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Monday, 7 July 2008

S U M M O N S

MEETING: Regulatory Board
DATE: 15 July 2008
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Joe Martin

BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Hicks (Chairman)
Councillor Carr (Vice Chairman)

Councillor Allen	Councillor Forder
Councillor Mrs Bailey	Councillor Geddes
Councillor Carter	Councillor Mrs Searle
Councillor Dickson	Councillor Miss West

The Mayor (Councillor Kimber) (ex officio)
Chairman of Policy and Organisation Board (Councillor Smith) (ex-officio)

FIRE PRECAUTIONS

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

In the event of the fire alarm (single continuous sound) being activated, please leave the room immediately.

Proceed downstairs by way of the main stairs or as directed by GBC staff, following 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.

Legal & Democratic Support Unit: Linda Edwards – Borough Solicitor
Switchboard Telephone Number: **(023) 9258 4242**
Britdoc Number: **DX136567 Gosport 2** Website: **www.gosport.gov.uk**

IMPORTANT NOTICE:

- 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:

- i. 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.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA
PART A ITEMS

Recommended
Minute Format

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. MINUTES OF THE MEETING OF THE BOARD HELD ON 17 JUNE 2008 [copy attached]

4. 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 Friday, 11 July 2008. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. 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 Friday, 11 July 2008).

6. HISTORIC BUILDINGS GRANT OFFER - 3 CRESCENT ROAD, GOSPORT

PART II
Contact Officer
Helen Green
Ext 5452

To request that the Board approve the recommendation to offer an Historic Buildings Grant towards the replacement of six timber windows to the front elevation of 3 Crescent Road, Gosport.

7. HISTORIC BUILDINGS GRANT OFFER - 9 PEEL ROAD, GOSPORT

PART II
Contact Officer
Helen Green
Ext 5452

To request that the Board approve the recommendation to offer an Historic Buildings Grant of £321.00 towards the replacement of three timber windows to the front elevation of 9 Peel Road, Gosport.

8. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

PART II
Contact Officer:
Pat Aird
Ext 5328

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 – 30/1)*

9. ANY OTHER ITEMS

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

A MEETING OF THE REGULATORY BOARD

WAS HELD ON 17 JUNE 2008

The Mayor (Councillor Kimber) (ex-officio), Chairman of the Policy and Organisation Board (Councillor Smith) (ex-officio), Councillors Allen (P), Mrs Bailey (P), Carr (P), Carter (P), Dickson (P), Forder (P), Geddes (P), Hicks (P), Mrs Searle (P) and Miss West (P).

20 APOLOGIES

Apologies for inability to attend the meeting were received on behalf of the Mayor and the Chairman of the Policy and Organisation Board.

21 DECLARATIONS OF INTEREST

- Councillors Allen declared a Personal and Prejudicial interest in item 6/02 (14 Elmhurst Road, Gosport)

22 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 20 May 2008 be approved and signed by the Chairman as a true and correct record.

23 DEPUTATIONS

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

- Item 7/01 – K17557 – Highways Verge Carisbrooke Road
- Item 7/02 – K8131/1 – 14 Elmhurst Road
- Item 7/03 – K17528 – 21 Anthony Road
- Item 7/05 – K9829/2 – Land at 31 Bury Road
- Item 7/06 – K17327/1 – Land Rear of 1-7 Rowallan Avenue
- Item 7/07 – K844/1 – 2 St Edwards Road
- Item 7/08 – K6381/6 – 144-146 High Street, Lee
- Item 7/09 – K16265/2 – Land Adjacent to 36 Cavanna Close

24 PUBLIC QUESTIONS

No public questions had been received.

PART II

25 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 affixed in the Minute Book as Appendix 'A').

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

26 K17557 - GPDO PART 24 CONSULTATION - ERECTION OF 12M MONOPOLE TELECOMMUNICATION MAST WITH 2M SHROUDED ANTENNA AND ASSOCIATED CABINET
Highways Verge Carisbrooke Road (outside The Carisbrooke Arms), Near Junction The Curve, Bridgemary, Gosport, Hants.
PO13 0AJ.

Members were informed that an additional 136 letters of objection had been received in which no new material planning issues were raised, bringing the total number of written objections to 177.

Mr Hart, 2 Honeysuckle Close, was invited to address the Board in objection to the application. Mr Hart began by stating that an adequate search for the most suitable site had not been undertaken, therefore contravening the requirements of PPG 8. He believed that the mast and ground cabinets would be intrusive and have a detrimental effect on the amenities of local residents, as well as being out of character in the street scene, contrary to policies R/DP1 and R/ENV13 of the Gosport Borough Council Local Plan Review. Mr Hart said that as well as having a negative impact on the character of the area the proposal would represent a potential traffic hazard, contrary to policy R/ENV10 of the Local Plan. Further to Mr Hart's concerns regarding contraventions of PPG 8 and various Local Plan policies, he concluded by stating that there was no pre-application community consultation, no consultation with surrounding educational facilities and no evidence to suggest that the legal requirement of the applicant to display a notice of the proposed erection was fulfilled.

Officers clarified that the issues that could be considered on a Part 24 Consultation were siting and appearance. Members were advised that Vodafone had stated in their application that consultation exercises had been undertaken. These were entirely separate to the publicity undertaken by the Council which had been in accordance with established policy.

Members were concerned about the effect that the proposal would have on the street scene and surrounding area. It was moved that the application be refused as it would appear as an intrusive development within the street scene, contrary to Policy R/ENV13 of the Local Plan; and also because insufficient information had been submitted to demonstrate that the feasibility of sharing an existing mast or erecting antennae on an existing building or other structure had been completely investigated and found to be unsuitable, contrary to Policy R/ENV13 of the Local Plan. A vote was taken and the application was refused.

RESOLVED: That planning application K17557 – Highways Verge Carisbrooke Road (outside The Carisbrooke Arms), Near Junction The Curve, Bridgemary, Gosport be refused for the following reasons:

- i. The proposed mast and associated cabinet by reason of their siting and appearance would appear as an intrusive development within the street scene and as such would be contrary to Policy R/ENV13 of the Gosport Borough Local Plan Review.
- ii. Insufficient information has been submitted to demonstrate that the feasibility of sharing an existing mast or erecting antennae on an existing building or other structure has been completely investigated and found to be unsuitable. As such the proposal does not comply with the requirements of Policy R/ENV13 of the Gosport Borough Local Plan Review.

**27 K8131/1 - ERECTION OF REAR DORMER WINDOW (CONSERVATION AREA)
14 Elmhurst Road Gosport Hampshire PO12 1PG**

Note: Councillor Allen declared a Personal and Prejudicial interest in this item, left the meeting room and took no part in the discussion or voting.

Mrs Wrightson, on behalf of the applicant, was invited to address the Board in support of the proposal. Mrs Wrightson explained the history of the application and confirmed that the scale of the plans was accurate. She believed that there would be no resulting loss of privacy to neighbouring properties.

RESOLVED: That planning application K8131/1 – 14 Elmhurst 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 will preserve the architectural and historic character and appearance of the Stoke Road Conservation Area and will not have an adverse effect on the amenities of the occupiers of the adjoining properties. As such the development complies with Policies R/BH1, R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**28 K17528 – ERECTION OF SINGLE STOREY REAR EXTENSION, LOFT
CONVERSION AND GARAGE
21 Anthony Grove Gosport Hampshire PO12 4AR**

Mr Anthony Partington, 19 Anthony Grove, was invited to address the Board in objection to the application. Mr Partington explained that he was concerned that the proposal would result in a loss of privacy and asked that the window proposed for the East facing wall be removed. He believed that the proposal to convert the loft went contrary to policies contained in the Local Plan and that the garage element of the proposal was not clear on the design plans, and should therefore be removed from the application. Mr Partington expressed his concern that statements made in the report of the Development Services Manager on the boundary wall and demolition of the shed that abutting the boundary wall

were incorrect.

Mr Martin Rushent, the applicant, was invited to address the Board in support of the application. He believed the design to be sympathetic to the surroundings and a good use of the space available. He felt it should be noted that the building materials would be recycled from the structures that were to be removed and that he had chosen not to have a second storey extension, although many of the residents in the surrounding area had done in the past. He explained that he had already agreed to obscure glaze the window in the side elevation from the plans. Both Mr Rushent and the Officers confirmed that the plans were accurate.

Some Members were of the opinion that it was necessary to examine the issues further in order to make a judgement. It was consequently moved that a site visit be held to assess the concerns expressed by Mr Partington; a vote was taken and the proposal to hold a site visit was lost.

RESOLVED: That planning application K17528 – 21 Anthony Grove, 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 and as such complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**29 K13656/1 - ERECTION OF REAR CONSERVATORY
25 Long Water Drive Gosport Hampshire PO12 2UP**

RESOLVED: That planning application K13656/1 – 25 Long Water Drive, 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 and will not have a detrimental impact on the amenities of the occupiers of any adjoining property. As such it complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**30 K9829/2 - ERECTION OF A DETACHED TWO BEDROOM BUNGALOW
Land At 31 Bury Close Gosport Hampshire**

Members agreed to amend the officers' recommendation in the report of the Development Services Manager so that authority would be delegated to officers to remove reason iii) for refusal in the event of the Unilateral Agreement being completed by the applicant within the next 10 working days.

Mrs Wendy Williams, 39 Bury Close, was invited to address the Board in objection to the

application. Mrs Williams stated that she believed the site to be too narrow to accommodate the proposed buildings. Mrs Williams addressed several issues including: the removal of vegetation and subsequent bare brick exteriors; further strains on the provision for car parking in the area; loss of privacy and security; unacceptable access for emergency vehicles; devaluation of neighbouring properties and the added strain on the sewerage system that was already working at full capacity.

Mr Robert Tutton, planning agent, was invited to address the Board in support of the application. Mr Tutton believed the site to be at an accessible location in close proximity to local shops and transport facilities. Mr Tutton also stated that, the design would complement surrounding properties; the proposal would not detract from the outlook of neighbouring properties; the building was not too large in scale for the site, and the minimum car parking requirements had been met. Mr Tutton requested that the time afforded to applicants to complete Unilateral Agreements be extended to 15 working days.

As well as having a negative impact on the character of the area and amenities of surrounding residents, Members considered the application to be an example of overdevelopment and felt the site to be too small for any such proposal.

RESOLVED: That planning application K9829/2 – Land at 31 Bury Close, Gosport

1 be refused for the following reasons.

- i. The proposed siting and form of the new dwelling would be out of character with the established pattern and form of residential dwellings in the area. Furthermore, the new dwelling due to its scale and visible roof form would appear to fill the narrow plot and would clearly be evident when viewed from the rear of adjoining properties. As such the proposal would be contrary to Policies RDP1 and R/H4 of the Gosport Borough Local Plan Review.
- ii. The new dwelling would have a detrimental impact upon the existing appearance of the area due to the access, bin clutter and parking provisions all being provided on the frontage of the current dwelling. As such the proposal would be contrary to Policies RDP1 and RT11 of the Gosport Local Plan Review.
- iii. Adequate provision has not been made for outdoor playing space or transport and highway improvements, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/DP3, R/OS8 and R/T4 of the Gosport Borough Local Plan Review.

2 authority be delegated to the Borough Solicitor to remove reason iii) for refusal relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space in the event that this Agreement is completed before the required date.

**31 K17327/1 - VARIATION OF CONDITION 10 OF K17327 TO REMOVE
OCCUPATION RESTRICTIONS ON PLOTS 2 AND 3
Land Rear Of 1-7 Rowallan Avenue Gosport Hampshire**

Councillor Murphy, Rowner and Holbrook Ward Councillor, was invited to address the Board. Councillor Murphy explained that he was representing Mr and Mrs Baldwin and Mr and Mrs Brown who were concerned by the proposal. They felt they had bought their houses under false pretences having been led to believe that those who bought the neighbouring properties must be at least 55 years of age. Councillor Murphy addressed some of the points made in the report of the Development Services Manager and explained that although there was no statistical evidence to support the opinion that under 55s were more noisy than over 55s, there was statistical evidence to prove that under 55s are more likely to have families, additional vehicles, and entertain guests more often. Councillor Murphy added that any increase in traffic and parking on Rowallan Avenue would have safety implications.

Mr Robert Tutton, planning agent, was invited to address the Board in support of the application. Mr Tutton stated that the only reason given for the condition originally had been that the contribution towards the provision for open space in the Borough had been reduced. As two of the four bungalows had not been sold, the applicant was willing to increase the open space contribution so that the bungalows could be marketed to those who were younger than 55 years of age. Mr Tutton concluded that there was no reason to believe that those under 55 years of age caused any more noise than those over 55 and that there were no planning reasons to refuse the application.

Members discussed the possible impact on traffic in the area and agreed that such age restrictions would more appropriately be covered by a covenant. Members had a great deal of sympathy for Mr and Mrs Baldwin and Mr and Mrs Brown but were aware that there were no planning grounds to refuse the application.

RESOLVED: That planning application K17327/1 – 1-7 Rowallan Avenue, 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 and will not have an adverse effect on the character and appearance of the area, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for open space, car parking, cycle and refuse storage. As such the development complies with Policies R/DP1, R/H4, R/H8, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**32 K844/1 - PROPOSED TWO STOREY SIDE EXTENSION AND SUB-DIVISION TO
FORM 4NO TWO BEDROOM FLATS
2 St Edwards Road Gosport Hampshire PO12 1PP**

Members agreed to amend the officers' recommendation in the report of the Development Services Manager so that authority would be delegated to officers to remove reason ii) for

refusal in the event that Unilateral Agreement is completed by the applicant within the next 10 working days.

Mr Robert Tutton, planning agent, was invited to address the Board in support of the application. Mr Tutton made the following points: the site was very accessible and close to retail units; the proposed dwellings reflected the need for two bed flats in the Borough; flat roofed garage would be removed; the proposal would improve the street scene and appearance of the site; the provision of two car parking spaces satisfied the minimum requirements, and finally that there had been no letters of objection in response to the application.

Amongst the issues that concerned Members were access to the site, the provision for car parking, refuse collection and the significant increase in density of the area. Members agreed that the proposal was an example of town cramming and felt that the site was unsuitable for the size of the proposed development

RESOLVED: That planning application K844/1 – 2 St Edwards Road, Gosport be

1 Refused for the following reasons.

- i. The proposed extension and sub-division of the existing property into multiple flats would result in an overdevelopment of the site. The resulting development would appear cramped within the plot and would provide substandard amenity provisions for the future occupants of the flats. As such the proposal would be contrary to Policy RDP1 of the Gosport Borough Local Plan Review.
- ii. Adequate provision has not been made for outdoor playing space or transport and highway improvements, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/DP3, R/OS8 and R/T4 of the Gosport Borough Local Plan Review.

- 2 authority be delegated to the Borough Solicitor to remove reason ii) for refusal relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space or transport and highway improvements in the event that the Agreement is completed before the required date.

**33 K6381/6 - CONVERSION OF FIRST AND SECOND FLOORS TO FORM 1NO. ONE BEDROOMED FLAT AND 1NO. TWO BEDROOMED MAISONETTE WITH ERECTION OF PITCHED ROOF AND DORMER WINDOW ON REAR ELEVATION
144 - 146 High Street Lee-On-The-Solent Hampshire PO13 9DD**

Mr Robert Tutton, planning agent, was invited to address the Board in support of the application. Mr Tutton raised the following points: there was direct access to facilities, retail and transport services; the current use and previous history of the site; that the provision for car parking met with the Local Plan requirements and that the applicant was happy to pay the open space contribution directly.

Members were informed that although access for the Fire Service was said to be

unsatisfactory in the report of the Development Services Manager, this was a Building Regulations matter and not a material planning consideration.

RESOLVED: That planning application K6381/6 – 144-146 High Street, Lee-on-the-Solent be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- 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 is at an acceptable density and will provide accommodation within an accessible location. There will be no adverse effect on the viability of the District Centre, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for open space, car parking, cycle and refuse storage. As such the development complies with Policies R/DP1, R/H4, R/S7, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

34 K16265/2 - ERECTION OF 2no. DETACHED CHALET BUNGALOWS WITH ASSOCIATED GARAGES
Land Adjacent To 36 Cavanna Close Gosport Hampshire PO13 0PE

Mr Robert Tutton, planning agent, was invited to address the Board in support of the application. Mr Tutton began by explaining the layout of the site and then made the following points: that the site was in an accessible location with educational facilities close by; that the site had excellent transport links through the bus service; that the proposal fell within density guidelines; that the addition of two more chalet bungalows would not have a negative impact on the character of the area; that the proposed development would not overlook surrounding residents, and finally, that the failure to complete the Unilateral Agreement process had not been his fault.

Officers clarified that the site was prone to occasional flooding due to the fact that a balancing ditch between the existing properties had been filled in by a previous resident, which was a private concern and not a planning matter.

RESOLVED: That planning application K16265/2 – Land adjacent to 36 Cavanna Close, Gosport be refused for the following reasons:

- i. The proposed development by virtue of its cramped and contrived layout would result in a congested form of development that would be out of keeping with the existing pattern of residential development in the area. The layout would be dominated by hard standing with Plot 2 being provided with inadequate amenity provisions. As such the development would be contrary to Policies R/DP1 and R/H4 of the Gosport Borough Local Plan Review.
- ii. The proposal by reason of the cramped and congested layout would provide the future occupants of both new dwelling with limited privacy, especially for their immediate rear amenity space. In addition the occupants of number 36 The Curve would suffer a significant loss of privacy due to the immediate outlook from the garden of Plot 2. As such the development would be contrary to national planning policy

guidance set out in PPS1 and PPS3 and Policy R/DP1 of the Gosport Borough Local Plan Review.

- iii. Adequate provision has not been made for outdoor playing space or transport and highway improvements, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/DP3, R/OS8 and R/T4 of the Gosport Borough Local Plan Review.

**35 K15150/5 - RETENTION OF 12NO. LIGHTING COLUMNS TO CAR PARK AND ACCESS ROAD (as amended by plans received 05.01.07 and 07.02.08)
Garland Court Forton Road Gosport Hampshire PO12 4TR**

RESOLVED: That planning application K15150/5 – 144-146 Garland Court, Forton 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 is acceptable in this location. It is of an appropriate and acceptable design and does reduce the potential for criminal activity and anti-social behaviour. It does not have any detrimental impact on the amenities of adjoining residents in terms of light pollution. As such it complies with Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

**36 K1810/2 - ERECTION OF SIDE/REAR EXTENSION TO FORM 2NO. FLATS, TWO STOREY REAR EXTENSION TO HOUSE AND ALTERATIONS TO VEHICLE CROSSING ON CLASSIFIED ROAD (A32)
58 Fareham Road Gosport Hampshire PO13 0AE**

RESOLVED: That planning application K1810/2 – 58 Fareham Road, Gosport be refused for the following reasons:

- i. The proposed development, by reason of its width, depth, mass and contrived roof form would result in an incongruous and unsympathetic addition to the existing dwelling to the detriment of the appearance of the street scene. As such, it is contrary to Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.
- ii. Having regard to its depth and overall mass, the proposed side/rear extension will result in an unacceptable loss of light to and outlook from the existing dwelling at 58 Fareham Road contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
- iii. Having regard to the proposed number of car parking spaces at the front of the property and resultant relationship between the parking and the proposed dwellings, the proposed car parking layout is detrimental to the visual amenity of the street scene and the outlook of the occupiers of both number 58 and the proposed ground floor flat, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
- iv. The applicant has not confirmed a willingness to enter into a planning obligation under

Section 106 relating to the payment of a commuted sum towards the provision and/ or improvement of outdoor playing space and off-site highway and infrastructure improvements. As such the development does not comply with Policies R/OS8, R/T4 or R/DP3 of the Gosport Borough Local Plan Review

**37 K9383/14 - ERECTION OF WAREHOUSE PROVIDING ADDITIONAL STORAGE
(as amended by letter received 29.04.08 and plan received 04.06.08)
Huhtamaki (UK) Ltd (North Site) Rowner Road Gosport Hampshire PO13 0PR**

RESOLVED: That planning application K9383/14 – Huhtamaki (UK) Ltd, Rowner Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. 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 and will support the local economy. It is of an appropriate design and will not be detrimental to highway safety, the visual amenities of the area, car parking and access arrangements or adversely affect the amenities of nearby properties through noise generation. As such the proposal complies with Policies R/DP1, R/EMP5 and R/T3 of the Gosport Borough Local Plan Review.

38 ANY OTHER ITEMS

Planning Appeals

Members noted that a Planning Appeal against refusal of planning permission K17320/1 for the erection of 14 flats with associated car and cycle parking at 6, 7 & 8 Marine Parade East, Lee-on-the-Solent had been dismissed.

Members were informed that a Planning Appeal against refusal of planning permission K17432 for alterations to the existing building to provide one additional 1 bed flat and a 3 bed house to the rear of 51-53 High Street, Lee-on-the-Solent had also been dismissed.

Members were advised that although a Planning Appeal against refusal of planning permission K17384 for change of use and erection of 2 storey extensions and alterations to convert existing shop and 2 flats into 8 one-bed flats at 63-65 Fareham Road had been allowed, costs had not been awarded against the Council.

The meeting commenced at 6pm and concluded at 7.50pm

CHAIRMAN

Board/Committee:	THE REGULATORY BOARD
Date of Meeting:	15th JULY 2008
Title:	HISTORIC BUILDINGS GRANT OFFER – 3 CRESCENT ROAD, GOSPORT
Author:	DEVELOPMENT SERVICES MANAGER
Status:	FOR DECISION

Purpose

To request that the Board approve the recommendation to offer an Historic Buildings Grant towards the replacement of six timber windows to the front elevation of 3 Crescent Road, Gosport.

Recommendation

Based on the lowest quotation it is recommended that the Board approves an offer of £1029.60, or 15% of the final cost of works, whichever is the lesser sum.

1.0 Background

- 1.1 An application has been received from the owners of 3 Crescent Road for grant aid towards the replacement of six timber windows on the main façade of this Grade II Listed Building.
- 1.2 3 Crescent Road dates from c.1830 and forms a pair with no.2 Crescent Road. Listed Building Consent for the works has recently been obtained and allows for the replacement of six later windows to the front elevation with timber sash windows in a style in keeping with the architectural and historic character of the property.
- 1.3 Grants of up to 15% can be offered towards repair and restoration works affecting Listed Buildings. A 15% grant in this instance would total £1029.60.

2. Conclusion

That the application is approved on the basis that it fulfils the criteria for Historic Buildings Grant assistance and the works are in accordance with Policy R/BH1 '*Development in Conservation Areas*' and R/BH3 '*Development Affecting Listed Buildings*' of the Gosport Borough Local Plan Review, Interim Adopted Version, May 2006.

Financial implications:	As set out in report
Legal implications:	Nil
Service Improvement Plan:	Nil
Corporate Plan:	Nil
Risk assessment:	Nil
Background papers:	Nil
Appendices/enclosures:	Location plan
Report author/Lead Officer:	Helen Green, Conservation & Urban Design Officer



**TOWN HALL, HIGH STREET, GOSPORT,
HANTS, PO12 1EB.**

DATE : 30/06/2008

Scale 1:900

0 8 16 24 32 40 m



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Board/Committee:	THE REGULATORY BOARD
Date of Meeting:	15th JULY 2008
Title:	HISTORIC BUILDINGS GRANT OFFER - 9 PEEL ROAD, GOSPORT
Author:	DEVELOPMENT SERVICES MANAGER
Status:	FOR DECISION

Purpose

To request that the Board approve the recommendation to offer an Historic Buildings Grant of £321.00 towards the replacement of three timber windows to the front elevation of 9 Peel Road, Gosport.

Recommendation

Based on the lowest quotation it is recommended that the Board approves an offer of £321.00, or 10% of the final costs of works, whichever is the lesser sum.

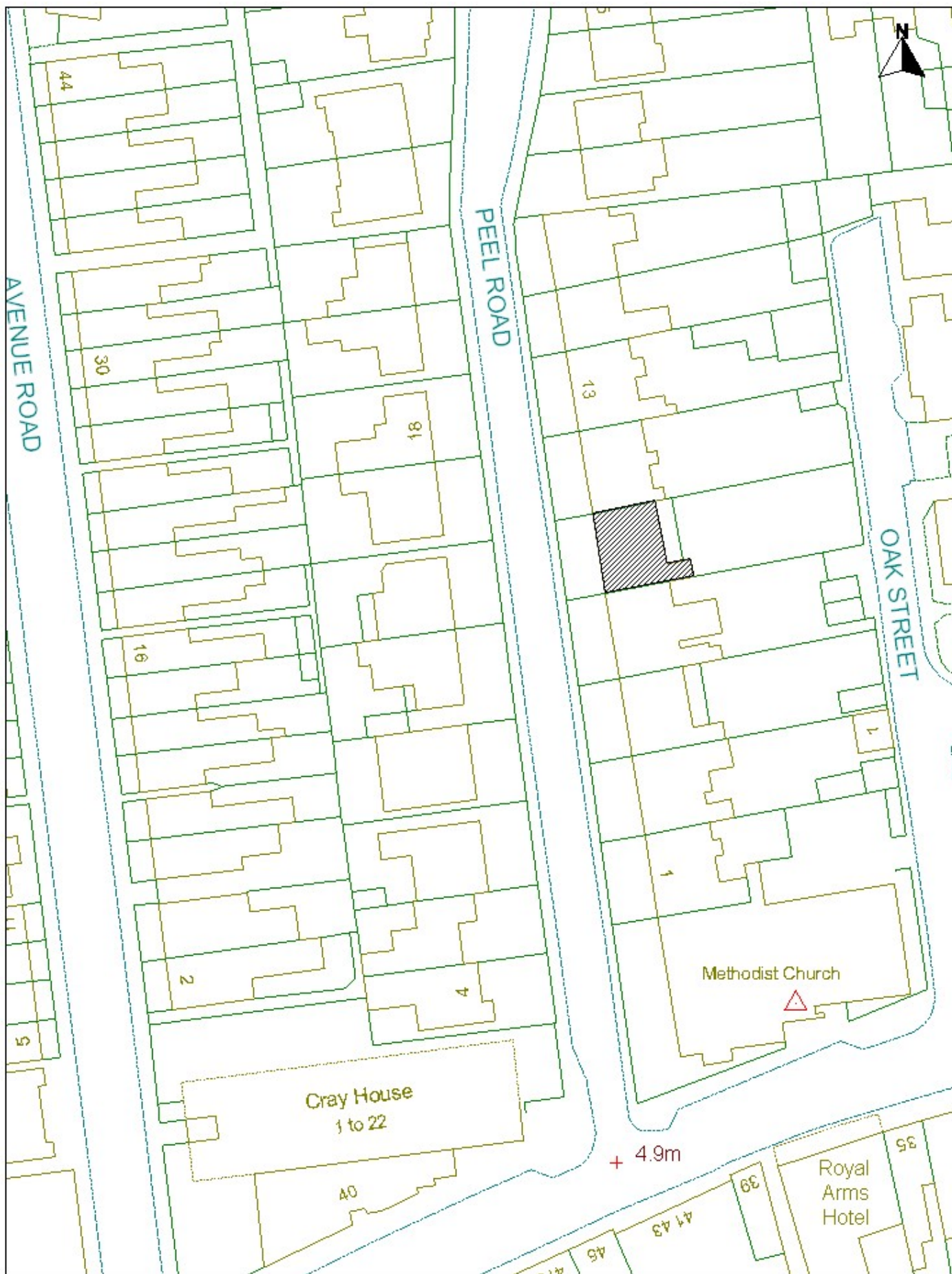
1. Background

- 1.0 An application has been received from the owners of 9 Peel Road for grant aid towards the replacement of three first floor sash windows. Despite regular maintenance, the windows are in need of replacement. The property's owner wishes to replace them with good quality timber windows.
- 1.1 9 Peel Road is situated within the Peel Road Conservation Area and, in accordance with Gosport Borough Local Plan Policy R/BH1, all works within a Conservation Area must preserve or enhance its architectural or historic character or appearance.
- 1.2 Planning permission is not required for the works as the proposed windows are designed on a like-for-like basis. The replacement of the windows will enhance the character of the building and the Conservation Area.
- 1.3 Grants of up to 10% can be offered towards repair and restoration works affecting buildings within Conservation Areas. A 10% grant in this instance would total £321.00.

2. Conclusion

That the application is approved on the basis that it fulfils the criteria for Historic Buildings Grant assistance and the works are in accordance with Policy R/BH1 '*Development in Conservation Areas*' of the Gosport Borough Local Plan Review, Interim Adopted Version, May 2006.

Financial implications:	As set out in report
Legal implications:	Nil
Service Improvement Plan:	Nil
Corporate Plan:	Nil
Risk assessment:	Nil
Background papers:	Nil
Appendices/enclosures:	Location plan
Report author/Lead Officer:	Helen Green, Conservation & Urban Design Officer



**TOWN HALL, HIGH STREET, GOSPORT,
HANTS, PO12 1EB.**

DATE : 30/06/2008

Scale 1:600
0 5 10 15 20 25 m

If this map has been transmitted
electronically, use the scale bar in
preference to the written scale



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GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

15th July 2008

ITEMS WITH RECOMMENDATIONS

1. Copies of drawings and accompanying planning applications referred to in this schedule will be made available for inspection by Members from 5.00 pm immediately prior to the meeting. Unless otherwise advised, these plans will be displayed in the room in which the Regulatory Board is to be held.
2. The number of objections and representations indicated in the schedule are correct at the time the recommendations were formulated. Should any representations be made after this date, these will be notified to the Regulatory Board during the officer presentation.
3. Copies of all representations received from the public will be made available for inspection by Members in the same way as drawings will be made available, referred to in Note 1 above.
4. An index of planning applications within this schedule can be found overleaf, together with a summary of each recommendation.

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ITEM NUMBER: 01.
APPLICATION NUMBER: K17571
APPLICANT: Portsmouth Football Club
DATE REGISTERED: 08.05.2008

ERECTION OF TRAINING FACILITIES AND CONSTRUCTION OF 14 OUTDOOR PITCHES (7 FULL SIZE) AND ANCILLARY FACILITIES INCLUDING PARKING AND ACCESS FOR PORTSMOUTH FOOTBALL CLUB AND CONSTRUCTION OF 2 COMMUNITY PITCHES AND ASSOCIATED CHANGING FACILITIES.

Land At Cherque Way Gosport Hampshire

The Site and the proposal

The application site comprises an area of land measuring approximately 29.4 hectares. It is located within the Alver Valley Country Park and Gosport-Fareham Strategic Gap and forms part of the Alver Valley Open Space allocation. The site is located outside the Urban Area Boundary. The north western end of the site comprises land allocated for educational need within the Local Plan Review Proposals Map while the remainder of the site is allocated for recreational use within the Alver Valley Master Plan. There is an area of ancient woodland at the south eastern corner of the site which forms the Halls Alders Site of Importance for Nature Conservation. Surrounding the woodland is a substantial number of recently planted saplings which stand at approximately 1 metre high. To the east of the site, and outside the application boundary is the Lee-on-the-Solent Golf Club beyond which are a number of Sites of Importance for Nature Conservation. 200 metres to the east, is the 'Wild Grounds' Site of Special Scientific Interest. A total of 14 Sites of Importance for Nature Conservation (SINCs) are present within 2km of the site. These sites are a non-statutory Local Plan designation, initiated by Hampshire County Council. The site is bisected from north-south by Sandhill Lane. Almost all of the site is located within Flood Zone 1 while a very small area in the north eastern corner of the site falls within Flood Zone 2. This does not include any of the proposed sports facilities.

The land the subject of this application was most recently used for gravel extraction and subsequent landfill. On completion of these activities, the open areas were set to rough grassland and a substantial holding lake was created to the south of the Halls Alders Woodland to receive excess water from the Cherque Farm housing development. Cycleways and footpaths meander through the open areas to the south of the woodland spur linking to the more extensive open space to the south. The site has its principle frontage with Cherque Way with a further intermittent road frontage with Shoot Lane forming the northern boundary. The eastern boundary comprises dense hedging and is shared with Lee-on-Solent Golf Club.

There are four residential properties sited beyond the northern boundary. These are numbers 1 and 2 Shoot Lane and 3 and 4 Cherque Farm Cottages. To the west of the site and beyond Cherque Way is the substantial Cherque Farm housing development. The closest residential properties in Cherque Farm are located between 35-40 metres from the application site's western boundary.

The planning application proposals include the provision of a Youth Academy building incorporating a covered training pitch, a training centre building, a pitch maintenance equipment store, and a gatehouse, together with natural grass pitches for professional, academy and community use. The site will provide 14 pitches for use by Portsmouth Football Club on a rotational basis, 7 of which will be full size. A further 2 pitches will be provided to the south of the ancient woodland for use by the community, together with associated changing facilities.

The largest of the proposed buildings is located centrally within the site, to the north west of the ancient woodland. The building is 86.6 metres long, 64 metres wide and 10.6 metres high and will house an indoor training pitch. It is to be constructed with a light grey flexible roof skin with exposed white painted steelwork to its gables. The gables themselves will contain colour coated aluminium framed glazing. Attached to the southern elevation of the training building is a single storey flat roof element set to a height of 3.35 metres which will provide changing facilities, an academy office,

kitchen, plant room and cleaner and equipment stores. This element will be finished in timber cladding and will be attached to the main building by a glass roof canopy. Colour coated aluminium framed glazing is provided in the southern elevation with opaque glazed panels in the southern, eastern and western elevations.

Immediately to the east of this structure it is proposed to erect a single storey equipment store and training building which is to be set on two levels. The training building has an overall height of 9.3 metres and will be constructed using timber cladding and render under seam roof sheeting. The building is 58.6 metres long and 23 metres wide and will provide rooms for changing, hydrotherapy, laundry, drying of kit, medical treatment, press conferences and storage of equipment. Medical, reception and doctor's offices are available as well as 2 rooms for the media, a kitchen and toilet facilities. The first floor has roof terraces on its eastern and western ends, as well as a stretching area, fitness gym, players relaxation room, equipment store, refectory, kitchen, locker rooms and staff room. Seven offices are provided for use by Portsmouth Football Club officials.

The proposed equipment store is sited to the north west of the training building and is principally required as a storage facility for tractors and pitch maintenance equipment. The store has a flat roof and is 30 metres long, 10 metres wide and 4 metres high. It will be finished in timber cladding with colour coated aluminium framed windows. There will be two roller shutter doors and a single personal door in the western elevation and a single roller shutter door in the northern elevation. The store will also provide toilet and showering facilities for ground maintenance staff as well as an office containing irrigation control computers, a drying room, lockers and a mess room. General day-to-day maintenance of machinery will be conducted within the store with major repairs performed off site.

The principle vehicular and pedestrian access is provided via an existing roundabout on Cherque Way. The drive is approximately 7 metres wide with a pedestrian footpath on its southern side. Electronically operated security gates and a security gatehouse, including CCTV are positioned approximately 100 metres from the junction with the roundabout.

Onsite parking is provided by way of 156 car parking spaces, including 10 disabled spaces in addition to coach parking facilities. Separate parking facilities are provided to serve the two community pitches, accessed via the main drive. The applicant has indicated the proposal is likely to generate 75 vehicular movements a day. Press conferences will be held on a weekly basis with approximately 30 media personnel visiting the site between 11am- 1pm.

The training ground will employ a total of 75 full time staff including players, 4 - 5 maintenance staff, 3 physiotherapists, 2 fitness coaches, 2 masseurs, 7 coaches, 4 caterers, 1 secretary, 2 ground staff and 5 academy staff. Whilst some staff will be relocated from the existing training ground, the development will also provide local employment opportunities. The indoor training facilities will be made available to schools during term times 3 days a week.

The perimeter of the site is to be bordered by boundary fencing, with public access retained to the two community pitches. Nets are required between pitches. Hedging is to be reinforced with native species and it is proposed to plant trees along the frontage of Cherque Way as well as the site boundaries. Pathways at the southern end of the site are to be realigned.

Relevant Planning History

K16510 Regulation 3 - outline application for the development of the Alver Valley for recreational purposes (as amended by plan and amplified by transport assessment report received 07.06.05) permitted 13.09.05

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/T2
- New Development
- R/T3
- Internal Layout of Sites
- R/T11
- Access and Parking
- R/DP6
- Landscape Design
- R/DP8
- Protection of Trees
- R/CF7
- Land for the Provision of Additional Educational Establishments
- R/OS1
- Development Outside of the Urban Area
- R/OS2
- Strategic Gaps
- R/OS6
- Recreation Allocation in the Alver Valley
- R/OS11
- Protection of Areas of National Nature Conservation Importance
- R/OS12
- Locally Designated Areas of Nature Conservation Importance
- R/OS13
- Protection of Habitats Supporting Protected Species
- R/OS14
- Biodiversity Action Plans
- R/ENV1
- Floodplains and Tidal Areas
- R/ENV2
- River and Groundwater Protection
- R/ENV4
- Treatment of Foul Sewage and Disposal of Surface Water
- R/ENV14
- Energy Conservation
- R/ENV15
- Renewable Energy
- R/BH8
- Archaeology and Ancient Monuments
- R/ENV5
- Contaminated Land

Consultations

Traffic Management

Unlikely to result in significant changes to the existing peak hours demands on the road network.
Sufficient level of parking provided.
Bicycle parking facilities required for both the training ground and the community football pitches.

Natural England	update to be provided
Environment Agency (Hants & IOW)	update to be provided
County Archaeologist	no archaeological issues
Legal Services	update to be provided
Property Services	no objection
Environmental Health (Commercial)	update to be provided
Environmental Health (Pollution & Environment)	<p>The final stage of the site assessment has yet to be reached. Where piled foundations are used it is important that the piles do not present a pathway for contaminants to move through the ground. Further works are required to examine gassing possibilities and gas proofing works to the site may be necessary.</p>
Leisure & Recreation Development	<p>The Alver Valley Country Park Master Plan included a golf driving range, community football pitches and general open space. The inclusion of a golf driving range was accepted by the Council as meeting the demand for such a provision at that time and to provide a potential income towards the running costs of the Alver Valley Country Park. However, since the Master Plan was approved a new golf driving range has been built at Hedge End, within 10 miles of the application site which makes a similar development in Gosport less economically viable. The current proposal will allow a business proposal to be agreed between Portsmouth Football Club and the Council that will replace the income expected from the driving range. Unlike the golf driving range, the current proposal does not require floodlighting.</p> <p>The use of the existing roundabout from Cherque Way into the site is appropriate and access to the Country Park is retained. The two proposed community football pitches and indoor training facilities will provide significant benefit to children in the community.</p> <p>The proposal maintains and enhances the existing landscape and the provision for foraging areas and movement corridors for wildlife. The layout also indicates provision of areas of rough grassland and hedgerow. Native species are to be planted to replace the removed saplings resulting in a net gain in the number and range of native species within the park.</p>

Streetscene (Parks & Horticulture) update to be provided

County Education Officer update to be provided

Response to Public Advertisement

62 letters of support

Issues raised:-

- Benefit to local community, local children, local schools, local economy, Portsmouth Football Club
- Employment opportunities
- Maintains wildlife and open space
- Safeguards green land
- Sympathetic to the environment
- Appropriate location
- Improvements to road safety and access
- Benefit to Alver Valley
- Appropriate design
- Generates an income for the future development and maintenance of the Alver Valley
- Will not impact on local traffic conditions
- Promotes a positive image of Gosport
- Preferable to additional housing

11 letters of support in principle but with observations

Issues raised:-

- Floodlighting
- Proposals for the remainder of the Alver Valley
- Procedure for public consultation
- Loss of trees and open space
- Parking on Cherque Way
- Additional trees required on Cherque Way
- Retention of speed bumps on Cherque Way
- Bund should replace fencing along Cherque Way
- Ball nets
- Use of the site in the evenings
- Intrusive press
- Management plan
- Access to Shoot Lane
- Protection of woodland

27 letters of objection

Issues raised:-

- More appropriate sites available
- Does not comply with Local Plan Policies or the Alver Valley Master Plan
- Increased traffic generation, associated congestion and noise
- Insufficient level of parking
- Overspill car parking
- Surrounding road infrastructure insufficient to accommodate additional cars
- Access for schools is limited
- Public access limited
- Impact on wildlife and biodiversity
- Opportunity to provide additional leisure facilities
- Too many private pitches

- Detrimental to visual amenity and character and appearance of the Alver Valley and the Strategic Gap
- Unsatisfactory level of public consultation by Portsmouth Football Club
- Over development
- More trees required on Cherque Way
- Floodlighting
- Parking and waiting restrictions required on Cherque Way
- Pollution
- Flooding
- Breach of previous Section 106 Agreement
- Impact on Holding Lake and local hydrology
- Location of buildings
- Design
- Unsustainable
- Inappropriately located adjacent to a gun club

Principal Issues

1. A small area of land at the northern end of the site is defined as land allocated for educational use within the Proposals Map of the Gosport Borough Local Plan Review subject to the confirmation of future need. Hampshire County Council as the Education Authority have confirmed that this area of land is no longer required for this purpose. In these circumstances paragraph 8.24 of the Local Plan Review states that this part of the site should be used for recreation uses in connection with the Alver Valley Park. The approved Master Plan for the Alver Valley Park proposes a large area of formal sports facilities at the northern end of the Park. Moreover, Youth Academy players will use the site throughout the week and the high quality indoor facilities will be made available to school children three times a week to the benefit of their physical education. In addition two sports pitches are allocated for community use. Although this is one less outdoor pitch than originally envisaged, the Alver Valley is of sufficient size to accommodate additional community and recreational facilities elsewhere. The pitches will be maintained to a high standard to the benefit of members of the public. Since the approval of the Master Plan, a golf driving range has opened at Hedge End, within 10 miles of the application site. It may therefore no longer be economically viable to provide a similar facility in the Alver Valley. Whilst the application site is located outside of the defined Urban Area Boundary, the proposed recreational use is appropriate to the Alver Valley Park and retains the open character of the urban fringe whilst complying with the aims and objectives of the Alver Valley Master Plan. Access for the public is retained at the southern end of the park. The proposal is therefore appropriate to its non-urban location and accords with Policies R/OS1, R/OS6 and R/CF7 of the Local Plan Review.

2. The remaining issues in this case therefore are the acceptability of the design of the proposal and its impact on the visual amenity of the area, with specific reference to the open space of the Alver Valley Country Park and Gosport-Fareham Strategic Gap, the amenities of the occupiers of the adjoining properties, and the implications of the proposal in terms of traffic generation within the local road network, the adequacy of parking and access, flooding and the impact on local habitats and the biodiversity of the Alver Valley, including potential contamination from both water run off and ground disturbance because of the proposed and previous uses.

3. Consideration has been given to the siting of the proposed buildings so as to minimise their impact on visual amenity of the Alver Valley. Sited centrally, away from public vantage points, the buildings have been positioned within a natural depression in the landform which reduces their prominence in the landscape. The proposed covered pitch and associated accommodation for the Youth Academy is orientated with its gable fronting Cherque Way which reduces its overall profile when viewed from the west. The curved eaves and sectional characteristics break up its overall mass while the grey tensile roof will appear sympathetic against the skyline. The glazed gable ends add visual interest while the use of timber cladding is reflective of the surrounding landscape. The roof design of the proposed training building is visually interesting and the large overhangs reduce its visual prominence. The equipment store has a simple flat roof design and due to its limited dimensions will not form an incongruous feature when viewed from any direction. The gate house is

set back a substantial distance from the road frontage and will be screened from public view by a number of trees. It has a simple design and will be built in appropriate materials. Combined with the existing well established hedging, much of which is to be reinforced, ancient woodland, and the proposed tree planting scheme on the perimeter of the site, the development will not have a detrimental impact on the visual amenity of the locality. Grouping the buildings together ensures the attractive and open character of the Gosport-Fareham Strategic Gap and Alver Valley Nature Reserve is retained. Careful consideration is required to ensure that proposals to light car parking areas and footpaths are sensitive to the unique character and appearance of the Alver Valley. The level and method of illumination will be important in this respect. Details of such provisions can be secured and controlled by condition. Details of the proposed community changing room facilities have not been provided but can be dealt with by condition. Subject to the above conditions and in light of the above, the proposal complies with Policies R/DP1, R/OS1 and R/SO2 of the Local Plan Review.

4. The proposed buildings are located centrally within the site, over 180 metres from the southern elevations of numbers 1 and 2 Shoot Lane and 3 and 4 Cherque Farm Cottages. Although pitches 2 and 13 are sited adjacent to the boundaries of these properties, the applicant proposes to reinforce the existing perimeter hedging in these locations. This will ensure there is not an unacceptable impact on the amenities of the residents of these dwellings with regard to noise disturbance and loss of outlook. The properties in Cherque Farm are located a substantial distance from the application site and as such, there will not be a detrimental impact on the amenities of any Cherque Farm residents in terms of loss of outlook or noise disturbance. The proposed academy building will be internally lit to a level of 400 lux. This level of illumination is appropriate and will not result in an unacceptable level of light pollution, thus preserving the amenity of the Alver Valley, the Gosport-Fareham Strategic Gap and the occupiers of adjoining dwellings. The driveway and car parking areas are located a substantial distance from any neighbouring property and the traffic movements within the site will not therefore result in unacceptable disturbance in terms of noise generation and fumes. The development therefore complies with Policy R/DP1 of the Local Plan Review.

5. It is anticipated that the site will generate approximately 75 vehicular movements a day, predominantly comprising the arrival and departure of professional players at 9.45am and 1.30pm respectively. The majority of traffic will therefore occur outside of peak travel times. Remaining vehicular movements will be staggered throughout the day with academy use mainly during the evenings and weekends. In light of this, the proposed development will not result in a significant alteration to the traffic characteristics of the locality and will not result in additional traffic congestion on the local road network. The proposed driveway is of adequate width to allow two vehicles to pass and for convenient access by refuse and emergency service vehicles. The gatehouse is set back approximately 100 metres from Cherque Way which is sufficient to ensure that vehicles accessing the site will not queue onto the public highway. The site entrance is via an existing roundabout which affords safe and convenient access onto Cherque Way with adequate intervisibility between vehicles and all other users of the public highway. The entrance to the site is located over 400 metres from the Cherque Way/ Broom Way road junction which is sufficient to ensure the proposal does not compromise highway safety. The applicant has provided supporting information to indicate that 156 car parking spaces (including 10 disabled spaces) is sufficient to meet the likely demands created by this development. The spaces afford easy and convenient access and sufficient turning areas are provided to ensure all vehicles are able to exit the site in a forward gear. School visits and opposing youth academy teams will arrive via coach or mini bus and a single coach space has been provided to accommodate this requirement. The proposed development will not therefore result in overspill parking in the adjoining roads. The proposed tree planting scheme and reinforced hedging will make it very difficult for members of the public to view the training pitches from any vantage points in adjacent roads. It is not therefore necessary to implement parking restrictions on Shoot Lane or Cherque Way to dissuade drivers parking on the surrounding road network. Additionally, it is likely that vehicles will enter the area via Broom Way due to its links to the surrounding main road network and not therefore via any of the smaller country roads such as Shoot Lane. Details of the proposed secure and visitor cycle and bin storage facilities have not been provided. However, there is adequate room on site to accommodate such provisions, the details of which can be secured by

condition. In light of the above, the proposed development accords with Policies R/T2, R/T3 and R/T11 of the Local Plan Review.

6. Most of the rough grassland on the site is to be re-profiled and developed for football pitches. However, this habitat is recently created and has low intrinsic conservation value. The loss of the grassland may result in a lower population of farmland birds in the local area, particularly Skylark species which may hunt over the site. Given that these species are widespread, the impact will be localised. Moreover, the land to the south of the site can be managed to ensure that this species and associated open grassland habitat is maintained. If Barn Owls are present in the local area, the buffer zones provided throughout the boundaries of the site and along Sandhill Lane will continue to provide suitable habitat for foraging. A nest box already exists in Hall's Alders, which is currently used by Kestrels. Badgers have been identified as being present along the northern edge of the site. The provision of a northern and eastern buffer zone will provide an opportunity to give the badger setts sufficient space and area for foraging. The buffer zones will also provide a habitat for reptiles. The applicant is currently undertaking badger, breeding bird, reptile and late spring vegetation surveys. Mitigation techniques can be required by condition to ensure that any adverse impacts on wildlife are limited. The Hampshire Brent Goose Strategy (2002) indicates that the site is not used by Brent Geese. Observations on site have indicated that current vegetation is not suitable for use by Brent Geese and that the grasslands are currently managed in a way that is unfavourable for use by the species. It is much more likely therefore that the developed grass pitches will be more attractive to Brent Geese. The numerous saplings located around the Hall's Alders Woodland are for the most part less than 1 metre high and have little ecological value. Notwithstanding this, the application proposes to replant a number of replacement native specimens. Hedgerows at the site are to be retained and for the most part reinforced with native species. This will reinforce existing foraging routes and wildlife corridors. The northern and eastern buffer zones are to be left to develop naturally, and the scrub will eventually provide for new ecological niches. The natural development of the scrub and rough grassland layer in the buffer zone is therefore appropriate and is reflective of the nearby SINCs. Subject to the submission of appropriate mitigation measures, pre-development site clearance and the subsequent construction of the proposed training ground facilities will not directly affect any protected habitats or species. The development of the site will retain existing features of conservation importance and create and manage new habitat within buffer zones whilst providing enhanced wildlife corridors. In light of this, the proposal has the potential to enhance the ecological value of the Alver Valley and will not therefore have an adverse impact on its biodiversity. It therefore complies with Policies R/DP8, R/OS11, R/OS12, R/OS13 and R/OS14 of the Local Plan Review.

7. The planting of trees along Cherque Way will enhance the visual amenity of the area whilst also restricting views of the site from public vantage points. The trees are positioned so as not to compromise highway safety and are appropriate in this location. Subject to a condition requiring the submission of further details in respect of size, densities and species and the phasing and timing of planting, the proposal is acceptable and complies with Policy R/DP6 of the Local Plan Review.

8. Due to the previous use of the land there is a risk that ground disturbance will release contamination into protected waters. A desk top study and site investigation report has been submitted with the application. Early indications are that the risks are low. However, further work and mitigation measures will be required by condition. The applicant has also confirmed their intention to complete groundwater and hazardous ground gas sampling, the details of which will be forwarded upon completion. To address the risk of flooding and potential release of nutrients into water courses the proposed drainage system will include drainage pipes with filtration systems and the capacity to store storm water in exceptional circumstances. Irrigation of the pitches will be controlled by computers and a storage chamber is to be incorporated into the drainage system to allow controlled discharge. Subject to the inclusion of a condition requiring the submission of a scheme for the discharge of surface water and foul drainage, including a programme for the implementation of those works, the proposed development will not contaminate the local hydrological system or increase the risk of flooding. As such the proposal is in accordance with Policies R/ENV2, R/ENV4, R/ENV5, R/OS11 and R/OS12 of the Local Plan Review.

9. The County Archaeologist has confirmed that there are no archaeological issues associated with this development. As such it complies with Policy R/BH8 of the Local Plan Review.

10. Rainwater collected from the building roofs will be recycled as 'grey' water in compliance with the aims and objectives of Policies R/ENV14 and R/ENV15 of the Local Plan Review.

11. Applicants are not required by statute to consult members of the public on their proposed planning applications and the Borough Council have its own well established consultation procedure for all planning applications which accords with the requirements of Article 8 of the Town and Country Planning (General Permitted Development Procedure) Order 1995. The current and future success and development of Portsmouth Football Club is not a material planning consideration in the determination of this application.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material planning considerations, the proposal is acceptable in this location in principle. It will not have a detrimental impact on the highway network, the amenities of the occupiers of neighbouring properties or the visual amenity of the Alver Valley. Measures will be undertaken to ensure there is no risk of contamination and to encourage biodiversity. As such, the development complies with Policies R/DP1, R/T2, R/T3, R/T11, R/DP6, R/DP8, R/CF7, R/OS1, R/OS2, R/OS6, R/OS11, R/OS12, R/OS13, R/OS14, R/ENV1, R/ENV2, R/ENV4, R/ENV5, R/ENV14, R/ENV15 and R/BH8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. No development approved by this planning permission shall be commenced until a scheme for the disposal of surface water and foul drainage, including a programme for the implementation of those works, has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented and completed in accordance with the approved programme of the works.

Reason - The site is on a former landfill and a current waste management facility. Precautions need to be taken to ensure the drainage system does not act as a pathway for pollutants. For example soakaways in areas of contamination would not be acceptable due to the risk to the water environment. The implementation of an appropriate drainage scheme will prevent pollution of the water environment and be in the interests of the safety and amenity of future users of the site in compliance with Policies R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

3. No development approved by this planning permission shall be commenced until a scheme for the method of working/construction has been submitted and approved in writing by the Local Planning Authority. All development operations shall be carried out in accordance with the approved method of working/construction.

Reason - Much of the site is former landfill and part of the site is a waste management facility. Measures to identify ground contamination and landfill gas need to be undertaken and an appropriate method of working/construction identified to prevent pollution escaping to the wider environment. The implementation of an appropriate method of working/construction will prevent pollution of the water environment, protect wildlife and in the interests of the safety and amenity of

future users of the site in compliance with Policies R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

4. No works pursuant to this permission shall commence until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring has been submitted to and approved by the Local Planning Authority. The scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policies R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

5. The development hereby permitted shall not be brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 4 that any remediation scheme required and approved under the provision of condition 4 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policies R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

6. If during development, contamination not previously identified, is found to be present at the site then no further development, unless otherwise agreed in writing with the Local Planning Authority, shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the desk top study and site investigation. This addendum must detail how this unsuspected contamination shall be dealt with.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future users of the site in compliance with Policies R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

7. No works pursuant to this permission shall commence until a detailed scheme of mitigation for disturbance to badgers, reptiles, breeding birds and late spring vegetation has been submitted to, and approved by the Local Planning Authority. The mitigation techniques shall thereafter be implemented in accordance with the approved details.

Reason - In order to protect wildlife and biodiversity in accordance with Policies R/OS11, R/OS12, R/OS13 and R/OS14 of the Local Plan Review.

8. Construction of any building approved by this permission shall not be commenced until the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.

Reason - To prevent pollution of the water environment and in compliance with Policies R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

9. Before development commences, details of the proposed outdoor pitches, dividing nets and method of drainage including cross sectional drawings at a scale of 1:50, shall be submitted to, and approved by, the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - In the interest of amenity and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

10. Details of siting and external appearance of the proposed community changing facilities including a car parking layout, secure and visitor cycle parking and refuse storage facilities shall be

submitted to and approved by the Local Planning Authority before any works related to this part of the development are commenced.

Reason - Such details have yet to be submitted and to accord with Policy R/DP1 of the Gosport Borough Local Plan Review.

11. Details of the proposed gatehouse and entrance gates shall be submitted to, and approved by the Local Planning Department before any works above slab level are commenced. The buildings shall thereafter be constructed in accordance with the approved details.

Reason - Such details have yet to be submitted and to accord with Policy R/DP1 of the Gosport Borough Local Plan Review.

12. Before development commences, details of the landscaping scheme, including the size, densities and species of trees and shrubs, the areas of hedging to be reinforced and the provision for its maintenance during the first 5 years from the date of planting together with materials to be used for areas of hard surfacing shall be submitted to, and approved by, the Local Planning Authority. The landscaping scheme shall thereafter be completed within the next available planting season following the first occupation of the development.

Reason - In the interests of visual amenity and the appearance of the locality and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

13. Details of the proposed secure cycle storage and visitor cycle facilities shall be submitted to, and approved by, the Local Planning Authority and shall thereafter be provided in accordance with the approved details before the development is first brought into use.

Reason - Such details have yet to be submitted and in order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

14. Details of the facilities for the storage of refuse for removal from the site including a bin collection area shall be submitted to, and approved by, the Local Planning Authority before the development is first brought into use. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and in order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

15. Samples of all external facing and roofing materials, including rendering, glazing and cladding shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced and the development shall thereafter be constructed in accordance with the approved details.

Reason - To ensure that the external appearance of the buildings is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

16. The development hereby permitted shall not be brought into use until the driveway and areas for the parking of vehicles have been provided and the areas shall be surfaced and subsequently retained and kept available at all times for these purposes in accordance with a scheme submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall also included details of surface water drainage,

Reason - In the interests of highway safety and to ensure adequate car parking is provided and retained, and to comply with Policies R/T2, R/T3 and R/T11 of the Gosport Borough Local Plan Review.

17. No development above slab level shall take place until full details of a scheme of external lighting for the driveway and car parking areas has been submitted to and approved by the Local Planning Authority. The lighting scheme shall be implemented and thereafter retained in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure that the illumination of the external areas of the development is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

18. Details of the boundary fencing including any gates, shall be submitted to, and approved by the Local Planning Authority before that part of the development is commenced.

Reason - In the interest of amenity and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no vehicular access other than that shown on the approved plan shall be formed to the site.

Reason - In the interests of highway safety, and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K17518/1
APPLICANT: Highbury College
DATE REGISTERED: 14.05.2008

ERECTION OF FURTHER EDUCATION COLLEGE WITH NEW ACCESSES, PARKING AND RECREATION SPACE (AMENDED SCHEME) (as amended by Design and Access Statement received 24.6.08, Education Supporting Statement and plans received 26.06.08 and additional car parking data received 27.6.08 and 30.6.08)
Bridgemary School Wych Lane Gosport Hampshire PO13 0JN

The Site and the proposal

The application site is a predominantly flat, grassed area in the southern part of the Bridgemary Community Sports College playing field located on the northern side of Brewers Lane. The field falls within the Urban Area Boundary but is designated as an Existing Open Space.

The existing College buildings are 150-200 metres to the north. Immediately to the east is a public library and to the west the Wych Way Inn Public House. Both buildings are set amongst mature hedgerow and trees. Further to the east is the Brewers Lane Neighbourhood Shopping Centre which has a car park with two access/egress points from Brewers Lane. On the southern boundary of the site is a 1.8metre high black metal fence and beyond this is a 3-4metre wide footpath and grass verge. There is a gated entrance at the eastern end of the fence which leads from Brewers Lane to the school. This track is locked during the week and its only function is to provide access for the weekend car boot sale held within the school grounds. To the east of this access, outside of the library, is a small layby. Opposite the site are two storey residential properties set back from the main carriageway by a wide grass verge which contains a number of trees. The properties are accessed by way of a service road which is used for residential parking and contains two laybys. There are no parking restrictions along the service road or this section of Brewers Lane.

In response to the low post-16 participation levels and the high number of young people who are not in education, employment or training, particularly in the Bridgemary and Rowner area, Highbury College is seeking permission to erect three single storey buildings in the southern part of the playing field for use as a further education 'satellite' facility to the Cosham campus. The site would operate independently from the existing Sports College and offer approximately 170 16-18 year old students courses in car mechanics, catering, IT, wood working, welding and construction. The college would have 10 full-time teaching staff and 5 part-time/ancillary staff and will operate on weekdays only between the hours of 8.30am and 5pm. There is also potential for adult evening classes to take place up until 9pm on week day evenings.

The main building is 60metres long and has a maximum height of 7metres. It is oriented to face Brewers Lane and is set back 13-14 metres from the boundary. The walls are a mixture of buff brick and render with high level glazing and both the pitched and flat areas of roof are grey. Inside the building is an IT suite, 5 classrooms, toilets, staff offices, a refectory, library, and construction and motor vehicle workshops. A separate materials store is to be sited to the north and secure storage provision for 24 cycles is to be provided within a separate building at the eastern end of the site. Beyond this is a grassed recreational space. Two new vehicle accesses and a new pedestrian access are to be created from Brewers Lane. The eastern vehicle access will be used for maintenance and delivery vehicles and to access the 7no. staff parking spaces. The western access leads to the main visitor and student parking area containing 11 spaces and the moped parking area. 18 car parking spaces are to be provided in total. A matching 1.8 metre high fence will be erected to separate the college from the rest of the field. A number of trees will need to be removed to create the western access and in order to realign the existing track but there will be new tree and shrub planting along the southern boundary. With the exception of an existing football pitch, which is to be relocated 10 metres to the north, none of the existing sports facilities will be affected.

The application is supported with a Design and Access Statement, an Educational Need Supporting Statement, Transport Assessment and a Travel Plan. The Design and Access and Supporting Statements have been amended to address concerns regarding possible noise disturbance and the future sporting needs of the existing college. Additional information has also been submitted to demonstrate that the car parking provision will be adequate during times of peak demand. Amended plans have been submitted showing revisions to the access doors to improve access for deliveries and waste removal.

Relevant Planning History

K17518 erection of further education college with new accesses, 10 parking spaces and recreation space withdrawn 2.5.08 to consider concerns regarding the impact on the existing open space, the location of the building and parking.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/T4
- Off-site Transport Infrastructure
- R/DP6
- Landscape Design
- R/DP1
- General Standards of Development within the Urban Area
- R/CF1
- New or Improved Community Health Facilities
- R/OS4
- Protection of Existing Open Space
- R/OS13
- Protection of Habitats Supporting Protected Species
- R/OS14
- Biodiversity Action Plans
- R/T2
- New Development
- R/T3
- Internal Layout of Sites
- R/T10
- Traffic Management
- R/T11
- Access and Parking
- R/ENV14
- Energy Conservation
- R/ENV15
- Renewable Energy
- R/ENV2
- River and Groundwater Protection
- R/ENV10
- Noise Pollution
- R/ENV11
- Minimising Light Pollution
- R/ENV12
- Air Quality

Consultations

Transport Development Control Section

Adequate visibility achieved at access points.
No objection subject to applicant entering
into a Section 278 Agreement with

	Hampshire County Council to carry out these off-site highway works and the submission and implementation a Travel Plan (to be approved by the Local Planning Authority and secured within a Section 106 with Hampshire County Council) and conditions relating to the timing of the approval and implementation of the off-site works and the submission and approval of a Construction Management Plan to ensure no conflict between construction traffic and pedestrians entering and exiting Bridgemary School.
Environment Agency (Hants & IOW)	Application has low environmental risk.
OFSTED	update to be provided at the meeting
Southern Water	Request informative regarding requirement for formal application for connection to the public sewer and conditions to deal with disposal of surface water and protection for existing apparatus. Suggest relocation of cycle store to avoid alignment of existing sewer.
County Education Officer	update to be provided at the meeting
HCC Landscape, Planning, Heritage Section	update to be provided at the meeting
Building Control	no objection
Economic Prosperity	Welcome addition to existing vocational skills provision. The difficulty of engaging a significant number of young people aged 16-18 years in either employment, education or training is well-documented. The proposed scheme offers the possibility of an attractive and easily accessible alternative, located in the area of greatest need. The facilities also have the potential to support adult skills development between 5pm and 9pm on weekdays.
Environmental Health (Commercial)	no objection
Environmental Health (Pollution & Environment)	Possible noise from vehicle bays which will operate with the doors open. Consideration should be given to proper ventilation system and operating with the doors closed. Updated comments on amended details to be provided at the meeting.
Leisure & Recreation Development	Scheme makes a contribution to addressing some of the possible causes of low education achievement in the Borough and does not adversely affect the existing sports facilities.

Streetscene (Parks & Horticulture)

No existing trees at risk.

Traffic Management

Maximum of 8 car parking spaces allowed for 15 staff. 7 parking spaces acceptable given that 5 staff will be part-time. Overall number of spaces adequate given predicted peak demand of 16. Overspill parking on the highway could unduly interfere with the safety of Brewers Lane. An assessment of the traffic distribution at the junction of the A32 with Tichbourne Way and the Peel Common roundabout with the B3334 Rowner Road has been provided and shows the traffic generation to not be significant. Site is highly accessible by bus. Details of securing cycle/motor cycles required. Travel Plan includes details of measures to promote access to the site by car sharing, assisted season ticket purchase for public transport and consideration of an assisted cycle purchase scheme.

Sport England South East

No objection provided adequate safety margins are maintained and the existing football pitch is relocated prior to construction.

Response to Public Advertisement

11 letters of objection and 1 petition of objection (71 signatures) received
Issues raised:

- loss of open space
- size of building
- inadequate car parking provision
- traffic congestion
- highway safety
- noise
- loss of views
- loss of light
- smells
- industrial location more suitable
- impact on property values
- required permits not obtained
- loss of 5000 square metres of playing field for additional car parking
- publicity

Principal Issues

1. The college is located within the area it intends to serve and close to Brewers Lane Neighbourhood Shopping Centre in compliance with Policy R/CF1. The main issues in this case are therefore the impacts of the proposal on the character and function of the Existing Open Space, the appearance of the area, the amenities of the occupiers of nearby residential properties and highway safety conditions on the locality.

2. Policy R/OS4 of the Gosport Borough Local Plan allows for development on Existing Open Space where redevelopment of a small part of the site for recreation and/or community facilities would retain and enhance the existing facilities. Paragraph 11.36 of the supporting text to R/OS4 confirms the acceptability, in principle, of the redevelopment of a small part of an open space for additional buildings to be used in connection with educational uses, provided the character and function of the remaining open space is maintained. Bridgemary Community Sports College has confirmed that the remaining playing field will be adequate for its current and predicted needs and the proposal will not adversely affect the existing sports facilities at the site. A condition will secure the relocation of the existing football pitch. Any reduction in the open aspect of the field has to be assessed in the context of the wider community benefits of the scheme and also the fact that views into the space are already severely restricted from the east and west by well established vegetation. The design is to a high standard and kept low to minimise its visual impact. With the use of sufficiently high quality external materials and suitable landscaping to link with the existing vegetation to the east and west it is considered that the proposal would add an impressive landmark to Brewers Lane. As such, the proposal will not have a detrimental impact on the character or function of the Existing Open Space or the appearance of the area, in accordance with Policies R/OS4, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review. The building also incorporates timber and photovoltaic panels and wood pellet fired heating in accordance with Policies R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

3. The building has been acoustically designed to minimise noise and noisy activities will be confined to the motor vehicle and construction areas. Although it is likely that these areas will be used with the doors open, the latter area faces north across the existing field and whilst the motor vehicle workshop faces south, the nearest residential properties are over 50metres away on the opposite side of Brewers Lane. The noise generated should therefore not be significant in relation to existing road traffic. The nature of activity in each of the workshops will be at an introductory level, which, for car mechanics, is basic maintenance, not angle grinding or body work. Engines will occasionally be started up but the use of electric tools will be limited. Construction activities will be mostly brickwork, plastering and decorating with only occasional use of a battery operated hand drill. The existing and proposed vegetation will help to limit noise transfer and it is proposed to attach planning conditions to control the use of machinery and prevent noisy activity taking place in the open on the site. A condition will secure the implementation of a ventilation/filtration system to control air quality and smells from the kitchen. External lighting will be restricted to the car park, cycle store, entrance sign and the construction yard and will also be controlled by planning condition. At this stage information relating to evening classes has not been provided. A condition has therefore been attached to control the hours of operation of the College so that any future proposal can be considered on its individual merits. For these reasons, the proposal will not have an adverse impact on the amenities of neighbouring residential occupiers in terms of noise, air or light pollution in accordance with Policies R/ENV10, R/ENV11 and R/ENV12 of the Gosport Borough Local Plan. Given the 50metre plus separation distance there will also be no loss of light to or outlook from the properties on the southern side of Brewers Lane in compliance with Policy R/DP1.

4. The location provides opportunities to walk and cycle and is also well served by public transport with 11 services an hour within a short walking distance. The site is also close to other local facilities. The Travel Plan will encourage staff and students to choose alternative modes of transport to the private car and a condition will be used to ensure its implementation and periodic review. The frequency of accidents along this section of Brewers Lane is in line the national average for the type of junctions concerned and as the proposal will only generate a minimal amount of additional traffic it will not have an adverse effect on existing levels of highway safety. Due to timetabling it is estimated that the peak parking demand will be for 16 spaces and therefore the proposal is unlikely to result in significant overspill parking on Brewers Lane or the surrounding residential streets. The proposed vehicle turning arrangements are acceptable and the level of cycle parking proposed accords with the minimum requirements set out within Appendix E of the Local Plan Review. The implementation of the works to create the new accesses will be dealt with by planning condition. Given the above, the development will not have a detrimental impact on

parking or highway safety conditions in the locality in compliance with Policies R/DP1, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan.

5. The other issues raised in response to the public advertisement, including the requirement for permits/consents from other organisation/bodies under separate legislation, are not matters that the Local Planning Authority can take into account when determining this application. The extension of the existing parking area at Bridgemary Community Sports College is being investigated. All individuals who made representation on the previous application, K17514, were advised that they were required under the legislation to write separately in respect of this application but if their concerns remained the same they could request for their previous comments to be carried forward.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. 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 an acceptable use within an Existing Open Space and will not have an adverse affect on its character or function or the wider appearance of the area. The proposal will address an identified educational need and is appropriately located in terms of the area it is intended to serve. It will not have a harmful affect on the amenities of the occupiers of neighbouring residential properties or highway safety conditions in the locality. The proposal also includes energy conservation measures and provides an opportunity to increase local biodiversity. As such, the proposal complies with Policies R/DP1, R/DP6, R/CF1, R/OS4, R/OS13, R/OS14, R/T2, R/T3, R/T4, R/T10, R/T11, R/ENV2, R/ENV10, R/ENV11, R/ENV12, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. No development shall take place until measures have been implemented to secure satisfactory means of access to the site, in accordance with drawing reference 27014/20-Rev E. No part of the development shall be occupied until these off-site highway works have been completed to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason - In the interests of highway safety and to comply with Policies R/T2, R/T4 and R/T11 of the Gosport Borough Local Plan Review.

3. No development shall take place until a Construction Management Plan shall has been submitted to and approved by the Local Planning Authority, in writing. The Plan shall be implemented for the entire construction period.

Reason - To ensure there is no conflict between construction traffic and pedestrians entering and exiting Bridgemary Community School and to comply with policies R/T10 of the Gosport Borough Local Plan Review.

4. No part of the development shall be occupied until a Travel Plan has been implemented in accordance with details submitted to and approved by the Local Planning Authority, in writing.

Reason - In the interests of sustainability and reducing reliance on the private car and to comply with Policy R/T2 of the Gosport Borough Local Plan Review.

5. No development shall take place until the existing football pitch has been relocated as shown on drawing reference 27014/20-Rev E.

Reason - In order to protect the existing sports facilities at Bridgemary Community Sports College and to comply with Policy R/OS4 of the Gosport Borough Local Plan Review.

6. Details of all external facing materials, including the colour finish for the buildings, shall be submitted to, and approved by, the Local Planning Authority before works on that part of the development are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the buildings is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

7. No development above slab level shall take place until full details of the hard landscaping works, including external lighting, boundary treatment and all areas of hard surfacing, shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1, R/DP6 and R/ENV11 of the Gosport Borough Local Plan Review.

8. No development above slab level shall take place until full details of the soft landscaping works have been submitted to and approved by the Local Planning Authority. These details should include a planting scheme showing species, numbers, densities, heights and a future maintenance scheme.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

9. The approved landscaping scheme shall be completed within the next planting season following first occupation of the development, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

10. No development shall take place until details of the proposed means of surface water disposal have been submitted to and approved by the Local Planning Authority, in writing, and these works shall be carried out as approved.

Reason - To prevent pollution of the water environment and to comply with Policy R/ENV2 of the Gosport Borough Local Plan Review.

11. No development shall take place until details of the measures to protect the existing sewer apparatus, or divert the public sewers, have been submitted to and approved by the Local Planning Authority, in writing. The works shall thereafter be carried out as approved.

Reason - To protect the existing water infrastructure in the area and to comply with Policy R/ENV2 of the Gosport Borough Local Plan Review.

12. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

13. Before the use is first commenced, details of the method of ventilation/filtration for the main building and workshop areas, and subsequent maintenance, shall be submitted to and approved by the Local Planning Authority in writing. The ventilation system shall thereafter be installed and maintained in accordance with the approved details.

Reason - To protect the amenities of surrounding properties, and to comply with Policies R/DP1 and R/ENV12 of the Gosport Borough Local Plan Review.

14. Before the development hereby permitted is first brought into use the areas shown on the approved plan for the parking and turning of vehicles shall have been made available, surfaced, and marked out, and those areas shall be retained for such purposes at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

15. Facilities for the storage of refuse for removal from the premises shall be provided in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority before the development is first brought into use and thereafter retained.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

16. No goods, plant or material shall be deposited or stored in the open on the site without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

17. No machinery involved with the operation of the construction or motor vehicle workshops shall be operated on the premises before 8.30am or after 5pm on weekdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Reason - To control the level of noise emanating from the building and to protect the amenities of the occupiers of nearby premises, and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

18. No works involved with the construction or motor vehicle workshops shall take place in the open on the site.

Reason - To control the level of noise emanating from the site and to protect the amenities of the occupiers of nearby premises, and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

19. The College shall not be in use before 8am or after 5.30pm on weekdays, nor at any time on Sundays, Bank Holidays or Public Holidays, without the prior consent, in writing, of the Local Planning Authority.

Reason - In the interest of amenity and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K17503
APPLICANT: Mr A Birch
DATE REGISTERED: 17.01.2008

**RETENTION OF A SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO
EXISTING ROOF INCLUDING SIDE DORMER**
53 Leamington Crescent Lee-On-The-Solent Hampshire PO13 9HL

The Site and the proposal

The application site is one of a row of detached bungalows on the eastern side of Leamington Crescent set some distance back from the road with a wide grass verge to the highway. These bungalows are all of a very similar design with a gable end on to the road which is partly tile-hung. However, one bungalow in this row, number 45, has recently been extended by raising the roof and adding a double dormer to the northern roof slope and the bungalow at the end of the row, number 57, has UPVC cladding on the gable instead of tile hanging. From number 57 southwards the dwellings fronting the eastern side of the road are houses set further forward. The western side of Leamington Crescent is characterised by detached two storey dwellings.

The property has 2 metre fencing on both side boundaries from the rear boundary up to the front of the house with a low wall enclosing the front garden.

The application is for an increase in the overall height of the roof by 1.5 metres to a total height of 6.5 metres to accommodate a bedroom with an en-suite bathroom and a separate shower/wc. The application as originally submitted included a double pitched roof dormer on the northern roof slope. Work commenced on site shortly after the application was submitted and a triple roof dormer has been built. Amended plans have been submitted to reflect the development that has been built. There is a skylight in the southern roof slope and a window in both the front and rear gables at first floor level. The front gable has been built up in brick.

In addition there is an extension with a lean to roof, hipped at the ends to follow the lines of the gable, under construction at the rear. It will be 2.5 metres high to the eaves with a roof 1.2 metres high to the ridge. It will have full sized windows on the rear and a high level window on each side elevation.

Relevant Planning History

None

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/DP7
Additions, Extensions and Alterations

Consultations

Nil

Response to Public Advertisement

1 letter of objection.
Issues raised: out of character

Principal Issues

1. The main issues in this case are whether this development is appropriate in terms of its height, design, form and scale, the impact on the street scene and the effect on the residential amenities of the occupiers of adjacent properties.
2. Whilst the bungalows in this part of the road are of a uniform design there is a variety of architectural styles in the road as a whole, including 2 storey dwellings on the western side of Leamington Crescent and further south on the eastern side of the road. Moreover a very similar proposal has been permitted at number 45 Leamington Crescent. I do not therefore consider the increase in height of the ridge by 1.5 metres and the addition of a dormer to the side of this bungalow will be detrimental to the overall street scene. As the appearance of the building has been changed from that of its neighbours the different elevation treatment to the front gable is not in my opinion significant. Moreover, alterations to the appearance of elevations by the addition or removal of tile hanging or cladding does not in itself require planning permission. The extension to the rear will not be visible from any public place.
3. Taking into account the relationship of the property to its neighbours to the north and south and the existing boundary treatment, there will not be an unacceptable increase in the degree to which adjoining properties are overlooked. The triple roof dormer and skylight look onto blank side roof slopes. The window in the rear gable end will have views down into the rear garden but this is a common feature in residential areas. The front gable window will look onto the street. In terms of overshadowing there will be no impact on the property to the south and due to the orientation of the bungalow any overshadowing of the property to the north will be minimal.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development constitutes an appropriate addition to the roof in form, scale, height and external appearance which is acceptable in the street scene and will not significantly affect the amenities of occupiers of adjacent residential properties. As such the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K13143/2
APPLICANT: Hardway Construction
DATE REGISTERED: 22.05.2008

**DEMOLITION OF GARAGE AND ERECTION OF TWO STOREY 3 BEDROOMED
DETACHED DWELLING WITH ASSOCIATED PARKING AND AMENITY SPACE (as
amended by plan received 17.06.08)**
26 Bracklesham Road Gosport Hampshire PO13 0EN

The Site and the proposal

The application site is located within the rear garden of Number 26 Bracklesham Road, to the east of Withes Road. There is a service road on the northern side of the plot which ends part way along the rear boundary of Number 26. To the north west of the site are Numbers 2 and 4 Landon Road, a pair of two storey semi detached dwellings with rear gardens approximately 20 metres long. There is a separation distance of approximately 20 metres between the rear elevations of these dwellings and the north western elevation of the proposed house.

Number 26 Bracklesham Road is an end of terrace property constructed from red brick with a rendered first floor to the front and rear elevations. The property has a pitched roof of grey interlocking tiles and a rear garden approximately 20 metres long. The garden is bordered on its south western side (facing Withes Road) by a 2 metre high brick wall. There is a substantial pitched roofed detached garage at the end of the garden which has a footprint of 22 metres and provides an overall height of 4 metres.

It is proposed to demolish the garage and erect a two storey 3 bedroomed dwelling. The proposed dwelling will front Withes Road and has been designed with a tiled pitched roof and subservient hipped roof element on the front elevation. There is a ground floor window and two first floor windows in the front elevation while the rear elevation will contain a set of double patio doors and a window at ground floor level and two windows at first floor level. There are no first floor windows in either side elevation.

Amenity space is provided to the rear of the property and measures approximately 6 x 10 metres. Number 26 will retain a rear garden of approximately 8 x 14 metres. A new 1.8 metre high fence will subdivide the two plots with the fence tapering down to a height of 0.6 metres at its western end.

The proposal will provide a single car parking space for the proposed dwelling as well as a new single parking space for the existing dwelling. A new double dropped kerb is proposed in order to access these spaces. This does not require planning permission. A section of the existing brick wall fronting Withes Road is to be demolished in order to facilitate the access. The wall will be splayed at the vehicular entrances and tapers down to a height of 0.6 metres.

The applicant has provided facilities for the secure storage of bicycles in the rear garden and space has also been allocated for the storage of refuse bins.

Relevant Planning History

K16917 outline application - erection of detached dwelling with associated parking outline consent permitted 27.07.05

K13143 erection of garage permitted 24.10.88

K13143/1 demolition of garage and erection of two storey 3 bedroomed detached dwelling with associated car parking and amenity space refused 22.04.08

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/H4

Housing Densities

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

R/OS8

Recreational Space for New Residential Developments

R/T11

Access and Parking

Consultations

Building Control	no objection
Streetscene (Parks & Horticulture)	There are no trees on the site or on land adjacent to the site that would be affected by this proposal.
Streetscene (Waste & Cleansing)	Bin requirements: 1x240 litre recycling bin and 1x240 litre domestic bin to be placed adjacent to Withes Road for collection.
Traffic Management	The vehicular access from Withes Road is acceptable. Boundary treatments along the frontage of the property should be no higher than 600mm. The boundary between the parking spaces should be splayed at the entrance (2.4 metres x 2.4 metres) to provide a level of intervisibility between vehicles and pedestrians. Secure cycle parking facilities are provided but no details of visitor cycle parking facilities have been provided.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- Inadequate parking
- On road parking restricting access

Principal Issues

1. The site is located within the urban area where the principle of residential development is acceptable provided that the details accord with Policy R/DP1 of the Gosport Borough Local Plan Review. Outline consent was granted site for the erection of a detached dwelling at this site in 2005. and this is therefore a material consideration in the determination of this application. Whilst an application for full planning permission for exactly the same development was recently refused, it was on the grounds that the applicant had not confirmed a willingness to make provision for outdoor playing space within the Borough and alternative modes of transport to the private car. As such the

proposal was contrary to the aims and objectives of Policies R/DP3, R/T4 and R/OS8 of the Local Plan Review. The development was otherwise considered acceptable. Further issues to consider are the design and density, the impact on the visual amenity of the locality and the amenities of adjoining and prospective occupiers, the adequacy of servicing/ parking arrangements and the provision for cycle parking, refuse storage, open space and transport contributions.

2. The proposed new dwelling will increase the density of the site from approximately 29 to 57 dwellings per hectare (dph) which exceeds the recommended density of 30-50 dwellings per hectare, as stated in Policy R/H4 of the Local Plan Review. However, the site is located a short distance from the Rowner Road Local Shopping Centre and I therefore consider a density of 57 dph acceptable in principle.

3. The proposed dwelling would have a frontage with a main road in common with other properties in the locality. It is set back from the public highway by 3.5 metres and due to its alignment with the adjacent properties it will not appear as an incongruous feature in the streetscene. The dwelling has a simple pitched roof design and will not have a detrimental impact on the visual amenity of the area. It therefore accords with Policy R/DP1 of the Local Plan Review.

4. Careful consideration has been given to the design of the house to prevent direct overlooking from the north western and south western elevations. Whilst there are first floor windows in the rear elevation, I do not consider that they will increase the propensity to overlook the rear gardens of the adjacent properties over and above that which currently exists. In light of the above and subject to a condition restricting the installation of first floor windows in the side elevations, there will not be a detrimental impact on the amenities of the occupiers of any adjoining residence in terms of loss of privacy. Whilst the proposal may result in a minor loss of direct sunlight to the southern ends of the rear gardens of Numbers 2-6 Landon Close, there will be no loss of light to the windows of adjoining houses. I do not therefore consider that the proposal will be detrimental to the living conditions of any neighbours.

5. A parking space is proposed for both the existing and the proposed dwelling which reflects the level of off-street parking provision in the area. These two spaces are sited to allow adequate manoeuvring space and to ensure vehicles are able to park without overhanging the adjacent highway. The boundary treatment is tapered to ensure there is adequate intervisibility between vehicles exiting the site and other users of the public highway. Secure cycle parking facilities and adequate refuse storage facilities are to be provided. Although the applicant has not indicated any provision for short stay visitor cycle parking, there is sufficient space on site to accommodate this facility, the details of which can be secured by condition. In light of the above, the development accords with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

6. The divided garden provides adequate useable amenity space for both the existing and proposed property and the applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/ or improvement of outdoor playing space and transport and highway improvements. The proposal therefore complies with Policies R/OS8, R/DP3 and R/T4 of the Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development is acceptable in this location. Due to its appropriate design, density and layout, the development will not have a detrimental impact on the visual amenity of the area or the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, cycle and refuse storage. As such, the development complies

with Policies R/DP1, R/H4, R/DP3, R/OS8, R/T4 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Samples of all external facing and roofing materials, shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced and the development shall thereafter be constructed in accordance with the approved details.

Reason - To ensure that the external appearance of the buildings is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no walls, fencing or other means of enclosure shall be placed or permitted to remain on the land hatched green on the approved plan other than those shown on the approved plans.

Reason – To protect the amenities of the area and in the interests of highway safety, and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

4. The development hereby permitted shall not be brought into use until areas for the parking of vehicles have been provided and the areas shall be surfaced and subsequently retained and kept available at all times for these purposes in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason - In the interests of highway safety and to ensure adequate car parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

5. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

6. Facilities for the storage of refuse for removal from the premises shall be provided in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority before the development is first brought into use and thereafter retained.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or and Order revoking or re-enacting that Order), no first floor windows shall be constructed in north western or south eastern elevations of the dwelling hereby permitted, without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenity of the occupiers of the adjoining properties and to comply with Policy R/DP1 of the Gosport Borough Council Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K17574
APPLICANT: GOSPORT BOROUGH COUNCIL
DATE REGISTERED: 12.06.2008

**REGULATION 3 - ERECTION OF 1.8M HIGH BOW TOP FENCING AND
2NO.PEDESTRIAN ACCESS GATES**
1 -15 Skipper Way Lee-On-The-Solent Hampshire PO13 9EU

The Site and the proposal

1-15 Skipper Way is a 2 storey block of flats located on the western side of Skipper Way to the north of the junction with Elmore Avenue. The building has been constructed from brown brick and pebble dash render with a tiled pitched roof. To the rear of the flats is a small communal garden area which is currently bordered by a 1.8 metre high brick wall (containing two pedestrian gates) and 0.75 metre high wooden posts and shrubs. Beyond the western boundary is a large car parking area containing a number of garage blocks.

It is proposed to remove a section of the existing brick wall and wooden fencing on the western side of the communal garden and erect a 1.8 metre high galvanised metal bow top fence. The proposed fence will contain two pedestrian gates which will be sited in the same position as the existing entrance gates. The plans indicate that the gates are to open inwards. An existing bin store and decorative screen wall in the rear communal area are to be demolished.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/T11

Access and Parking

R/DP7

Additions, Extensions and Alterations

Consultations

Traffic Management

update to be provided

Response to Public Advertisement

nil

Principal Issues

1. The proposed metal fencing will be erected to the height of the existing boundary wall and due to its siting away from the rear elevation of the flats, will not have a detrimental impact on the amenities of the occupiers of any adjoining residence. There are a variety of boundary types in the area and the proposal will not have a detrimental impact on the visual amenity of the locality. A condition is required to ensure the proposed gates are incapable of opening out over the adjacent car park in the interests of pedestrian and highway safety. Subject to this condition and in light of

the above, the proposal complies with Policies R/DP1, R/DP7 and R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. 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 will not have a detrimental impact on the visual amenity of the locality, the amenities of the occupiers of adjoining properties or highway and pedestrian safety. As such, the proposal complies with Policies R/DP1, R/DP7 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The single pedestrian gates hereby approved shall be installed in such a manner so as to be incapable of opening out over the adjacent highway and shall be retained in that condition thereafter.

Reason - In the interests of highway safety and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.