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Monday, 12 May 2008

## **S U M M O N S**

**MEETING:** Regulatory Board  
**DATE:** 20 May 2008  
**TIME:** 6.00pm  
**PLACE:** Council Chamber, Town Hall, Gosport  
**Democratic Services contact:** Joe Martin

BOROUGH SOLICITOR

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## **MEMBERS OF THE BOARD**

To be appointed at the Adjourned Annual Council meeting  
held on Thursday, 15 May 2008

## **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 MEETINGS OF THE BOARD HELD ON 15 APRIL 2008 [copy attached] AND 15 MAY 2008 [to follow].

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, 16 May 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, 16 May 2008).*

6. GOSPORT WAR MEMORIAL HOSPITAL PLANNING APPLICATIONS

PART II  
Contact Officer:  
Pat Aird  
Ext 5328

*To consider the following planning applications submitted on behalf of the Hampshire Primary Care Trust (PCT) for the Gosport War Memorial:*

*(i) K.7022/17 – Erection of two storey detached GP surgery*

*(ii) K.7022/16 – Erection of single storey extension to X ray department*

*(iii) K.7022/15 – Erection of single storey glazed entrance lobby and external entrance canopy*

7. HISTORIC BUILDINGS GRANT OFFER

*To request that the Board approves the recommendation to offer an historic buildings grant towards the restoration of 10 windows to Court Barn Conservative Club.*

PART II  
Contact Officer:  
Rob Harper  
Ext 5456

8. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.  
(grey sheets – pages 1 – 24/1)*

PART II  
Contact Officer:  
Pat Aird  
Ext 5328

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 15 APRIL 2008**

The Mayor (Councillor Gill) (ex-officio), Chairman of the Policy and Organisation Board (Councillor Cully) (ex-officio), Councillors Allen (P), Carter (P), Carr (P), Davis (P), Farr (P), Foster, Hicks (P), Taylor (P), Train (P) and Ward.

### **186 APOLOGIES**

Apologies for inability to attend the meeting were received on behalf of the Mayor and Councillors Foster and Ward.

### **187 DECLARATIONS OF INTEREST**

Councillor Carter declared a Personal and Prejudicial interest in item 7/11 (Haslar Marina, Haslar Road, Gosport).

### **188 MINUTES**

RESOLVED: That the Minutes of the Regulatory Board meeting held on 11 March 2008 be approved and signed by the Chairman as a true and correct record.

### **189 DEPUTATIONS**

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

- Item 7/01 – K17497 – 7 Esmond Close, Lee-on-the-Solent
- Item 7/02 – K15058/4 – 28 Privett Road, Gosport
- Item 7/03 – K17504 – 2 Magister Drive, Lee-on-the-Solent
- Item 7/06 – K3851/7 – 1 Prince Alfred Street, Gosport

### **190 PUBLIC QUESTIONS**

No public questions had been received.

### **191 HISTORIC BUILDINGS GRANT OFFER**

Consideration was given to a report of the Development Services Manager (a copy of which is attached in the Minute Book as Appendix 'A') requesting approval for the offer of an historic buildings grant towards the reinstatement of historic railings to numbers 5a to 22 Crescent Road.

RESOLVED: That the offer of an historic buildings grant to the Crescent Owners Association of £500 for each of the 18 properties in Crescent Road participating in the restoration of the railings be approved.

## **PART II**

### **192 REPORT OF THE DEVELOPMENT SERVICES MANAGER**

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

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

#### **193 K17497 - ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION (as amended by plans received 07.02.08) 7 Esmond Close Lee-On-The-Solent Hampshire PO13 8JW**

A site visit to this property had taken place during the morning of the Board meeting and was attended by Councillors Allen, Carter and Taylor. Councillor Kimber attended as Ward Councillor.

Mrs Roast, Lee Residents Association, was invited to address the Board. She handed a series of photographs to Members to illustrate the points she wished to make. She said that, because the property was at the end of a terrace, it would change the character of the area and be harmful to local amenities, especially to those enjoyed by residents of 5 Esmond Close. There would be considerable loss of light to Number 5 and she considered the scale and density of the proposed development would not comply with the Local Plan.

Mr Barker, Agent for the applicant, replied that the objection to the proposed development was based on its size but, following consultation with planning officers, he considered his design complied with the policies in the Local Plan. He said that the access to the development site for construction materials was restricted but that this was not a planning consideration. However, he was willing to submit a construction schedule and for any conditions to be placed on this should the planning officers consider it necessary.

Councillor Kimber, in his capacity of Ward Councillor, was invited to address the Board. He cited the Prescription Act 1832 which legislated on the right to light that can be acquired after a period of 20 years. He said that the rear extension would block the light both to the windows of the neighbouring dwelling and to the gardens of numbers 5 and 3 Esmond Close. He considered that the footprint of the proposed extensions was too large for the location.

The Borough Solicitor advised that the right to light described in the Prescription Act 1832 was a private right and not a planning consideration. The owners of 5 Esmond Close would need to take legal advice themselves should they wish to pursue a claim under this Act. The amount of light that would be available to the adjoining property following the construction of the proposed extension was considered by planning officers to comply with the policies contained in the Local Plan.

RESOLVED: That planning application K17497 – 7 Esmond Close, 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. 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 neighbouring residents. As such, the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**194 K15058/4 - ERECTION OF SINGLE STOREY AND TWO STOREY REAR EXTENSION**  
**28 Privett Road Gosport Hampshire PO12 3SU**

A site visit to this property had taken place during the morning of the Board meeting and was attended by Councillors Allen, Carter, Carr and Taylor.

Mr Walker was invited to address the Board. He said that the applicants had agreed not to build a 'Juliette' balcony on their extension but that this had not been put in writing and had not been changed on the plans submitted with the application. He would like to see confirmation of this agreement in writing.

The applicant, Mrs Langran, advised the Board that a standard window would be installed instead of a 'Juliette' balcony as indicated in the plans and she was willing to confirm this in writing. Following negotiation with neighbours to the rear of the property, they had withdrawn their objection to the plans and agreement had been reached concerning the trimming of certain trees. Mrs Langran distributed photographs indicating the shadow lines in the rear gardens for the information of the Board.

It was confirmed that a letter had been received by the planning officer from the residents of 8 Arden Close withdrawing their objection to the development.

The Borough Solicitor advised that amended plans would need to be submitted showing the change from 'Juliette' balcony to window. She confirmed that if the Board were minded to approve the application, they could delegate approval of the amended plans either to herself or the Head of Development Control.

RESOLVED: That planning application K15058/4 – 28 Privett Road, Gosport be approved subject to receipt of amended plans and that the Head of Development Control be authorised to issue the decision notice on receipt of satisfactory amended plans showing the removal of the Juliet balcony and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, the development as proposed by reason of its design, location and orientation, will not have a detrimental impact on the amenities of the occupiers of the neighbouring properties or the visual amenity of the

area. As such, the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**195 K17504 – CHANGE OF USE FROM DOMESTIC GARAGE TO OFFICE (B1)  
2 Magister Drive Lee-on-the-Solent Hampshire PO13 8GE**

It was confirmed that one of the objectors maintained an objection relating to the parking of vehicles outside 2 Magister Drive, on days other than Thursday afternoons that the applicant had indicated would generally be the only time vehicles would visit the property. The permission, if granted, was personal to the applicant and for a maximum of 5 years.

The applicant, Mr Churcher, was invited to address the Board. He said that he ran his business from home and his office was the administrative base for the business which undertook maintenance around the Cherque Farm estate. He employed 11 people who came to the office on Thursday afternoons to hand in their timesheets and collect their work lists for the coming week. The vehicles seen parked around the estate at other times belonged to his operatives who parked outside the house they were working on at the time. Should an employee wish to visit him at any other time of the week, they would park in his own private parking space outside his house. He was planning a system whereby, in the future, he would visit his employees so that they would not need to come to his house, even on a Thursday afternoon.

In answer to Members' questions, Mr Churcher confirmed that he owned 7 vans that were used by his employees. He also said that after the period of 5 years to which the application referred, he hoped he could retire or downsize his business so that the office was no longer required. He would not wish to expand the business as this would necessitate employing more people and buying larger premises whereas he wished it to remain a family business.

RESOLVED: That temporary planning application K17504 – 2 Magister Drive, Lee-on-the-Solent be approved until 31 May 2013 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. By reason of the administrative nature of the use and the way it is operated it would not adversely affect the residential character of the property, residential amenities of adjoining occupiers or traffic conditions in the locality. As such it complies with Policies R/DP1, R/T11, and R/EMP6 of the Gosport Borough Local Plan Review.

**196 K17520 - USE OF LAND FOR SITING OF BUILDING TO ACCOMMODATE  
EDUCATIONAL FACILITY AND ASSOCIATED ACCESS, PARKING, BOUNDARY  
TREATMENT AND LANDSCAPE PLANTING (as amended by emails received  
11.3.08 and 1.4.08 and plans and letters received 31.3.08)  
Bay House School Sports Field Military Road Gosport**

Members were advised that a further letter of objection had been received expressing



concern over highway safety, vandalism, staff safety, the impact on geese using the field as a winter feeding ground and the setting of a precedent for future development on the field. Many of these issues had been addressed in the report.

Members expressed support for this development and the planned Enterprise Academy. The previous application for the Academy to be sited at Brodrick Hall had been turned down because the site was considered unsuitable. However, Members fully supported the siting of the Academy in this proposed position on the Bay House School playing field.

RESOLVED: That temporary planning application K17520 – Bay House School, Military Road, Gosport be approved until 31 May 2013 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 an acceptable use within an Existing Open Space and will not detract from its character or function, or the appearance of the area, or highway safety conditions in the locality. The proposal will not have an adverse affect on the over-wintering Brent Geese feeding within the designated SINC or the associated Ramsar Site/Special Protection Area/SSSI. The proposal also includes energy conservation measures and provides an opportunity to improve local biodiversity. As such, the proposal complies with Policies R/DP1, R/DP6, R/OS4, R/OS10, R/OS11, R/OS12, R/OS13, R/OS14, R/T2, R/T3, R/T10, R/T11 and R/ENV14 of the Gosport Borough Local Plan Review.

**197 K15650/18 - ERECTION OF COMMERCIAL/INDUSTRIAL UNIT (CLASS B1 & B8) AND RELOCATION OF 12 CAR PARKING SPACES (UNIT 7 - SITE A - FRATER GATE)**  
**Land At Frater Gate Aerodrome Road Gosport**

RESOLVED: That planning application K15650/18 – Land at Frater Gate, Aerodrome Road Gosport be approved subject to a Section 106 agreement relating to the payment of a sum towards the funding of a Traffic Regulation Order and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed development is acceptable in this location in land use terms. It is also acceptable in terms of its siting, design and appearance and makes adequate provision for car and cycle parking, and will not adversely impact on highway safety. As such the development complies with Policies R/DP1, R/DP3, R/EMP1, R/T3, R/T4, R/T11, R/ENV9 and R/ENV14 of the Gosport Borough Local Plan Review.

**198 K3851/7 - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 4NO. DWELLINGS WITH CYCLE STORE AND CAR PARKING**  
**1 Prince Alfred Street Gosport Hampshire PO12 1QH**

Members were advised that a further 4 letters of objection had been received after the date the agenda was despatched. Concerns included security and parking issues, disruption

during construction, the height of the boundary wall and the re-siting of the lighting column to create access to car parking spaces. Many of the issues raised were covered in the report.

Members were further advised that this application was identical to a previous application that had been refused by the Board. On appeal, the inspector had indicated that he would have allowed the appeal had the Section 106 Agreement been in place. This Agreement had now been completed and the application needed to be considered in the light of the planning inspector's comments.

Mr Wilson was invited to address the Board. He urged them to reject the application on the grounds of town cramming and concerns over highway safety due to the lack of adequate parking space. The Stone Lane car park frequently had 10 to 13 cars parked in it when there was provision for only 8. The proposed development had 2 parking spaces but could result in an additional 4 to 8 cars requiring parking spaces. He was concerned over the safety of children being dropped off at the nearby school if the Stone Lane car park should become even more congested.

Mr Jeffs, owner of the adjoining property, was invited to address the Board. He reiterated comments made in a letter to the planning officers in which he expressed concern that the new shared party wall should be sufficiently sound proofed as his property could be effected from noise from the new development. He was also concerned that the foundations of his property should be protected during the construction phase of the new building.

In answer to Members' questions, it was confirmed that sound proofing was a matter for Building Control to address and that the moving of the lamp standard and the creation of a dropped kerb were matters for Hampshire County Council as Highway Authority to determine.

RESOLVED: That planning application K3851/7 – 1 Prince Alfred Street, Gosport be approved subject to a Section 106 agreement relating to the payment of a commuted sum towards the provision and improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location in terms of its scale and design and will not have a detrimental impact on the character and appearance of the area, or the amenities adjoining or prospective residents or traffic conditions in the locality. The development also makes satisfactory provision for outdoor playing space. As such the proposal complies with Policies R/DP1, R/DP6, R/H1, R/H4, R/T2, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**199 K17448/1 - OUTLINE - PROPOSED REDEVELOPMENT TO PROVIDE 3no. 1 BEDROOM FLATS WITH ACCESS FROM JAMAICA PLACE (CONSERVATION AREA)**

**Land Rear Of 21 & 23 Stoke Road Gosport**

RESOLVED: That planning application K17448/1 – 21 & 23 Stoke Road, Gosport be approved subject to a Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density for this particular location and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The development will be acceptable within the overall street scene and enhance the character and appearance of the Conservation Area, and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/BH1, R/BH2, R/H4, R/S6, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**200 K13143/1 - DEMOLITION OF GARAGE AND ERECTION OF TWO STOREY 3 BEDROOMED DETACHED DWELLING WITH ASSOCIATED PARKING AND AMENITY SPACE (as amended by plan received 2.04.08)**

**Land To The Rear of 26 Bracklesham Road Gosport Hampshire PO13 0EN**

RESOLVED: That planning application K13143/1 – Land to the rear of 26 Bracklesham Road, Gosport be not approved for the following reason:

- i. That 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 that provision, contrary to Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

**201 K14252/1 - ERECTION OF REAR CONSERVATORY  
64 Carnarvon Road Gosport Hampshire PO12 3QS**

RESOLVED: That planning application K14252/1 – 64 Carnarvon Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

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

**202 K17507 - ERECTION OF TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE AND REAR EXTENSION AND OPEN SIDED FRONT PORCH  
26 Leamington Crescent Lee-On-The-Solent Hampshire PO13 9HN**

RESOLVED: That planning application K17507 – 26 Leamington Crescent, 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. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, the development as proposed by reason of its design, location and orientation, will not have a detrimental impact on the amenities of the occupiers of the neighbouring properties or the visual amenity of the area. As such, the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**203 K14129/27 - EXTENSION OF EXISTING PONTOONS (WITH INSTALLATION OF 6 NO. STEEL PILES) TO ACCOMMODATE OCEAN GOING YACHTS  
Haslar Marina Haslar Road Gosport Hampshire PO12 1NU**

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

RESOLVED: That planning application K14129/27 – Haslar Marina, Haslar Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the proposal is an acceptable recreational use outside of the Urban Area Boundary and will not be detrimental to landward or seaward views, or the character and appearance of the coast, or the interests of nature conservation. As such, the development complies with Policies R/DP1, R/CH1, R/CH5, R/OS1, R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.

**204 CHAIRMAN'S CLOSING REMARKS**

The Chairman thanked Members and Officers for their hard work during the past Municipal Year.

The meeting commenced at 6pm and concluded at 6.55pm

Chairman

## AGENDA ITEM NO. 6

<b>Board/Committee:</b>	<b>Regulatory Board</b>
<b>Date of Meeting:</b>	<b>20 May 2008</b>
<b>Title:</b>	<b>Planning Applications at Gosport War Memorial Hospital</b>
<b>Author:</b>	<b>Development Services Manager</b>
<b>Status:</b>	<b>For Decision</b>

### **Purpose**

To consider the following planning applications submitted on behalf of the Hampshire Primary Care Trust (PCT) for the Gosport War Memorial:

- (i) K.7022/17 - Erection of two storey detached GP surgery
- (ii) K.7022/16 – Erection of single storey extension to X ray department
- (iii) K.7022/15 – Erection of single storey glazed entrance lobby and external entrance canopy

### **Recommendation**

That subject to the satisfactory completion of a Section 106 Agreement relating to a financial contribution towards the provision of a Traffic Regulation Order to control on-street parking; the submission of a Travel Plan to reduce the use of the private car; and an obligation to restrict the provision of additional medical services within the Gosport War Memorial Hospital without the Local Planning Authority's prior written approval:

**(i) Application K.7022/17 be permitted** for the following reason:

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 facilitate the improvement of a community health facility, have a neutral impact on the conservation area, and will not adversely affect parking or traffic conditions in the locality. It therefore complies with Policies R/BHH1, R/CF1, R/T11 and R/DP1 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. Before the development hereby permitted is first brought into use replacement 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.

3. Details, including 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. The development shall thereafter be implemented in accordance with the approved details.

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

**(ii) Application K7022/16 be permitted for the following reason:**

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 facilitate the improvement of a community health facility, have a neutral impact on the conservation area, and will not adversely affect parking or traffic conditions in the locality. It therefore complies with Policies R/BHH1, R/CF1, R/T11 and R/DP1 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 materials to be used shall match in type, colour and texture, those on the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

**(iii) Application K7022/15 be permitted for the following reason:**

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 facilitate the improvement of a community health facility, have a neutral impact on the conservation area, and will not adversely affect parking or traffic conditions in the locality. It therefore complies with Policies R/BHH1, R/CF1, R/T11

and R/DP1 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. Before the development hereby permitted is first brought into use the approved car parking shall be provided in accordance with the layout shown on GWMH Redevelopment Overall Site Plan received 28 April 2008 and a scheme of car parking directional signage implemented in accordance with details submitted to and approved by the Local Planning Authority in writing.

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

3. Details, including 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. The development shall thereafter be implemented in accordance with the approved details.

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

4. 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.

## **1.0 Background**

1.1 At the meeting on 17 July 2007 the Regulatory Board resolved to defer consideration of planning applications K.7022/15 & 16 because members requested more information relating to the PCT's future intentions for the hospital, including the submission of a transport assessment and travel plan. The Board indicated that until such information was available they would not be prepared to consider the applications in isolation.

1.2 A Transport Statement has now been submitted which explains the proposed alterations in the provision of medical services at Gosport War Memorial Hospital (WMH). It includes the measures which to

date have been prepared to form a travel plan. In addition a further planning application has since been submitted for a new building to house the GP surgery which was moved off the site in 2007 during refurbishment works.

## **2.0 The Proposals**

2.1 The existing hospital buildings are presently being re-planned and refitted to accommodate the following additional services:

- An Accident Treatment Centre (ATC) in the part of the hospital previously occupied by the GP surgery.
- Additional X ray accommodation immediately adjacent to the existing X ray department.
- Endoscopy.
- 6 new outpatients consulting rooms including Physiotherapy

2.2 The ATC and Endoscopy services will be completely new to the hospital. All other services transferring from Haslar are an expansion of services that are already provided i.e. Physiotherapy and Occupational Therapy, outpatients and diagnostics (x ray and ultrasound). The remaining acute services at Haslar i.e. inpatients, MRI, theatres, etc. will transfer to the redeveloped Queen Alexandra Hospital.

2.3 These changes in service provision do not require any alterations to the external appearance of the hospital buildings other than the erection of a new canopy and porch outside the ATC and a small extension to the X ray department. Planning applications K7022/15 and /16 for these additions were considered by the Regulatory Board on 17 July 2007. The reports to the Regulatory Board set out a full description of the development, consultation responses and responses to the public advertisement and the main issues

2.4 In addition, it is proposed to return the GP practice which has been temporarily moved to Redclyffe House in The Avenue back to the site into a new building to the north of that part of the existing hospital building in which it was previously located. The new building is a 2 storey L shaped block to be constructed in colour rendered thermal blocks. The entrance will be at the south-east corner with a curved facade beneath an overhanging first storey, supported on columns. It will have a very shallow mono pitch roof, and will accommodate 16 GP/nurse consulting rooms and supporting facilities for staff and patients.

2.5 The following services will remain on the site:

- GP bed ward
- 2 mental health units
- Rehabilitation
- Community team offices for adult mental health



- Social worker base and catering
- Red Cross
- Medical Loans
- Support services
- Maternity ward
- Phoenix and Dolphin day hospitals
- X ray

2.6 The Phlebotomy service will no longer be provided on site for outpatients requiring only blood tests after the refurbishment, but will be provided either at Redclyffe House, using an appointment system, or at individual GP surgeries. This service generates 40% of the patients visiting the hospital and is known to be a major contributor to overspill parking because there is currently no appointment system, and users of the service tend to arrive together in the first part of the morning.

2.7 In addition to the new building works, the landscaped area and existing parking areas have been rationalised to provide a net increase of 25 parking spaces. This will result in a total of 197 spaces of which 117 will be staff parking spaces (4 reserved for disabled), 66 will be 'pay and display' of which 8 will be free for disabled, 12 will be short stay (30 minute) and 2 will be 'drop off' parking spaces.

### **3 Traffic Assessment**

3.1 Surveys to establish staff and patient travel patterns were undertaken in 2007 by questionnaire and in January 2008 by interviews on site at WMH, The Royal Hospital Haslar and other locations where clinics were held for the services which were to be moved back or relocated to WMH. In addition anticipated patient numbers were calculated using PCT data.

3.2 Key results of the surveys are:

- 74% of visitors/patients arrive by car
- 83% of staff arrive by car
- Staff, short stay and disabled parking spaces were at capacity for 6% of the time
- Parking demand for all services was generally highest in the morning
- Average use of staff spaces at GWMH was 75% of capacity
- Average use of pay and display/fee short stay and disabled spaces at GWMH was 60%
- 11% of visitors arriving by car parked on street
- 53% of visitors arriving by car parked in the pay and display spaces
- 24% of visitors arriving by car parked in free/disabled spaces

- 91% of visitors were parked for less than 2 hours and 60% for less than 1 hour
- 3.3 The new services will generate 167 visitors per day but the removal of phlebotomy will mean there will be 150 visitors less per day therefore the net increase in visitors will be in the region of 17. Of these, the surveys demonstrate that 74% i.e. 13 will be likely to drive. These visitors will not all require a parking place at the same time and the surveys show most will require a parking space for less than 2 hours. There will also be a net increase of 16 members of staff of whom, on the basis of the surveys, it is estimated that 83% i.e. 13 will drive to work.
  - 3.4 The provision of 15 extra parking spaces would meet the increased demand as a result of the hospital refurbishment and re-organisation of medical services for parking by both staff and visitors. Therefore as 25 additional car parking spaces will be provided there will be enough car parking spaces to both meet the anticipated increase in demand and address some of the existing shortfall. A robust travel plan could further reduce demand for staff parking which would allow more parking to be provided for visitors.
  - 3.5 Even if 11% of visitors choose to park on the street to avoid paying for parking this will only equate to 1 or 2 vehicles extra in the course of the day and will not significantly impact on the amenities of the surrounding areas. However, as on-street parking already results in some obstruction on residential roads around the site it is appropriate that a contribution be made towards the funding of a Traffic Regulation Order to restrict on-street parking in locations where the free flow of traffic would be obstructed i.e. on corner sites in Cheriton Road, The Paddock and Mound Close and along one side of The Paddock
  - 3.6 The assessment indicates that there will be 66 additional vehicle movements per day as a result of the re-provision of services and the new buildings/services. This number of movements shared across the existing 3 accesses will not have a significant impact on highway safety or traffic flows.
  - 3.7 The assessment of the impact of the refurbishment works on traffic and parking conditions has been made in the light of the information provided in the Transport Statement, which is based on the re-organisation of services at WMH as set out in section 2 of this report. However, If additional services were introduced or the phlebotomy outpatient service was re-introduced, there would be likely to be insufficient on-site parking provision which would have unacceptable consequences in terms of parking overspill and traffic movements in the vicinity of WMH. A legal obligation (Section 106 Agreement) to ensure that any such proposals be submitted to the Local Planning Authority for formal approval would address this issue.

#### **4 Assessment of Other Issues relating to Application K7022/17 for the GP surgery**

- 4.1 The site is within the Urban Boundary and designated an Existing Community and Health Facility therefore the principle of the development is acceptable subject to compliance with Policies R/CF1 and R/DP1. As it is within the Bury Road Conservation Area the scale setting, design and layout are a consideration within the context of Policy R/BH1. However, due to its location behind the main hospital building the impact on the Bury Road Conservation Area will be minimal. The design is nevertheless well thought out and includes measures to improve energy efficiency in compliance with Policy R/ENV12. In view of the separation distances the physical presence of the building will have no impact on the residential properties to the north and east.

#### **5 Publicity and Consultation Responses to Application K7022/17**

- 5.1 The Gosport Society has no objection to the proposal. In response to the public advertisement 1 letter of objection has been received relating to the lack of parking at the hospital. However I consider that the additional parking provision and the removal of the outpatient phlebotomy service will address these concerns.

<b>Financial Services comments:</b>	N/A
<b>Legal Services comments:</b>	None
<b>Service Improvement Plan implications:</b>	None
<b>Corporate Plan:</b>	N/A
<b>Risk Assessment:</b>	N/A
<b>Background papers:</b>	RB report 17 July 2007 relating to K7022/15 and K7022/16
<b>Appendices/Enclosures:</b>	None
<b>Report author/ Lead Officer:</b>	Pat Aird

## AGENDA ITEM NO. 7

<b>Board/Committee:</b>	<b>THE REGULATORY BOARD</b>
<b>Date of Meeting:</b>	<b>20<sup>th</sup> MAY 2008</b>
<b>Title:</b>	<b>HISTORIC BUILDINGS GRANT OFFER</b>
<b>Author:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>Status:</b>	<b>FOR APPROVAL – OFFER OF HISTORIC BUILDINGS GRANT TO COURT BARN CONSERVATIVE CLUB, COURT BARN LANE, BROOM WAY, LEE-ON-THE-SOLENT</b>

### **Purpose**

To request that the Board approves the recommendation to offer an historic buildings grant towards the restoration of 10 windows to Court Barn Conservative Club.

### **Recommendation**

The Board approves that the Court Barn Conservative Club be offered a grant of £1,683.00, or 15% of the final costs of works, whichever is the lesser sum.

## **1.0 Background**

- 1.1 An application has been received from Court Barn for grant aid towards the cost of the repair and restoration of 10 windows on the main façade of this Grade II Listed Building. The current building of Court Barn is known to date back to the 17<sup>th</sup> Century, with substantial alterations at various points in the 18<sup>th</sup> and early 19<sup>th</sup> Century. The windows date from these later phases and make a significant contribution to the character of the building.
- 1.2 The extent of works required varies from partial repair to almost complete replacement: some windows being in very poor condition. The extent of repair is to be determined on a window by window basis with the Conservation and Design Section. Based on the lowest quotation the cost of works would total: £11,220.00.
- 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 £1,683.00.

## **2.0 Conclusion**

- 2.1 The proposed works would ensure the restoration and repair of a number of historic windows to the Grade II Listed Court Barn, one of Lee-on-the-Solent's oldest and most important historic buildings.

<b>Financial implications:</b>	As set out in Report
<b>Legal implications:</b>	
<b>Service Improvement Plan:</b>	
<b>Corporate Plan:</b>	The works assist towards the ongoing enhancement of the Borough's historic buildings
<b>Risk assessment:</b>	
<b>Background papers:</b>	
<b>Appendices/enclosures:</b>	Location Plan
<b>Report author/Lead Officer:</b>	Rob Harper, Head of Conservation & Design

## **GOSPORT BOROUGH COUNCIL – REGULATORY BOARD**

**20th May 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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<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3	K3815/1	58 Southcroft Road Gosport Hampshire PO12 3LE	Refuse
02.	7	K5160/3	12 South Street Gosport Hampshire PO12 1ES	Grant Permission
03.	10	K17527	190 Nobes Avenue Gosport Hampshire PO13 0HY	Grant Permission
04.	13	K8250/30	Asda Stores Ltd Dock Road Gosport Hampshire PO12 1SH	Grant Permission
05.	17	K4244/3	St Mary's Junior Sailing Club Clayhall Road Gosport Hampshire	Grant Permission
06.	21	K7888/4	179 Forton Road Gosport Hampshire PO12 3HB	Grant Permission
07.	23	K15231/2	4 - 38 Trinity Close Haslar Road Gosport Hampshire PO12 1HP	Grant Permission

**ITEM NUMBER: 01.**  
**APPLICATION NUMBER: K3815/1**  
**APPLICANT: Mr K White**  
**DATE REGISTERED: 11.02.2008**

**ERECTION OF A FIRST FLOOR EXTENSION TO CREATE TWO 1 BEDROOM FLATS WITH ASSOCIATED PARKING AMENITY AREA CYCLE/BIN STORAGE AND SEPARATION OF FIRST FLOOR FLAT FROM SHOP AND ERECTION OF DORMER**  
**58 Southcroft Road Gosport Hampshire PO12 3LE**

***The Site and the proposal***

The application site occupies a prominent position on the northern side of Southcroft Road, adjacent to the junction with Kingston Road. The application property is a 2 storey building set under a tiled pitched roof with a substantial single storey flat roof element to the rear. The site is currently vacant having previously been subdivided into a first floor flat with office/shop and light industrial usage at ground floor. There is a concrete hardstanding at the front of the site providing space for car parking which is accessed via an existing dropped kerb at the corner of the junction. The site is bordered on its eastern side by wire mesh fencing and on the northern side by a 1.6 metre high breeze block wall.

The area is predominantly characterised by semi-detached bungalows set on rectangular plots with rear gardens approximately 10-15 metres long. The adjoining dwelling to the west, number 60, is the eastern half of a pair of semi detached pitched roof bungalows. It has a lean-to conservatory on the rear elevation and a small side porch on eastern elevation. The rear garden is bordered on its eastern side by the western elevation of the application property and on its western side by a brick wall.

To the north, number 1 Middlecroft Road is also a semi detached bungalow. This property has a small hipped roof side porch on the southern elevation with a single storey pitched roof element at the rear. There are two windows in the southern elevation of this property facing the application site. There is a pitched roof garage on the southern side of the rear garden which is accessed via a rear service road.

The application is for the erection of a first floor extension over the existing ground floor element at the rear to provide an additional 2 first floor one bedroom flats. The existing first floor flat at the front of the property is to be extended through the introduction of a front dormer window to provide accommodation in the roof. Although internal alterations will provide a larger lounge/ dining room, no new bedrooms are proposed and the property will therefore be retained as a one bedroomed flat. The property's existing ground floor which is currently subdivided to provide a shop, office space and a workshop shop is to be altered to provide a hair and beauty salon (Use Class A1).

The proposed first floor extension will have a tiled hipped roof providing an overall height of 7.6 metres. The first floor eastern elevation will be finished using vertical tile hanging and will contain 3 windows and 2 juliette balconies. The existing ground floor eastern elevation will be altered and amended to include 5 windows and 2 entrance doors. An existing first floor window in the original eastern elevation is to be enlarged. No windows or doors are proposed in the western elevation.

A hipped roof cycle store (providing room for the secure storage of 6 bicycles) is proposed on the property's original eastern elevation with facilities for the secure storage of two further bicycles on the northern elevation, to the rear of the site.

The proposed front dormer window is of flat roof design and will be finished using tile hanging. A small velux window is proposed in the front elevation with a larger velux window in the rear roofslope.



4 car parking spaces are provided on the eastern side of the site which are to be accessed through widening the existing dropped kerb. An existing Disabled Driver Space would require relocating in order to facilitate this arrangement. The spaces measure 4.75 metres in length and are 2.6 metres wide. Space has been allocated on site for the storage of a total of 6 bins. The plans indicate that there will be a small grassed area to the east of the site measuring approximately 2 x 3.5 metres. 4 new trees are to be planted on site by way of landscaping.

### ***Relevant Planning History***

K3815 new shopfront permitted 03.07.61

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/H4

Housing Densities

R/T11

Access and Parking

R/S2

Location of Additional Shopping & Leisure Floorspace

R/S8

Local Shops Outside Defined Centres

R/EMP3

Protection of Existing Employment Sites from Inappropriate Development

R/ENV14

Energy Conservation

R/ENV15

Renewable Energy

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

R/OS8

Recreational Space for New Residential Developments

### ***Consultations***

Traffic Management

The 4 car parking spaces accessed from Kingston Road meet the minimal dimensions but the existing Disabled Driver Marking outside the property would need to be relocated.

To prevent obstruction of traffic flow it is appropriate that the applicant fund a Traffic Regulation Order to prevent on-street parking in the vicinity of the junction between Southcroft Road and Kingston Road. Bollards or other suitable features are required to prevent vehicles utilising the pram ramp to access the area at the front of the site.

Cycle provision is well catered for. A marginal increase in the size of the secure cycle storage facilities would allow bicycles

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	to be stored more comfortably.
Streetscene (Waste & Cleansing)	No objection - 1 x 140 litre recycling and 1 x 140 litre domestic bin required for each flat. Adequate storage space for bins which would require placing out adjacent to the public highway for collection.
Building Control	No objection - proposals including fire service access appears satisfactory.
Streetscene (Parks & Horticulture)	No trees on site worthy of retention.

### ***Response to Public Advertisement***

18 letters of representation:

Issues raised - increase in on-road parking, number of vehicles using Middlecroft Road and traffic congestion; inadequate visibility at junction; insufficient parking facilities; loss of disabled driver space; highway safety; out of character; inappropriately located; loss of light and privacy; noise and disruption during construction; removal of tree without consent; maintenance of proposed trees;

### ***Principal Issues***

1. The application site is located within the Urban Area Boundary as defined on the Proposals Map and therefore, the principle of residential development is acceptable in this location provided that the details accord with Policy R/DP1 of the Local Plan Review. The main issues in this case therefore are the acceptability of the proposed development in terms of the loss of the workshop, the additional retail floorspace it provides, the residential density, design and the impact on the visual amenity of the locality, the amenities of adjoining and prospective occupiers, the adequacy of servicing/parking arrangements and the provision for cycle parking, refuse storage and open space.
2. The application site is not located within an Existing Employment Area as defined on the Proposals Map and therefore the loss of the existing workshop does not conflict with Policy R/EMP3 of the Local Plan Review. Although the site is not located within an existing shopping area, the premises are currently unoccupied and therefore the re-use of a vacant retail use is appropriate, in accordance with Policy R/S2 of the Local Plan Review.
3. The proposed development will increase the density of the site from 33 dwellings per hectare (dph) to 100 dph which significantly exceeds the density range set out in Policy R/H4 of the Local Plan Review. The site is not located close to Gosport Town Centre or a District Centre and therefore a density above 50 dph is inappropriate in this location. The introduction of a first floor extension of this depth in an area characterised by small semi-detached bungalows would not be reflective of the established pattern of development in the locality. Therefore, the proposal constitutes an overdevelopment of the plot and conflicts with Policies R/DP1 and R/H4 of the Local Plan Review.
4. Whilst careful consideration has been given to the design of the proposed first floor flats to prevent direct overlooking, due to the orientation of the properties and the depth of the first floor extension, the proposal would result in an unacceptable loss of light, outlook and level of overshadowing to both number 60 Southcroft Road and number 1 Kingston Road. The proposed development does not therefore comply with Policies R/DP1 or R/DP7 of the Local Plan Review.
5. The proposal provides adequate and convenient facilities for the secure storage of bicycles and refuse bins. However, provisions have not been made for short stay cycle parking. Off-road vehicular parking is provided in the form of 4 parking spaces and it is unlikely that this provision will be adequate to meet the likely demands of residents, their visitors and the customers of the proposed salon. The development is therefore likely to lead to an unacceptable level of overspill

parking in the adjoining Southcroft and Kingston Road. In the interests of highway safety a Traffic Regulation Order would be needed to restrict on-road parking in the vicinity of the site. The existing Disabled Drivers Bay will be compromised by the proposed development and although the Design and Access Statement states that it will be relocated, plans have not been submitted for consideration by the Council.

6. Given the constrained nature of the site, the proposal provides no useable amenity space. This is not reflective of the established pattern of development in the locality and conflicts with the recommended provision of 25 square metres per unit of accommodation as suggested within Appendix B of Local Plan Review. 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/ infrastructure improvements. Without this obligation, the proposal is unacceptable and should be refused in compliance with Policies R/DP3, R/T4 and R/OS8 of the Gosport Borough Local Plan Review.

7. Some noise and disruption is inevitable during the construction period. If the noise is excessive it can be dealt with under the Environmental Health legislation. Consent was not required to remove the tree at the site and the Council's Arboricultural Officer has confirmed that there are no trees worthy of retention or protection. If the application were permitted, the Council could request the submission of a maintenance scheme for the proposed trees.

### **RECOMMENDATION: Refuse**

#### **For the following reasons:-**

1. The proposed development by reason of its design and density would result in an undesirable form of development out of keeping with the established pattern of development which would have a detrimental impact on the character and appearance of the area. As such, it is contrary to Policy R/DP1 and R/H4 of the Gosport Borough Local Plan Review.

2. The proposed development provides an insufficient level of parking which is likely to result in overspill parking in the adjoining roads to the detriment of highway safety. It does not therefore comply with Policy R/T11 of the Gosport Borough Local Plan Review.

3. The proposed first floor rear extension, by reason of its height, depth and overall mass would be detrimental to the amenities of the occupiers of the adjoining dwellings by reason of loss of light and outlook and overshadowing. As such, it would be contrary to Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

4. The proposed dwelling would have no useable private amenity space contrary to the guidelines for residential development contained within Appendix B of the Gosport Borough Local Plan Review. It does not provide the required outdoor playing space or highway/infrastructure provision, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/OS8, R/T4 and R/DP3 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 02.**  
**APPLICATION NUMBER: K5160/3**  
**APPLICANT: Mr Gary Tang**  
**DATE REGISTERED: 07.03.2008**

**CHANGE OF USE TO USE CLASS A5 AND ERECTION OF EXTERNAL EXTRACTION SYSTEM (CONSERVATION AREA)**  
**12 South Street Gosport Hampshire PO12 1ES**

***The Site and the proposal***

The application site is located within the Gosport Town Centre Principal Shopping Centre and High Street Conservation Area. The site is a vacant former electrical goods shop located on the western side of South Street opposite a short stay public car park and the Bus Station. It is within a purpose designed three storey brick building constructed in the mid 1960s with shop fronts at ground floor and residential flats above, to the south of an opening in the building which accesses a concrete surfaced rear parking and service area. The rear elevation is brick and contains a white painted solid timber door and white painted timber windows. To the north of the site is an estate agent while the property to the south of the site is currently vacant. There are a number of café and take-away establishments within the vicinity, including numbers 2 and 8 South Street and number 79 High Street. These premises all back onto the rear service area and have extraction flues on their rear elevations.

The premises have been vacant for approximately 6 months and it is proposed to change the use from an electrical goods shop (Class A1) to a Chinese Takeaway (Class A5). A large cooker hood will be fitted internally with a ducted extraction fan, grease filters and carbon filters. The hood will be connected to an external extraction system which will be attached to the wall at the rear of the premises using anti vibration brackets. The flue will be galvanised steel with the vent extending 1 metre above the parapet of the roof.

***Relevant Planning History***

K5147 use of self contained part of second floor premises as supper club with gaming facilities permitted 13.07.65  
K5160 new shop front refused 13.07.65  
K5194 change of use of shop premises to betting office permitted 02.08.65  
K5160/1 installation of a new shop front permitted 09.09.65  
KA481 illuminated fascia sign, permitted 06.10.65  
KA502 illuminated box trade sign permitted 10.12.65  
K5160/2 change of use from betting office to retail shop permitted 11.12.69

***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

- R/T11
- Access and Parking
- R/DP1
- General Standards of Development within the Urban Area
- R/BH1
- Development in Conservation Areas
- R/S3
- Principal & District Shopping Centres
- R/ENV1
- Floodplains and Tidal Areas
- R/ENV10
- Noise Pollution

## ***Consultations***

Traffic Management	No objection - there are similar take-away uses within the parade of shops. It is not anticipated that the change of use will result in a significant change in the overall numbers of trips associated with the site. As such, a Transport Contribution will not be required. There are enforceable waiting restrictions in the vicinity of the property. However, there are existing on street spaces and public car parks nearby.
Environmental Health (Commercial)	No objection - extract should be suitable and sufficient for the amount of catering undertaken.
Building Control	no objection
The Gosport Society	no objection

## ***Response to Public Advertisement***

1 letter of objection:

Issues raised - owners of the flats above have not been consulted by applicant; increased footfall, vandalism and noise; opening hours; associated smells; increased levels of waste; discomfort to residents.

## ***Principal Issues***

1. The applicant has served notice on the relevant persons and the planning application has been publicly advertised by the Council via both site and press notices. The main issues in this case therefore are the acceptability of the proposal in land use terms, and the impact on the character and appearance of the Conservation Area, the amenities of nearby occupiers and traffic and parking conditions in the locality.
2. Whilst the application site is located within Flood Zone Area 2 it is an existing commercial premises and this use is considered to be a less vulnerable development in the context of standing advice from the Environment Agency. There will be no alterations to the footprint of the premises or an increase to the number of people at risk. Therefore, the proposal complies with Policy R/ENV1 of the Gosport Borough Local Plan Review.
3. Gosport Town Centre is designated as the Principal Shopping Centre under Policy R/S3. Taking the proposal into account, 29.4% of the total frontage would comprise uses other than classes A1 and A2, which is below the 33% threshold set out in Policy R/S3 of the Local Plan Review.
4. Due to its siting at the rear of these modern premises and its relationship to adjacent buildings, the proposed external flue will not be visible from public view. It is similar to others within the locality and in light of the above will preserve the character and appearance of the High Street Conservation Area in accordance with Policy R/BH1.
5. There are some nearby residential properties located on upper floors of the application building. The flue's vent will be sited 1 metre above the eaves level and will be fitted using anti-vibration brackets with a vertical discharge cowl. In light of this and subject to a condition requiring the submission of details in respect of the proposed method of filtration and subsequent maintenance of the flue, there will not be an unacceptable impact on the living conditions of any resident in regards

to noise or smell. Given its Town Centre location and the number of other late night establishments within the vicinity (with unrestricted opening hours), the proposed change of use will have no additional impact on the amenities of nearby residents. As such, the proposal complies with Policies R/DP1 and R/ENV10 of the Local Plan Review.

6. In view of the Town Centre location, the fact the existing servicing arrangements will be retained and the availability of on-street and public car parking spaces in the locality, there will be no detrimental impact on the transportation characteristics of the site, highway safety or waste and refuse collection.

**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 is acceptable in this location. The proposal will preserve the character and appearance of the Conservation Area and will not adversely affect the amenities of nearby residents through noise or smell generation or traffic and parking conditions in the locality. As such, the proposal complies with Policies R/DP1, R/S3, R/BH1, R/T11, R/ENV1 and R/ENV10 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. Details of the method of ventilation/filtration and subsequent maintenance shall be submitted to, and approved by, the Local Planning Authority before the use hereby approved is commenced. The ventilation system shall thereafter be installed and maintained in accordance with the details approved.

Reason - To protect the amenities of surrounding properties, and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 03.**  
**APPLICATION NUMBER: K17527**  
**APPLICANT: Mr Monty Richards**  
**DATE REGISTERED: 20.03.2008**

**CHANGE OF USE FROM A1 TO A5 AND INSTALLATION OF EXTERNAL FLUE SYSTEM**  
**190 Nobes Avenue Gosport Hampshire PO13 0HY**

***The Site and the proposal***

The application site is located within the Nobes Avenue Neighbourhood Centre. The premises most recently operated as a greengrocers, although it is currently vacant. The site is located within a purpose built 3 storey brick building comprising shop fronts at ground floor level with residential flats above. There is an area of public parking immediately to the front of the site. Each premises has a single storey flat roof element at the rear as well as a terraced garage. The Neighbourhood Centre comprises a number of different establishments operating under various Use Classes. The adjoining premises to the north west, number 192 is a betting shop (Use Class A2) while number 188 to the south east is vacant. Numbers 184 and 194 are both take-away establishments and have external extraction systems erected at the rear.

It is proposed to change the use of the premises from a greengrocers (Use Class A1) to a take-away (Use Class A5). A large cooker hood will be fitted internally with a ducted extractor connected to an external extraction flue. The extraction flue will be fitted to the flat roof of the single storey element at the rear before being attached to the rear elevation of the premises. The flue will be constructed from galvanised steel with the vent extending 1 metre above the parapet of the roof.

***Relevant Planning History***

K2028/1 alteration to entrances on ground floor to flats over shops permitted 18.04.67  
K7207 extension to stores at rear of shops permitted 19.11.71

***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/S4
- Local and Neighbourhood Centres
- R/ENV10
- Noise Pollution
- R/T11
- Access and Parking

***Consultations***

Traffic Management

No objection - there are other take-away uses within the parade of shops. It is not anticipated that the change of use will result in a significant change in the overall numbers of trips associated with the site - as such, a Transport Contribution will not be required in this instance.

Environmental Health (Pollution & Environment)

No objection - extract should be suitable and sufficient for the amount of catering undertaken

## ***Response to Public Advertisement***

nil

## ***Principal Issues***

1. The main issues in this case are the effect of the proposal on the retail function of the Local Neighbourhood Centre, and the impact on the visual amenity of the area, the amenities of the occupiers of the flats above and the traffic and parking conditions in the locality.
2. Taking the proposed change of use into account, 40.6% of the total frontage of the Nobes Avenue Neighbourhood Centre will comprise non A1 uses. This is only marginally over the 40% threshold identified in Policy R/S4(iii) of the Local Plan Review. Moreover, there is an established mix of uses within the Centre and A1 uses still provide the core function. The proposal would bring a currently vacant site back into use and in light of the above, would improve the vitality of the centre. It therefore complies with Policy R/S4 of the Gosport Borough Local Plan Review.
3. The proposed extraction system is similar to that at number 194 Nobes Avenue. It does not extend a significant distance above the roof parapet and will not form an incongruous feature on the rear elevation. In light of this, the proposed flue will not have a detrimental impact on the appearance of the building or the visual amenity of the area and therefore complies with Policy R/DP1 of the Local Plan Review.
4. The flue's vent will be sited 1 metre above the eaves level. In view of this and subject to a condition requiring the submission of details in respect to the proposed method of filtration and subsequent maintenance of the flue, there will not be an unacceptable impact on the living conditions of any resident in regards to noise or smell. There is an existing A5 takeaway use within the Neighbourhood Centre (with unrestricted opening hours) and therefore the proposed change of use will not have any additional impact on the amenities of nearby residents. As such, the proposal of complies with Policies R/DP1 and R/ENV10 of the Local Plan Review.
5. The change of use will not result in a significant change to the transportation characteristics of the site. There is on street parking to the front of the premises and the existing servicing arrangements are to be retained. As such, the proposal will not have a detrimental impact on highway safety or refuse collection, in accordance with Policy R/T11.

## **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 proposed change of use is acceptable in this location. The development will not adversely affect the amenities of nearby residents through noise or smell generation or traffic and parking conditions in the locality. As such, the proposal complies with Policies R/DP1, R/S4, R/T11 and R/ENV10 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).



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2. Details of the method of ventilation/filtration and subsequent maintenance shall be submitted to, and approved by, the Local Planning Authority before the use hereby approved is commenced. The ventilation system shall thereafter be installed and maintained in accordance with the details approved.

Reason - To protect the amenities of surrounding properties, and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 04.**  
**APPLICATION NUMBER: K8250/30**  
**APPLICANT: Asda Stores Limited**  
**DATE REGISTERED: 11.02.2008**

**ERECTION OF SINGLE STOREY SIDE EXTENSION TO WEST ELEVATION,  
INSTALLATION OF AIR CONDITIONING PLANT AND ROOF MOUNTED PROTECTION  
RAILS, AND MINOR WORKS TO CAR PARK (as amplified by letter dated 27.03.08)**  
**Asda Stores Ltd Dock Road Gosport Hampshire PO12 1SH**

### ***The Site and the proposal***

The application site is located in the north-east part of the Cranbourne Road existing employment area and accessed from South Street via Dock Road. This Asda store was built in 1977 and is constructed in brown brickwork with high level cladding under a flat roof. The store has undergone various improvements and upgrades since its construction and has a gross floor area of 5,973 square metres. To the north-west, west and south there are industrial buildings of different heights and designs. Residential properties situated to the east in Nyria Way are located over 30 metres away from the east side of the building beyond a tree screen 6-8 metres high. The site is in an accessible location with good pedestrian links to nearby residential properties and the store provides a home shopping service and their own bus service for the residents of Gosport. A bus stop with a shelter is located adjacent to a landscaped strip along the west side of the building. There is a public bus service from the Town Centre which is between 5 and 10 minutes walk from the store. The store is also accessible to cyclists and there are cycle hoops at the front of the building. There are currently 322 parking spaces serving the site. Although the car park does get busy at peak times it is rarely full to capacity. The service road within the site boundary that provides access to the covered service area situated at the rear of the store is separated from the rest of the car park to avoid congestion issues within the car park its self.

It is proposed to erect a single storey extension to the store of 341 gross square metres, to improve the shopping environment and provide additional space to extend the space available to display 'George' clothing range and other comparison goods. The extension will be positioned in the rectangular shaped recess located on the western elevation of the store between the warehouse and ATM pod. The height of the extension is to be 7.01 metres in order to tie in with the existing parapet line. The width of the extension is 42.9 metres and the depth 7.95 metres. It is to be constructed in matching brickwork with projecting brick piers and a 2 metre high brick plinth with smooth faced white architectural cladding panels laid horizontally above. Two sets of double fire escape doors are to be included in the side elevation. The new floorspace is likely to generate about 10 new jobs - 4 full-time and 6 part-time. The bus stop and shelter will be repositioned along with the adjoining parking spaces adjacent to a new asphalt foot path. The overall number of car parking spaces will not change nor will the existing separated service arrangements. One additional cycle stand will be provided for customers and one for employees. In order to comply with the relevant health and safety regulations, it is proposed to install an 1100mm handrail around the perimeter of the roof to allow safe access for maintenance to the plant. To provide space heating and cooling, an air conditioning pack will be placed on the roof above the proposed extension. The unit will be approximately 2.2 metres wide by 2.6 metres deep and 1.2 metres high. Full technical details of the unit have been provided with the application.

The application is also supported with a Design and Access Statement together with a Flood Risk Assessment and a Planning and Retail Statement. In addition a further letter has been provided expanding on various points made in the Planning and Retail Statement.

### ***Relevant Planning History***

K8250 outline application erection of wholesale/retail cash and carry building and car parking facilities allowed on appeal 24.03.76

K8250/D erection of wholesale/retail cash and carry building with car parking facilities service areas and landscaping (detailed plans K8250) permitted 10.11.76

K8250/28 erection of single storey side extension installation of air conditioning plant on roof and minor works to car park withdrawn 27.06.07

K8250/29 reposition entrance doors enclosure of service yard canopy installation on roof of 2 additional condensing units and 5 replacement air conditioning units permitted 14.08.07

### **Relevant Policies**

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/EMP3

Protection of Existing Employment Sites from Inappropriate Development

R/S2

Location of Additional Shopping & Leisure Floorspace

R/T3

Internal Layout of Sites

R/T11

Access and Parking

R/ENV1

Floodplains and Tidal Areas

R/ENV10

Noise Pollution

### **Consultations**

Traffic Management

The proposed extension is to be located wholly in an existing landscaped area of the site, and will have no impact on the level of car parking available. The proposed provision of two additional cycle stands, one each for staff and visitors, meets the minimum requirements of the cycle parking standards. The proposed works appear to have minimal impact on the existing bus lay-by, although the footway to the shelter is to be made slightly narrower. No objection.

Environmental Health (Pollution & Environment)

No objection, the additional air conditioning plant would only make a difference of just under 1dB giving a total of 62dB which will probably not be audible.

Environment Agency (Hants & IOW)

Following consultation with the applicant and the submission of a flood risk assessment (RPS Consultants 15.01.08) which concludes that there is no increase in risk to people and property, the Environment Agency has no objection on flood risk grounds to this proposal.

### **Response to Public Advertisement**

nil

***Principal Issues***

1. The application site is located within the urban area boundary and is an existing employment site consequently the principle of commercial development is acceptable provided that the details accord with the criteria outlined in Policies R/DP1 and R/EMP3 of the Gosport Borough Local Plan Review. The flood risk assessment concludes that there is no increase in risk to people and property and as such the proposal complies with Policy R/ENV1 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of such an extension in this location in terms of the impact on the vitality or viability of defined shopping centres, the design of the alterations and extension, the impact on the amenities of nearby residents, and the provision of car and cycle parking.
2. Asda is a well established store that has operated from the site for many years located close to the Town Centre. The number of proposed new jobs envisaged by the extension is 10 - approximately 4 full-time and 6 part-time. Whilst this increase is modest it will make a contribution to the local economy and therefore the proposal complies with Policy R/EMP3 of the Gosport Borough Local Plan Review.
3. Policy R/S2 of the Gosport Borough Local Plan Review seeks to direct new retail floorspace to defined centres or, alternatively, that a number of criteria are met. The Council's retail study (2007) shows that Gosport Town Centre draws 6.1% of total available comparison goods expenditure. The study considered that on the basis of current (at that time) market shares, that the Gosport Town Centre had a turnover of some £54.4 million. GVA Grimley who carried out the study were of the view that given Gosport's position in the retail hierarchy within the South Hampshire sub region, that in terms of comparison goods Gosport Town Centre performs well. The Study concluded that there is some limited capacity for additional comparison goods floorspace within the Borough and that this should, in the first instance, be directed towards the Town Centre in order to consolidate the centre's position within the wider retail hierarchy and help to protect it from growing competition from centres outside of the Borough. In terms of being able to reduce the levels of comparison goods expenditure leakage to centres outside the Borough, then the amount of floorspace proposed in this application will contribute in a small way. The applicant has demonstrated in their Planning and Retail Statement the need for the additional floorspace and provided information relating to the development of stand alone George stores. The concept of standalone George stores as a viable business model for Asda nationally is not a model that the store are endorsing. Of the 11 national George stores, 10 are due to close and the one remaining store is to be converted to an ASDA Living Shop. This is because the standalone stores are uneconomic to run. I am therefore of the view that this additional floorspace could not be accommodated within the Town Centre and as such the development will not be detrimental to the vitality or viability of the Town Centre and complies with Policy R/S2 of the Gosport Borough Local Plan Review. However, because the retail study has demonstrated that there is no capacity in the Borough to support additional foodstore floorspace a condition has been imposed to ensure that the extension is used for the sale of comparison goods only.
4. The extension is to be constructed in matching materials within a recess. It is modest in size, and has a gross floor area approximately 5% of the existing main building. The piers will project from the brick plinth and cladding line in order to help break up the elevation and blend in with the existing detail of the building. The piers have also been taken right up to parapet level to harmonize with the other elevations. The handrail on the roof is a light structure and will have limited visual impact given the scale of the overall building. The extension and alterations have been designed to blend in with the existing design and are acceptable and comply with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.
5. The air conditioning plant on the roof will be similar to the existing plant and located back from the edge of the extension so as not to be visible from ground level. The unit will be located over 110 metres from the nearest residential property and as such there will be no noise nuisance or detrimental impact on the amenities of nearby residents.

6. The existing level of car parking provision is sufficient and the level of cycle parking provision complies with minimum standards for this development. The proposal will not impact on the existing servicing arrangement to the store and therefore the proposal complies with Policy 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 is acceptable in this location. It will make a contribution to the local economy and will not be detrimental to the vitality or viability of the Town Centre. It is of an appropriate design and will not be detrimental to the visual amenities of the area or adversely affect the amenities of nearby residents through noise generation or impact on the car parking and servicing arrangements. Adequate provision is made for cycle parking. As such the proposal complies with Policies R/DP1, R/DP7, R/EMP3, R/S2, R/T3, R/T11, R/ENV1 and R/ENV10 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. Details, including 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. The development shall thereafter be implemented in accordance with the approved details.

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

3. 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.

4. The floor area of the extension shown on the plans hereby approved shall be used for the sale of comparison goods only.

Reason - In order to ensure that the development does not have a detrimental impact on the vitality or viability of defined shopping centres, and to comply with Policies R/DP1 and R/S2 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 05.**  
**APPLICATION NUMBER: K4244/3**  
**APPLICANT: St Mary's Junior Sailing Club**  
**DATE REGISTERED: 28.03.2008**

**ERECTION OF 2NO.TIMBER BOAT STORAGE BUILDINGS TO REPLACE EXISTING  
BOAT STORAGE BUILDINGS TO BE DEMOLISHED (CONSERVATION AREA)**  
**St Mary's Junior Sailing Club Clayhall Road Gosport Hampshire**

***The Site and the proposal***

The application site is located on the south bank of Stoke Lake between Clayhall Road and Little Anglesey Road and is approximately 21 metres by 16 metres in area. It is bordered by a field to the west and south. The north boundary comprises Stoke Lake, and a saltmarsh inlet area of the lake forms the east side of the site. Pedestrian access to the site is from Clayhall Road along a gravel footpath approximately 70 metres long situated to the west side of the saltmarsh inlet via a locked gate. The site is outside the Urban Area Boundary and within Anglesey Conservation Area, the Stoke Lake Urban Gap, an existing Open Space, the defined Coastal Zone and an area of medium flood risk. The site is bounded by a mixture of 2 metres high timber post and rail fencing and 2.5 metres high chainlink fencing with a 2 metre high vertical barred metal gate on the north east corner. There is a gravel slipway on this corner which slopes down to Stoke Lake, which is a designated Ramsar Site/Special Protection Area and Site of Special Scientific Interest.

The site is screened from the north where it adjoins Stoke Lake by a 3.5 to 4 metres high row of trees and hedging. There are three buildings on it and a 6 metres high flagpole. One building is a 2.8 x 1.8 metres toilet block constructed of brown stained timber shiplap with a monopitched roof. The second building is a 5.2 x 8 metres concrete sectional garage with double doors in the north elevation with a pitched roof. The third is a 3.4 x 6 metres timber shed with painted plastic cladding under a pitched felt roof. There are three small self seeded trees/shrubs situated between these last two buildings. The buildings are used for the storage of sailing boats. To the south of the site there is a timber stable block in the field which adjoins a modern sub station and an old brick built sub station with a tiled roof that is no longer in use. There are a number of mature trees within and around the old sub station site. Further to the west of the site there is a playing field, and beyond lies Brodrick Hall.

St Mary's Junior Sailing Club has operated from the site since 1966 and provides a safe environment for children between the ages of 10 and 16 to learn to sail. It is open to members between 14.00 pm and 16.00 pm during the months of May to September each year. It is proposed to demolish the existing boat storage buildings which are badly deteriorating and have extensive areas of rot. Planning permission was granted in June 2003 (K4244/2) to replace the existing buildings with a single larger building. However, it is now proposed to construct 2 new timber replacement buildings for the purpose of storing dinghies owned by the club in an 'L' shaped courtyard effect. The buildings are 11.5 x 6.3 metres and 8.5 x 5.2 metres with shallow pitched roofs. The larger building will be 3 metres high, the smaller building 2.85 metres high to the top of the ridge. Access to the buildings for boats will be via 4 pairs of double doors, 2 per building, and by a total of 3 personnel doors. The buildings will be timber framed with mainly horizontal shiplap cladding, treated with a medium brown preservative stain. The single and double doors will contrast with vertical boarding. Windows to the south and west elevations will be protected by vertical steel bars, of 20 mm diameter and at 100 mm centres, painted dark brown. The pitched roofs will be covered with charcoal coloured asphalt shingles. The existing 6 metres high flagpole will be positioned on the north east corner of the larger building.

The application is supported with a Design and Access Statement together with a Ecological Assessment and a Flood Risk Assessment.

### ***Relevant Planning History***

K4244/2 erection of boat house and amenity building to replace existing sheds to be demolished (Conservation Area) permitted 11.06.03

K16508/1 use of land for siting of temporary building to accommodate educational facility and associated car parking (Conservation Area) refused 17.08.07 Brodrick Hall Clayhall Road Gosport Hampshire PO12 2BY

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/BH1

Development in Conservation Areas

R/BH2

Demolition in Conservation Areas

R/OS1

Development Outside of the Urban Area

R/OS3

Urban Gaps

R/OS4

Protection of Existing Open Space

R/OS10

Protection of Areas of International Conservation Importance

R/OS11

Protection of Areas of National Nature Conservation Importance

R/CH1

Development within the Coastal Zone

R/ENV1

Floodplains and Tidal Areas

### ***Consultations***

Environment Agency (Hants & IOW)	no objection
The Gosport Society	objection
Natural England	Proposal is unlikely to have a significant effect on the interest features of the adjacent SPA/Ramsar site and therefore does not require Appropriate Assessment provided a condition is attached to control the timing of the works and the method of piling. Furthermore the SSSI is unlikely to be adversely affected provided the above condition is attached.

### ***Response to Public Advertisement***

1 letter of objection

Issues raised: approval has been given to demolish the current buildings and permit a replacement building of 152 square metres; the proposal is similar but the buildings are twice the size of the current ones; reservations are as with application K16508/1 at Brodrick Hall; impact on SSSI; the site is outside the urban area boundary; site is within the designated coastal zone; reference to the building being a clubhouse; concern that allowing development on this site may affect consideration on future applications to develop Stokesmead field.

## ***Principal Issues***

1. The principle of this form of development on the site has been established with the grant of planning consent K4244/2 in 2003. The applicant has confirmed that the purpose of the buildings is for the storage of boats in connection with the operation of the sailing club. Any future application for development of Stokesmead field would have to be considered on its merits in the light of relevant planning policies at the time. The flood risk assessment concludes that there is no increase in risk to people and property and as such the proposal complies with Policy R/ENV1 of the Gosport Borough Local Plan Review. The buildings to be demolished are in poor structural condition and are of no historic or architectural interest therefore their removal complies with Policy R/BH2 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the design of the buildings, the impact on the nature conservation interests of Haslar Lake/Portsmouth Harbour SPA/Ramsar/SSSI and the character and appearance of the coast, and whether the proposal will preserve or enhance the character and appearance of the Conservation Area.

2. Whilst the principal issues are similar in this case to those relating to planning application K16508/1 for development at Brodrick Hall this proposal will enhance water based recreational facilities within the Borough. In addition criteria i of Policy R/OS1 states that appropriate recreational uses are acceptable outside of the Urban Area Boundary, therefore the proposal complies with Policies R/CH1 and R/OS1 of the Gosport Borough Local Plan Review. However, this exception to the normal constraint for development outside of the Urban Area Boundary requires the proposal to meet the normal development control criteria set out in Policy R/DP1 of the Local Plan Review. The buildings are replacement structures and in design terms will be in keeping with the existing structures in the locality. They have a smaller footprint to the previously approved unimplemented development and will be screened by existing trees located on the southern side of Stoke Lake immediately to the north of the site. As such the proposal will not have a significant effect on the Urban Gap or a detrimental impact on the character or appearance of this area of the coast. The development will not diminish the visual and physical character of the area and therefore is in accordance with Policies R/CH1, R/OS3, R/OS4 and R/DP1 of the Gosport Borough Local Plan Review.

3. The design of the buildings is appropriate for their purpose and will reflect the design and character of the existing toilet building and neighbouring timber stable block. They have been designed with shallow pitched roofs to reduce their mass and will replace two existing buildings. In addition they will have a similar built form to the previously consented development but with less floor area. The design also takes account of flood risk considerations and criminal activity/anti-social behaviour and as such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review. The development has been designed to preserve the appearance of the Conservation Area and it does not prejudice the setting and the surroundings with regard to inward or outward views and the materials chosen respect the architectural character of the area. As such the proposal complies with Policy R/BH1 of the Gosport Borough Local Plan Review.

4. A condition has been attached relating to the timing of the works and the type of piling to be used. On this basis the proposal will not have a harmful affect on the nature conservation interests of the adjacent SPA/Ramsar Site/SSSI, in accordance with Policies R/OS10, R/OS11 and R/DP1 of the Gosport Borough Local Plan.

## **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 recreational use



outside of the Urban Area Boundary and will not be detrimental to landward or seaward views, or the character and appearance of the coast, or the interests of nature conservation. The design of the buildings is appropriate and acceptable in this location and the development will preserve the character and appearance of the Conservation Area and its setting. As such, the development complies with Policies R/DP1, R/BH1, R/BH2, R/OS1, R/OS3, R/OS4, R/OS10, R/OS11, R/CH1 and R/ENV1 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 percussive piling or works with heavy machinery shall take place during the waterfowl over wintering period, being from 1 October until 31 March.

Reason - To avoid disturbance to over wintering migratory waterfowl along the Portsmouth Harbour SPA/SSSI and to comply with Policies R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.

3. All resultant materials from the buildings to be demolished shall be removed from the site before the development hereby approved is first brought into use.

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

**ITEM NUMBER: 06.**  
**APPLICATION NUMBER: K7888/4**  
**APPLICANT: Mr Alan Durrant**  
**DATE REGISTERED: 04.04.2008**

**INSTALLATION OF REPLACEMENT SHOP FRONT WITH SECURITY GATE AND WINDOW GRILLS**

**179 Forton Road Gosport Hampshire PO12 3HB**

***The Site and the proposal***

The application site is located on the west side of Forton Road within the Forton Road/The Crossways Local Shopping Centre. The premises comprise a ground floor unit with planning permission for use as an advice centre. The existing shop front was installed in the 1970's and is timber, painted white, with recessed double doors located in the centre. The shop front is set above an 800mm brick stall riser with brick pilasters to either side. There are louvred windows in the top part of the front elevation with simple glazed windows on the returns. The timber windows and doors are showing signs of rot and the left hand front main window has been broken and is boarded up. To the south of the site is a Co-op welcome convenience store which has a cash point machine located in the front elevation immediately adjacent to the broken window. The Co-op shop front is constructed in white aluminium with full height glazed windows and sliding entrance doors. To the north of the site is a Chinese take away which has a low rendered stall riser and white upvc shop front with a door positioned at an angle on the northern corner of the building.

It is proposed to install a new white upvc double glazed shop front with matching recessed double doors with plain glazed panels and a top light above. The windows will be fitted in the existing brick surrounds and have a horizontal glazing bar below the top lights. The returns to the doors will be in white upvc insulated panels. In order to protect the lower part of the front windows from damage when cycles are leant against them while people use the cash point machine it is proposed to install 400mm high wrought iron vertical window grills. In addition a wrought iron security gate with a 5 lever lock is to be positioned in line with the shop front forward of the recessed double doors. The grills and gate will be painted black.

***Relevant Planning History***

K7888 extension for residential use together with installation of new shop front permitted 17.05.73

K7888/3 change of use from shop (Class A1) to advice centre refused 19.07.08

Subsequent Appeal APP/J1725/A/07/2055448 allowed 15.01.08

The Inspector considered the use would provide a service appropriate to a shopping centre and that it would be beneficial to have an occupied, active unit, especially if a shop front display were maintained. He concluded that the development would not conflict with the aims of Policy R/S5 of the Gosport Borough Local Plan Review. He imposed a condition requiring a shop window display to be provided.

***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/S5

Non 'Class A' Uses in Shopping Centres at Ground Floor

R/S9

Shopping and Commercial Facades

***Consultations***

Nil

### ***Response to Public Advertisement***

Nil

### ***Principal Issues***

1. The main issues in this case are the acceptability of the design of the proposal and the impact on the visual amenities of the area.
2. The new shop front and doors will be positioned above the existing stall riser within the existing openings and have a similar form to the current shop front. The white upvc material proposed and layout of the windows will complement those on the adjoining premises and result in an acceptable design. Given the importance the Appeal Inspector put on the need for the premises to maintain a window display and the fact that this is a new shop front it is proposed to impose a condition to cover this matter.
3. The wrought iron grills and security gate are of a simple design and appropriate and acceptable in design terms to both protect the windows and prevent doorway loiterers when the premises are closed. The development will not be detrimental to the visual amenities of the area. In the interests of pedestrian and highway safety a condition has been attached to prevent the gate opening over the adjoining public highway.

### **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 design of the development proposed is acceptable in this location and will not be detrimental to the visual amenities of the area. As such the proposal complies with Policies R/DP1, R/S5 and R/S9 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. A window display shall be provided at all times in the windows fronting Forton Road.  
Reason - To ensure continuity of retail frontage is retained, and to comply with Policies R/DP1, R/S5 and R/S9 of the Gosport Borough Local Plan Review.
3. The security gate hereby approved shall be installed in such a manner as to be incapable of opening over the adjoining public highway.  
Reason - In the interests of pedestrian and highway safety, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 07.**  
**APPLICATION NUMBER: K15231/2**  
**APPLICANT: Gosport Borough Council**  
**DATE REGISTERED: 16.04.2008**

**REGULATION 3 - ERECTION OF BOW TOP FENCING AND PEDESTRIAN ACCESS GATE**

**4 - 38 Trinity Close Haslar Road Gosport Hampshire PO12 1HP**

***The Site and the proposal***

Trinity Close is a 3 storey block of flats built in the early 1960s. The flats have been constructed from red brick and render under a tiled pitched roof. The site is currently bordered by brick walls, a concrete wall and low wooden fencing. The boundary treatment encloses a communal garden/drying area which contains resident's individual sheds as well as storage areas for wheelie bins.

It is proposed to erect a 2.3 metre high galvanised metal bow top fence with pedestrian gate at the eastern end of the site. The proposed fencing will replace a section of wall which has recently been demolished due to its instability. The site is currently being secured by temporary metal fence panels.

***Relevant Planning History***

K2846 erection of 2 No. blocks of 3 storey flats permitted 12.05.58  
K15231 regulation 3 - external cladding of front and rear walls permitted 13.11.98

***Relevant Policies***

Gosport Borough Local Plan Review, 2006:  
R/T11  
Access and Parking  
R/DP1  
General Standards of Development within the Urban Area  
R/DP7  
Additions, Extensions and Alterations

***Consultations***

Traffic Management	No objection subject to the proposed gate opening inwards.
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***Response to Public Advertisement***

nil

***Principal Issues***

1. The proposed metal fencing matches that to the north of the site at the rear of Burney House, Portland House and York House. It will be constructed to the height of the existing brick wall at the site and will not have a detrimental impact on the amenities of the occupiers of any adjoining residence or visual amenity of the locality. A condition is required to ensure the proposed gate is incapable of opening out over the adjacent footpath in the interests of pedestrian 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.

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**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 appearance of the building, the visual amenity of the locality or the amenities of the occupiers of adjoining properties. As such, the proposal complies with Policies R/DP1 and R/DP7 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 gate hereby approved shall be installed in such a manner so as to be incapable of opening out over the adjacent footpath 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.