serviced from St Mary's Road which is considered more appropriate.

The car parking layout would not facilitate lorry turning and therefore lorries serving the development would be forced to reverse in or out of the site onto St Mary's Road which is considered inappropriate and poor design.

Parking Provision

Elm Grove forms part of the Mengeham local centre and Policy CS4 of the Core Strategy seeks to promote and enhance the vitality of the local centre and support small and independent businesses. Parking standards are set out in Council's Residential Parking and Cycle Provision SPD adopted March 2010. The parking standards for sheltered development require the provision of 1 parking space per unit outside of Havant and Waterloo. The extract relating to sheltered housing is set out in Table 6 of the document, a copy of which can be seen below. The standards would require 33 car parking spaces in this location but only 23 are proposed.

The Council are in the process of updating their parking SPD in light of more recent advice in on parking in the NPPF and their draft document dated April 2015 maintains a requirement of 1 parking space per unit for sheltered accommodation but makes it clear that this is a minimum requirement.

We have conducted surveys of the St Marys road Car park which is most of the time saturated and attach our report , it is especially worse now since both Pullingers and Hayling Billy have closed their Car Parks .

Summary

In summary, the applicant has failed to provide the necessary information to demonstrate that the site cannot remain a viable community facility. Furthermore, the proposal represents poor design as a result of the scale of the development, in particular its height, massing and layout, and fails to make proper provision for parking and serving. The application proposals are therefore be in direct conflict with the policies of the Core Strategy.

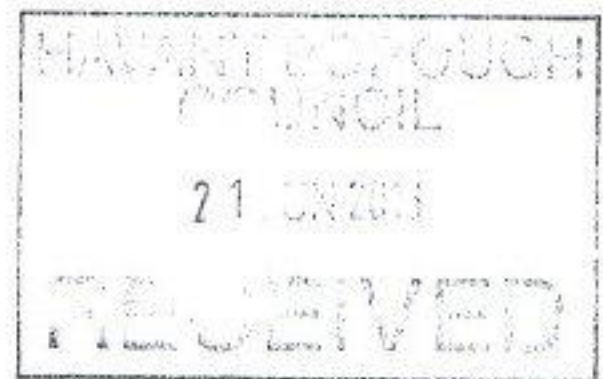
Your Sincerley

Anthony Walker

Bentley Walker Ltd

116 Elm Grove Hayling Island

Hants PO119EW



PULLINGERS CAR PARK – ELM GROVE

Number of parking spots 41

Friday 4-03-16

8.45	Number of Cars	20
12.30	Number of Cars	18
3.00	Number of Cars	Full

Monday 7-03-16

Number of Cars	14
Number of Cars	15
Number of Cars	28

ST. MARY'S ROAD CAR PARK

Number of Parking Spots 55

Friday 4-03-16

8.45	Number of cars	Full + 2 waiting
12.30	Number of Cars	38
3.00	Number of Cars	Full + 3 waiting

Monday 7-03-16

Number of Cars	Full 3 waiting
Number of Cars	42
Number of Cars	47

HAYLING BILLY PUBLIC HOUSE CAR PARK

Number of Parking Spots 57

Number Rented By Bentley Walker 11



Havant
BOROUGH COUNCIL

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Hampshire PO9 2AX

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The Occupier / Owner
116 Elm Grove
Hayling Island
PO11 9EW

Our Ref: APP/16/00568
Direct Line: (023)9244 6509
Ask For: Mrs H Lealan
Email: planning.development@havant.gov.uk
13 June 2016

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Site Address: 117 Elm Grove, Hayling Island, PO11 9ED

Proposal: Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road.

We have received an application for the above proposal. Copies of the application form, drawings and relevant supporting information can be viewed on our website www.havant.gov.uk, using 'Search and view planning applications' on the home page. You can also view these online at the Customer Service Centre on the ground floor at the Public Service Plaza, between 9.00am and 5.00pm Monday to Friday

If you are not the owner of the property to which this letter is addressed please advise the owner who may also wish to make comments.

We welcome views of the public and take relevant land use and planning considerations into account in reaching a decision. For further information on relevant considerations please see the back of this letter. From 10th December 2015, you will need to register on the Havant Borough Council website to set up a Public Access profile in order to provide your comments quickly and efficiently. Please allow up to 72 hours for your representation to appear online. You can also write to the Planning Service at the Public Service Plaza quoting the above reference number. Any comments must be received in these offices no later than 06 July 2016.

You will be able to check that your comments have been received by looking on our website at www.havant.gov.uk. **Your attention is drawn to information on the back of this letter concerning your rights and our obligations under the Data Protection Act 1998.**

If an appeal is submitted to the Planning Inspectorate under the Householder Appeals Service, you will not be able to submit further comments. We will forward copies of all comments made to the Inspectorate and the appellant. You have a right to withdraw any comments you made so that they are not taken into account by the Inspector.

If you wish to know any further information about the progress of the application please contact the case officer: Mrs H Lealan by telephone prior to 06 July 2016.

Yours faithfully

Planning Services



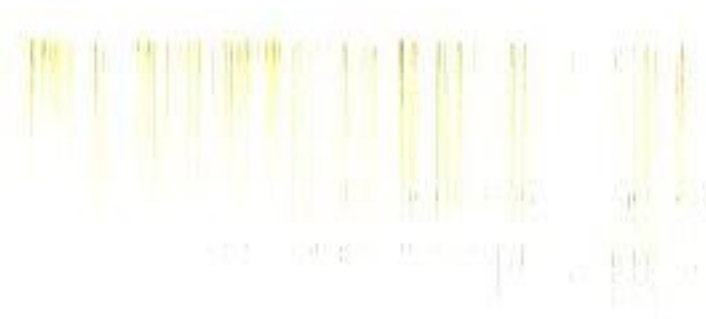
These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

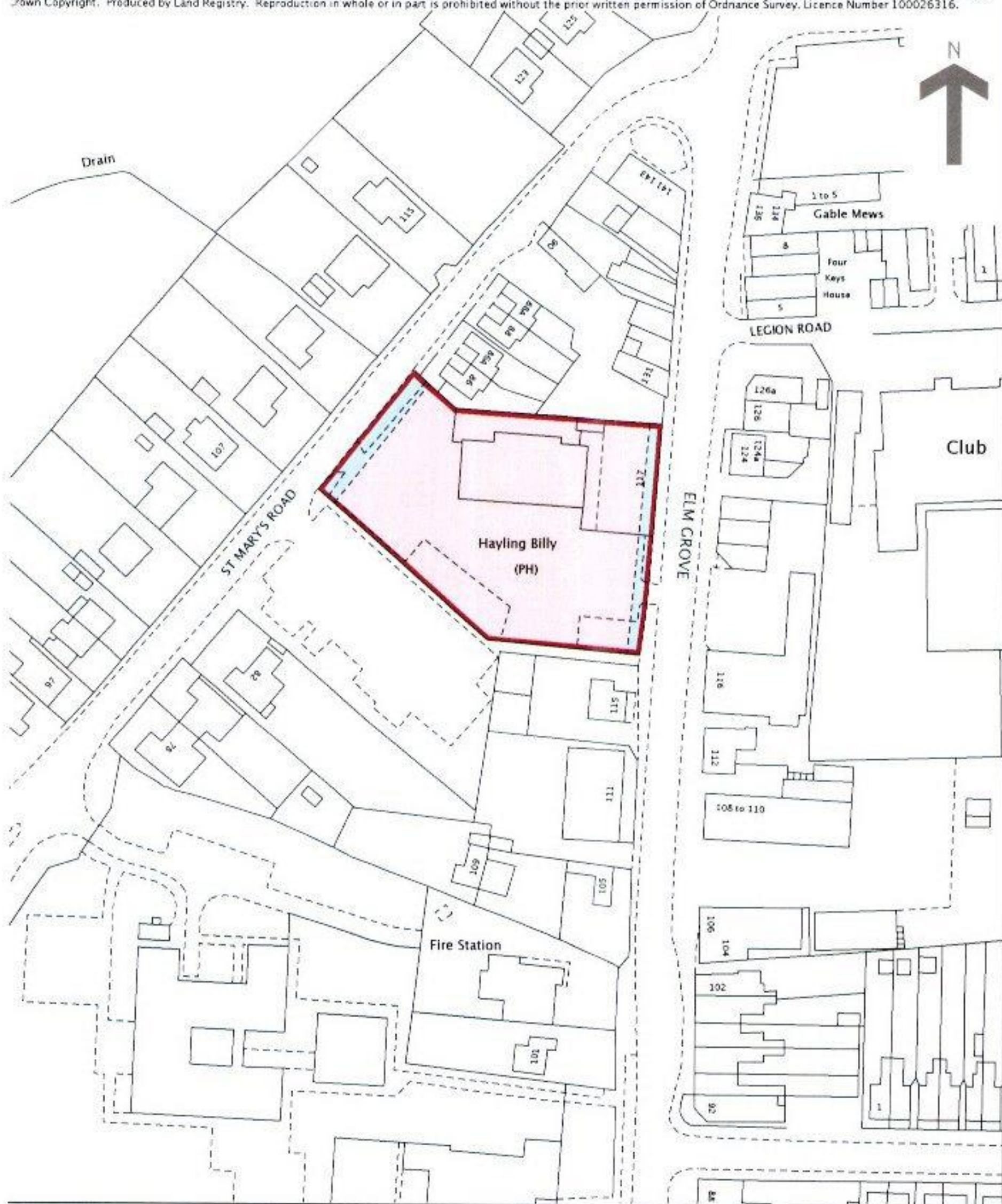
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 17 June 2016 shows the state of this title plan on 17 June 2016 at 10:14:46. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the Land Registry, Weymouth Office .





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✓ The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.





Official copy of register of title

Title number SH9500

Edition date 25.04.2016

- This official copy shows the entries on the register of title on 17 JUN 2016 at 10:14:45.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Jun 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : HAVANT

- 1 (05.09.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 117 Elm Grove, Hayling Island (PO11 9ED).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (09.07.2012) PROPRIETOR: SOUTHERN CO-OPERATIVE PROPERTIES LIMITED (Co. Regn. No. 5016485) of 1000 Lakeside, Western Road, Portsmouth PO6 3FE.
- 2 (09.07.2012) The price stated to have been paid on 29 June 2012 for the land in this title and in WSX164838 was [REDACTED]
- 3 (25.04.2016) RESTRICTION: No disposition of the part of of the registered estate shown tinted pink on the title plan by the proprietor of the registered estate is to be registered without a certificate signed by McCarthy & Stone Retirement Lifestyles Limited of 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or its conveyancer that the provisions of clause 16.1 of the agreement for sale dated 22 April 2016 made between Southern Co-Operative Properties Limited (1) and McCarthy & Stone Retirement Lifestyles Limited (2) have been complied with or do not need to be complied with.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (25.04.2016) UNILATERAL NOTICE affecting the land tinted blue on the title plan in respect of an option to purchase contained in an agreement dated 22 April 2016 made between (1) Southern Co-Operative Properties Limited and (2) McCarthy & Stone Retirement Lifestyles Limited.

Title number SH9500

C: Charges Register continued

- 2 (25.04.2016) BENEFICIARY: McCarthy & Stone Retirement Lifestyles Limited of Fourth Floor, 100 Holdenhurst Road, Bournemouth, BH8 8AQ.
- 3 (25.04.2016) UNILATERAL NOTICE affecting the land tinted pink on the title plan in respect of an option to purchase contained in an agreement dated 22 April 2016 made between (1) Southern Co-Operative Properties Limited and (2) McCarthy & Stone Retirement Lifestyles Limited.
- 4 (25.04.2016) BENEFICIARY: McCarthy & Stone Retirement Lifestyles Limited of Fourth Floor, 100 Holdenhurst Road, Bournemouth, BH8 8AQ.

End of register