

**Town Hall, High Street,
Gosport, Hampshire
PO12 1EB**

Telephone: (023) 9258 4242
Fax: (023) 9254 5587
Please ask for: Joe Martin
Direct line: (023) 9254 5651
E-mail: joe.martin@gosport.gov.uk

20 April 2007

S U M M O N S

MEETING: Extraordinary Meeting of the Regulatory Board
DATE: Wednesday, 25 April 2007
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Joe Martin

BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Davis (Chairman)
Councillor Train (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Carter	Councillor Smith
Councillor Chegwyn	Councillor Taylor
Councillor Foster	Councillor Ward

The Mayor (Councillor Mrs Cully) (ex officio)
Chairman of Policy & Organisation Board (Councillor Cully) (ex officio)

FIRE PRECAUTIONS

(To be read from the Chair if members of the public are present)

In the event of the fire alarm (continuous ringing) or bomb alert (intermittent ringing) sounding, please leave the room immediately.

Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

IMPORTANT NOTICE:

- **The Summons, Agenda and accompanying Reports can be provided in large print, on tape, in Braille or in other languages on request**
- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

NOTE: Members are requested to note that if any Member wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the Member wishes to speak.

AGENDA

RECOMMENDED
MINUTE
FORMAT

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE
2. DECLARATIONS OF INTEREST

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.

3. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Monday 23 April 2007. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

4. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Monday 23 April 2007).

5. REPORT OF THE DEVELOPMENT SERVICES MANAGER

This report explains that following the Regulatory Board resolution on 17 April 2007 to refuse application ref. K.16420/6, amended plans have been submitted by the applicant. The report sets out the changes to the scheme, considers the planning merits of the revised proposals and requests that the Board reconsiders the application.

PART II
Pat Aird
Head of
Development Control
Contact Officer
Ext 5328

6. ANY OTHER ITEMS

- which by reason of special circumstances the Chairman determines should be considered as a matter of urgency.

GOSPORT BOROUGH COUNCIL

REPORT TO THE:	REGULATORY BOARD
MEETING DATE:	25 April 2007
REPORT ORIGINATOR:	DEVELOPMENT SERVICES MANAGER
TITLE:	AMENDED PLANS K.16420/6 - RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR THE ERECTION OF 1NO HOT FOOD TAKEAWAY, 1NO RETAIL UNIT AND 29 FLATS WITH ASSOCIATED SERVICING, PARKING AND AMENITY SPACE, TO INCLUDE EXTERNAL FIRE ESCAPE STAIRCASE, AMENDED LANDSCAPE SCHEME, REVISED ROOF FORM AND DOOR AND WINDOW DETAILS AND DWELLING MIX (AMENDED SCHEME TO K16420/4 AND K16420/5) (as amended by email dated 2.3.07, letter dated 18.4.07 and plans received 4.4.07 and 19.4.07) 32 Forton Road Gosport Hampshire PO12 4TH

SUMMARY OF REPORT AND RECOMMENDATIONS

The report explains that following the Regulatory Board resolution on 17 April 2007 to refuse application ref. K.16420/6, amended plans have been submitted by the applicant. The report sets out the changes to the scheme, considers the planning merits of the revised proposals and requests that the Board reconsiders the application.

RECOMMENDATION That planning application K16420/6 – 32 Forton Road, Gosport be approved subject to a Section 106 agreement relating to affordable housing, the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and a traffic regulation order and subject to the conditions set out in the report of the Development Services Manager dated 17.4.07, for the reason listed below. In the event that the Section 106 is not completed by 11 May 2007, authority is delegated to the Head of Development Control to refuse the application.

Reasons for granting permission:

- i Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal would not adversely affect the character or visual amenities of the area, or the amenities of existing or prospective occupiers, or parking or highway safety conditions in the locality. The development also makes adequate provision for outdoor playing space and affordable housing. As such the development complies with Policies R/DP1, R/DP3, R/DP6, R/H5, R/OS8, R/T2, R/T3, R/T10, R/T11, R/CF6, R/ENV2, R/ENV5 and R/ENV10 of the Gosport Borough Local Plan Review.

REPORT TO THE:	REGULATORY BOARD
MEETING DATE:	25 April 2007
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TITLE:	AMENDED PLANS K.16420/6 - RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR THE ERECTION OF 1NO HOT FOOD TAKEAWAY, 1NO RETAIL UNIT AND 29 FLATS WITH ASSOCIATED SERVICING, PARKING AND AMENITY SPACE, TO INCLUDE EXTERNAL FIRE ESCAPE STAIRCASE, AMENDED LANDSCAPE SCHEME, REVISED ROOF FORM AND DOOR AND WINDOW DETAILS AND DWELLING MIX (AMENDED SCHEME TO K16420/4 AND K16420/5) (as amended by email dated 2.3.07, letter dated 18.4.07 and plans received 4.4.07 and 19.4.07) 32 Forton Road Gosport Hampshire PO12 4TH

1.0 INTRODUCTION

- 1.1 Following the Regulatory Board resolution on 17 April 2007 to refuse application ref K16420/6, the applicant, on learning the reason for refusal, submitted amended plans showing an additional parking space before the decision was issued. The reason for refusal has been addressed, therefore the amended application is being placed before this extraordinary meeting of the Board for re-consideration.

2.0 AMENDED PROPOSALS

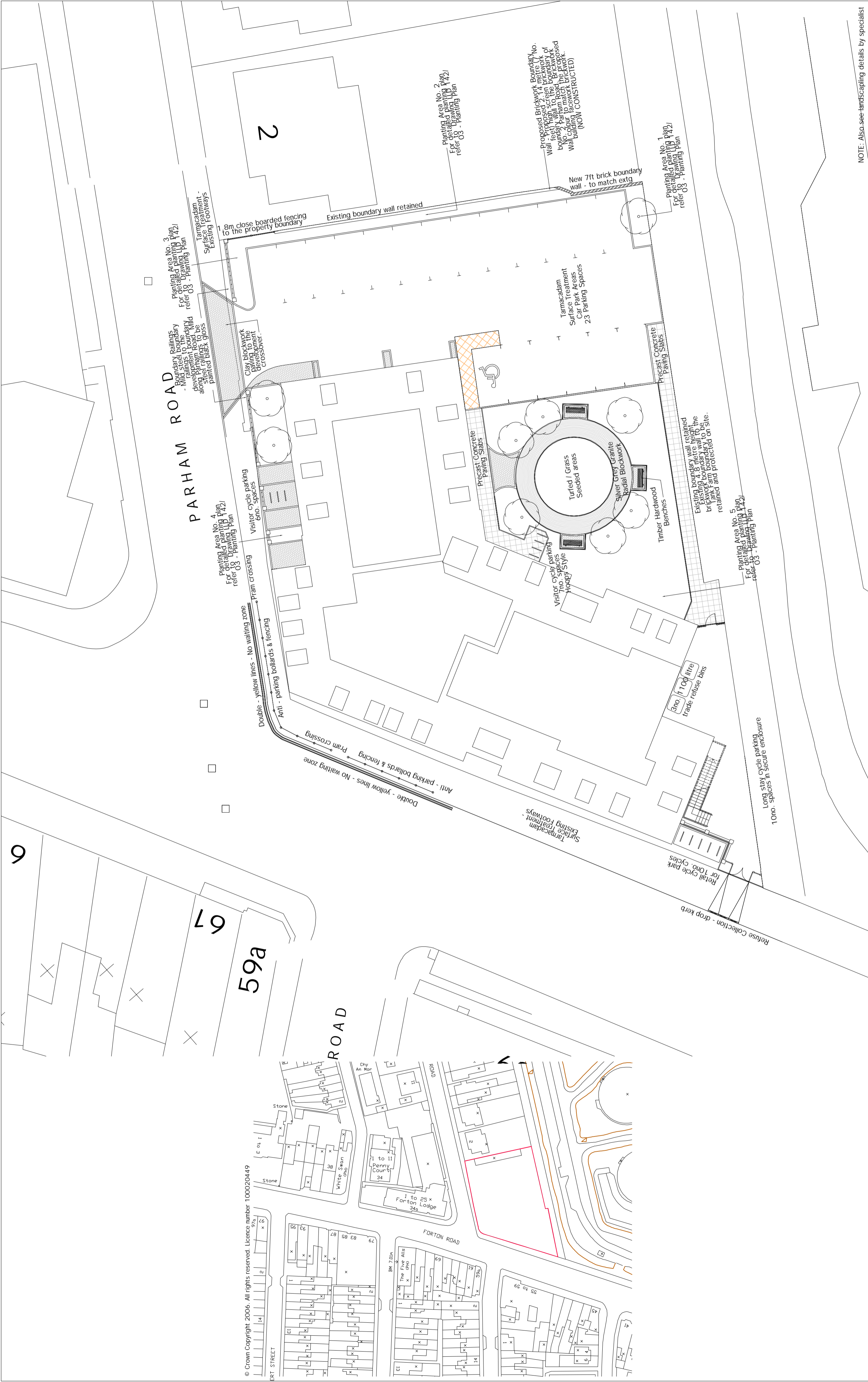
- 2.1 The additional parking space is within the previously approved parking area. It is adjacent to a landscaped area facing Parham Road and is behind a 1.8metre close boarded fence and 2.14metre high brick wall. The Head of Traffic Management has confirmed that the parking space is acceptable in size and location from a highway safety perspective and there are no issues in terms of the appearance of the development or the impact on occupiers of neighbouring properties. The proposal now meets the maximum parking standard set out in the Gosport Borough Local Plan Review for the development proposed (23 spaces).
- 2.2 As the change will not materially affect either the appearance of the development or any neighbouring occupiers, there is no requirement to re-advertise the application.

REPORT TO THE:	REGULATORY BOARD
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SUPPORTING INFORMATION

Exempt Information Category:	None
Financial Implications:	Potential for costs at appeal.
Best Value Performance Plan implications:	Nil
Sustainability implications:	Nil
Previous reports and relevant history:	Report of the Development Services Manager to the Regulatory Board dated 17.04.07 – Item 01.
Background Papers:	None



NOTE: Also see landscaping details by specialist

REV. DATE	REVISIONS:	REV. DATE	REVISIONS:	REV. DATE	REVISIONS:
A 07/02/07	General amendments				
B 12/02/07	General amendments				
C 12/02/07	General amendments				
D 18/04/07	Additional car parking space added				
CLIENT: Birchwood Commercial Ltd SCALE: 1:1250 / 1:200 (A2 ORIGINAL) DRAWN: Pwpv DATE: Sept 2006		PROJECT: 32 Forton Road, Gosport DRAWING: Site and Location Plans		D 0650 / P01	

MISTRAL
D & M

The Cottage, Penns Place,
 Petersfield, Hampshire, GU31 4EP
 Tel. 01730 233884 Fax. 01730 262043
 name.surname@mistral.me.uk