

A MEETING OF THE REGULATORY BOARD

WAS HELD ON 12 DECEMBER 2006

The Mayor (Councillor Mrs Cully) (ex-officio), Councillors Allen (P), Carter (P), Chegwyn (P), Farr (P), Foster (P), Hicks, Smith (P), Taylor (P), Train (P) and Ward (P).

133 APOLOGIES

Apologies for inability to attend the meeting were received from the Mayor (Councillor Mrs Cully) and Councillor Hicks.

134 ELECTION OF CHAIRMAN

RESOLVED: That Councillor Taylor be appointed Chairman for the duration of this meeting.

135 ELECTION OF VICE CHAIRMAN

RESOLVED: That Councillor Smith be appointed Vice-Chairman for the duration of this meeting.

136 DECLARATIONS OF INTEREST

Councillor Allen declared personal and prejudicial interests in,

- Item 2 (K7022/13 – Gosport War Memorial Hospital), and
- Item 3 (K10583/3 - Redclyffe House, 63 The Avenue)

Councillor Smith declared a personal interest in,

- Item 3 (K10583/3) – Redclyffe House, 63 The Avenue

137 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 7 November 2006 be approved and signed by the Chairman as a true and correct record.

138 DEPUTATIONS

It was reported that deputations had been received on the following applications:

- Item 1 - K17251 – 7 Gladstone Road, Gosport
- Item 2 - K7022/13 – Gosport War Memorial Hospital, Bury Road, Gosport
- Item 3 - K10583/3 – Redclyffe House, 63 The Avenue, Gosport

139 PUBLIC QUESTIONS

No public questions had been received.

PART II

140 REPORT OF THE DEVELOPMENT SERVICES MANAGER

The Development Services Manager submitted a report on applications received for planning consent setting out the recommendation in each case (a copy of which is attached in the Minute Book as Appendix 'A').

RESOLVED: That decisions be taken on each application for planning consent as detailed below:

141 K17251 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NO. 2 BEDROOM FLATS AND 1 NO. 3 BEDROOM SEMI-DETACHED DWELLING HOUSE (as amplified by letter dated 10.10.06) 7 Gladstone Road Gosport Hampshire PO12 4SU

Members were informed that a site visit had taken place that afternoon to observe on-street parking and traffic movement in the locality, and also visited the rear of the property to assess the impact on the adjoining properties in terms of light and outlook. The site visit had been attended by Councillors Carter, Chegwyn, Farr, Foster, Smith and Taylor.

David Newell (David Newell Consultancy Ltd) addressed the Board as the agent in support of the application and referred Members to the *principle issues* section of the report. Mr Newell felt that the report affirmed his belief that any planning concerns had been satisfied by the applicant. The road, he stated, was wide enough to support on-street parking and an advantageous precedent would be set by the provision of off-street parking for 4 cars.

Some Members considered that there would be loss of light for nearby residents and an impact on amenities. It was moved that the application should be refused on grounds of there being a significant loss of amenity in the road, which would be contrary to Policy R/DP1 (iv) of the Gosport Borough Local Plan Review; and also due the impact on the amenities of neighbouring properties, which would be contrary to Policy R/DP7 (ii). A vote was taken and the proposal was lost.

RESOLVED: That planning application K17251 – 7 Gladstone Road Gosport be approved subject to a Section 106 agreement relating to the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design and will not have any detrimental impact on the character or visual amenities of the area, adjoining and prospective residents or highway safety. As such the proposal complies with Policies R/DP1, R/H4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**142 K7022/13 - STATIONING OF A PORTACABIN (CONSERVATION AREA)(as amplified by e mails received 14.10.06 and 22.11.06 and amended by application forms received 9.11.06)
Gosport War Memorial Hospital Bury Road Gosport Hampshire**

Note: Councillor Allen declared a personal and prejudicial interest in this item, left the room and took no part in any discussion or voting thereon.

Inger Hebden, Director of Strategic Development at the East Hampshire Primary Care Trust, spoke in favour of the proposal and explained that the portacabin was required to keep Medical Secretaries close to outpatients whilst remodelling and re-engineering work was carried out on the interior of the hospital. She believed that the work would be finished within 2 years and that, because some services were moving off-site, the loss of 2 parking spaces would have little impact. The distance between the rear of the site and Outpatients was said to be too great for staff to travel between patients and medical records efficiently.

Councillor Jacobs, representing the neighbouring Privett Ward, presented his objections to the Board. He began by circulating a photograph which captured the laying of the foundation stone at the front of the site in 1921. He was concerned that the portacabin would look out of keeping in a conservation area and believed that, as custodians of this historical site, Members should not allow a temporary building to be sited in front of the Hospital.

Some Members felt that enough space could be found elsewhere on the site to accommodate the portacabin in a position which would not impact on the outlook of the building. It was moved that the application should be refused due to the negative impact on the historical character and appearance of the conservation area, which would be contrary to Policy R/BH1 (i) of the Gosport Borough Local Plan Review. A vote was taken, the result of which was that planning permission should be refused.

RESOLVED: That planning application K7022/13 – Gosport War Memorial Hospital Bury Road Gosport be refused for the following reason.

- i. That having regard to the prominent location and design of the temporary building the proposal will neither preserve nor enhance the character and appearance of the conservation area and as such is contrary to Policy R/BH1 of the Gosport Borough Local Plan Review.

**143 K10583/3 – TEMPORARY CHANGE OF USE TO DOCTORS SURGERY
Redclyffe House 63 The Avenue Gosport Hampshire PO12 2JX**

Note: Councillor Allen declared a personal and prejudicial interest in this item, left the room and took no part in any discussion or voting thereon. Councillor Smith declared a personal interest in this item, remained in the room and took a full part in discussion and voting thereon.

It was noted that any reference to Avenue Road in the report should have read The Avenue. Members were informed that the Gosport Society had responded by stating that

they had no objection. The agent (Studio 4 Architects Ltd) had submitted a letter in which they explained how car parking would be managed at the doctor's surgery by taking into account the number of cars that would be in the car park at one time and the movement and travelling habits of staff and patients. A further letter of objection had been submitted in which concern was raised over traffic conditions in the locality and the consequences of an increase in traffic on the nearby school and church.

Inger Hebden, Director of Strategic Development at the East Hampshire Primary Care Trust, spoke in favour of the proposal and explained that Redclyffe house was in an ideal location at which to decant services from Gosport Health Centre whilst new premises were being constructed.

Some Members did not feel that objections on traffic and parking were sustainable and believed that any increase in people attending the site would not have a significant impact on parking amenities.

RESOLVED: That planning application K10583/3 – Redclyffe House 63 The Avenue Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the reason listed below.

- i That having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the use for a temporary period is acceptable in this location whilst works are being undertaken to improve facilities at the War Memorial Hospital and Gosport Health Centre and will not have a significant impact on the amenity of the area or sustainability in the long term. The provision to be made for car and cycle parking complies with the Hampshire Parking Standards. The works to facilitate the use will not impact on the architectural or historical integrity of the building, As such the proposal complies with Policies R/CF1, R/CF2, R/T2, R/T11, R/BH5 and R/DP1 of the Gosport Borough Local Plan Review.

**144 K15650/13 - ERECTION OF BUILDING FOR CHILDRENS PLAYZONE (CLASS D2) WITH ASSOCIATED PARKING (FRATER GATE - SITE A) (as amended by letter dated 17.11.06 and plan received 20.11.06)
Land At Frater Gate Aerodrome Road Gosport Hampshire**

Members were encouraged to see the creation of 25 jobs as a result of the proposal.

RESOLVED: That planning application K15650/13 – Land At Frater Gate Aerodrome Road Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in this location in land use terms and will not be harmful to the economic vitality and viability of Frater Gate and the Borough of Gosport and is also acceptable in terms of siting and design in this location. As such the development complies with Policies R/DP1, R/EMP1, R/EMP3, R/CF8, R/S2, R/T3, R/T11 and R/ENV9 of the Gosport Borough Local Plan Review.

**145 K8493/25 - INSTALLATION OF 2no. 300mm DIAMETER TRANSMISSION DISHES ALONGSIDE EXISTING TELECOMS EQUIPMENT AND APPARATUS (CONSERVATION AREA) (AMENDED SCHEME)
Town Hall High Street Gosport Hampshire PO12 1EB**

Officers clarified that the microwave dish was part of a base station network used for communications between installations across the Borough and did not directly receive or transmit communications to mobile phones.

RESOLVED: That planning application K8493/25 – Town Hall High Street Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design, does not have any detrimental impact on this Listed Building or its setting or the amenities of neighbouring residents and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/DP7, R/BH1, R/BH3 and R/ENV10 of the Gosport Borough Local Plan Review.

**146 K5744/16 - RETENTION OF SINGLE STOREY REAR EXTENSION, EXTERNAL STAIRCASE AND 2NO CONDENSER UNITS (AMENDMENTS TO CONSENT K5744/13) AND FURTHER WORKS FOR THE INSTALLATION OF A DOOR IN THE REAR ELEVATION OF THE MAIN BUILDING AND ERECTION OF BOUNDARY GATES (LISTED BUILDING IN CONSERVATION AREA)
24 Crescent Road Gosport Hampshire PO12 2DH**

Members were informed that this report had been withdrawn.

**147 K5744/17 - LISTED BUILDING APPLICATION - RETENTION OF SINGLE STOREY REAR EXTENSION, EXTERNAL STAIRCASE AND 2NO, CONDENSER UNITS (AMENDMENTS TO L.B. CONSENT K5744/14) AND FURTHER WORKS FOR THE INSTALLATION OF A DOOR IN THE REAR ELEVATION OF THE MAIN BUILDING AND ERECTION OF BOUNDARY GATES (CONSERVATION AREA)
24 Crescent Road Gosport Hampshire PO12 2DH**

Members were informed that this report had been withdrawn.

**148 K11209/1 - CHANGE OF USE FROM DWELLING TO OFFICES (CLASS B1a) AND PROVISION OF CYCLE STORAGE FACILITES
4 White Hart Road Gosport Hampshire PO12 2JE**

RESOLVED: That planning application K11209/1 – 4 White Hart Road Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design with adequate parking provision and will not have any detrimental impact on the street scene or the amenities of adjoining residents. As such it complies with Policies R/DP1, R/DP7 and R/T11 of the Gosport Borough Local Plan Review.

149 K11598/5 - ERECTION OF SINGLE STOREY REAR EXTENSION, ACCESS RAMP AND FLOOD BOARDS
GAFIRS Stokes Bay Road Gosport Hampshire

Members expressed their support for the proposal and for the work of the Gosport and Fareham Inshore Rescue Service.

RESOLVED: That planning application K11598/5 – GAFIRS Stokes Bay Road Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reasons.

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design and will not have any detrimental impact on the character or visual amenities of the area, existing parking provision or access to the adjoining slipway. It has given appropriate consideration to the risk of flooding in the site layout. As such the proposal complies with Policies R/DP1, R/DP7, R/OS1, R/CH1, R/CH6 and R/ENV1 of the Gosport Borough Local Plan Review.

150 K17274 - LAYING OF NEW REPLACEMENT FOOTPATH, INCLUDING STEPS AND HANDRAILS; ERECTION OF FENCING AND GATES TO CLOSE OFF EXISTING FOOTPATH AND INSTALLATION OF REMOVEABLE BOLLARDS (CONSERVATION AREA)
Priddy's Hard Gosport Hampshire

Members and Ward Councillors expressed their full support for the proposal.

RESOLVED: That planning application K17274 – Priddy's Hard Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It will preserve the appearance of the conservation area and the integrity of the Scheduled Ancient Monument and will not have a detrimental impact on nature conservation interests. As such it complies with Policies R/BH1, R/BH8 and R/OS11 of the Gosport Borough Local Plan Review.

151 EXCLUSION OF PUBLIC

RESOLVED: That in relation to the following item the public be excluded from the meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item there would be disclosure to them of exempt information within Paragraph 6 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out in the report.

152 FORTHCOMING PLANNING INQUIRY

Note: Councillors Allen, Smith and Ward declared personal and prejudicial interests in this item, left the room and took no part in any discussion or voting thereon.

By reason of special circumstances, the Chairman determined that this item be considered at this meeting notwithstanding the fact that the item had not been available for public inspection in accordance with the provisions of Section 100B(4)(a) of the Local Government (Access to Information) Act 1985. The special circumstance was created by the urgent need for Members to consider legal advice in relation to a forthcoming planning inquiry.

The Borough Solicitor advised Members of the Counsel's advice in relation to the forthcoming planning inquiry.

RESOLVED: That the advice of Counsel be noted.

The meeting commenced at 6.00pm and concluded at 7.20pm

CHAIRMAN