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6 July 2009

S U M M O N S

MEETING: Regulatory Board
DATE: 14 July 2009
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Lisa Reade

Please Note: A site visit has been arranged for 10am at Anglesey Hotel, 24 Crescent Road on the morning of this meeting.

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Carter (Chairman)
Councillor Geddes (Vice Chairman)

Councillor Allen	Councillor Forder
Councillor Mrs Bailey	Councillor Hicks
Councillor Carr	Councillor Miss West
Councillor Dickson	Councillor Wright

The Mayor (Councillor Mrs Searle) (ex officio)
Chairman of the P and O Board (Councillor Hook) (ex officio)

FIRE PRECAUTIONS

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

In the event of the fire alarm (single continuous sound) being activated, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, following any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

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

Recommended
Minute Format

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING OF THE BOARD HELD ON 16 JUNE 2009

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, 10 July 2009. 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, 10 July 2009).

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 – 26/1)*

PART II
Contact Officer:
Pat Aird
Ext 5328

7. 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 16 JUNE 2009**

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

It was reported that, in accordance with Standing Orders, notice had been received that Councillor Ms Ballard would replace Councillor Mrs Bailey for this meeting.

It was reported that, in accordance with Standing Orders, notice had been received that Councillor Dickson would permanently replace Councillor Hook on the Regulatory Board.

22 APOLOGIES

Apologies for inability to attend the meeting were received from the Mayor and Councillor Mrs Bailey.

23 DECLARATIONS OF INTEREST

- Councillor Wright declared a personal interest in item 6 – K17678 Bus Rapid Transport, Gosport
- Councillor Carter declared a personal interest in item 6 - K17678 Bus Rapid Transport
- Councillor Geddes declared a personal interest in item 6 – K17678 Bus Rapid Transport
- Councillor Geddes declared a personal and prejudicial interest in Item 9/1 and 9/2 K5744/20 and /21 – The Anglesey Hotel, Gosport

24 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 19 May 2009 be approved and signed by the Chairman as a true and correct record.

25 DEPUTATIONS

It was reported that deputations had been received on applications:

- K16750 – Revised Landscape Scheme at Cherque Farm
- K17678 – Bus Rapid Transport
- K5744/20 and /21 – Anglesey Hotel
- K15374/4 – Wiltshire Lamb

26 PUBLIC QUESTIONS

No public questions had been received.

PART II

**27 CONSULTATION BY HAMPSHIRE COUNTY COUNCIL IN RESPECT OF
PLANNING APPLICATION K17678 FOR SOUTH EAST HAMPSHIRE BUS RAPID
TRANSIT PHASE 1 – FAREHAM TO GOSPORT**

Note: Councillors Carter, Geddes and Wright declared a personal interest in that any decision they made at the Regulatory Board meeting would not affect any decision they made as Hampshire County Councillors

Consideration was given to a report of the Development Services Manager.

Members were advised that the report was being presented for consultation, that the Board was not required to make a decision and that any planning application would be submitted by Hampshire County Council to Hampshire County Council.

Councillor Edgar was invited to address the Board. He stated that the concerns and views of the residents should be of utmost importance but acknowledged that it would be difficult to please everybody. He hoped that the quicker journey time for buses to Fareham would enable a bus service to run directly from Gosport to the new Queen Alexandra Hospital; this was currently not possible due to the difficulty in timing the service as a result of congestion on the A32.

He expressed concern that residents would not want to travel from their homes to bus stops and would continue using their cars, but recognised that the rerouting of some of the bus services would reduce the level of congestion on the A32.

Councillor Edgar expressed the hope the Board would positively support the scheme and support the needs of local residents.

Members were advised that Keith Wilcox, Project Director, Hampshire County Council, was present to answer any questions.

Councillor Geddes, Ward Councillor for Bridgemary South, advised the Board that residents were concerned about the screening to be provided to protect the privacy and security of residents with properties adjoining the route. He was advised that new landscaping would be undertaken to enhance the remaining vegetation and that acoustic fencing was proposed where the acceleration and deceleration of buses occurred at bus stops.

Members were advised that a speed limit of 40 miles per hour, reducing to thirty at junctions, would ensure that the services were efficient. The route would be used by a maximum of 30 buses per hour, traffic would be considered light and provide sufficient room for cyclists.

Members were advised that clarification could not be given on elements of the project that required the appointment of a contractor or service operator; this included the projected timescale for the closure of Wych Lane and the frequency of the buses. It was confirmed that not all bus services would be rerouted along the BRT and that there would still be service to the A32.

Members queried whether the first phase would be completed but not subsequent phases. It was acknowledged that to enable the scheme to be successful, Phase One of the development needed to be constructed; it was hoped that this would provide the foundations of the project and that funding would become available to complete additional phases.

Consultation was currently being undertaken to allow emergency vehicles to use the route to enable them to avoid congestion on the A32. To prevent abuse, the entry points and the bus stops along the route would be monitored by 24 hour CCTV. The CCTV would also monitor and record any incidences of anti-social behaviour.

The Board were advised that the report recognised that there was potential for antisocial behaviour to occur.

Councillor Forder welcomed the proposal acknowledging that if the congestion on the A32 did not increase, the scheme would be a success. He welcomed the reduction of vehicles trying to exit Gosport as it was hoped the scheme would enable more people to use public transport.

He recognised the opportunity the route provided for cyclists and proposed that the report be amended to include the endorsement of cyclists using the route. This additional proposal was agreed.

Councillor Wright, Ward Councillor for Bridgemary South, advised the Board that he had received a large volume of correspondence from residents, including concerns with regard to the closure of Wych Lane, the potential for vandalism, the noise disturbance from the works and the lack of public consultation.

RESOLVED: That

- a) the comments as summarised in the Conclusion of the report of the Development Services Manager be submitted, with a copy of the report, to Hampshire County Council for consideration in the determination of the application; and
- b) the report be amended to include Members' recommendation that the Regulatory Board Support the proposal of cyclists being able to use the bus way.

28 K17647 - Regulation 3 - Demolition of the existing ferry landing stage and construction of a new facility and associated works (as amended by plans received 03.04.09)

Consideration was given to a report of the Development Services Manager which requested the Board to consider planning application K17647 for the demolition of the existing ferry landing stage and construction of a new facility and associated works (as amended by plans received 03.04.09).

Members acknowledged that the development was much needed and was a vital link for commuters to Portsmouth. Members welcomed the project coming to fruition.

RESOLVED: That planning application K17647 - Regulation 3 - Demolition of the existing ferry landing stage and construction of a new facility and associated works (as amended by plans received 03.04.09) be approved subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal constitutes a sustainable form of development which will provide an integrated means of public transport to reduce use of the private car, provide an attractive facility in the coastal zone which promotes public access to the coast and includes measures to prevent impact on nature conservation interests and water quality, deter crime and reduce energy use. As such it complies with Policies R/DP1, R/T1, R/T7, R/CH1, R/CH5, R/OS11, R/ENV2, R/ENV12, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

29 Revised Landscape Scheme at Cherque Farm

Consideration was given to a report of the Development Services Manager which requested the Board to consider a revised Landscape Scheme in the southern part of Cherque Farm adjoining Wootton Road, Lancaster Close, Warwick Close, Westland Drive, Magister Drive and Proctor Drive as part of the Details Approved for the final phase of the Cherque Farm development under Planning Permission K16750: Erection of 222 Dwellings to Include Internal Roads, Footpaths, Cycleway and Areas for Play at Cherque farm, Lee-on-the-Solent.

Mrs Weeks was invited to address the Board. She advised that the existing bund provided a good habitat for animals, birds and wildflowers and that the natural habitat of these should be preserved. Local residents had suffered over recent years with new development and requested that the bund remain undisturbed to prevent children and teenagers causing a disturbance.

Mr Bruce was invited to address the Board. He advised that Persimmon had agreed to tidy up the bund site when their development had originally finished but that this was yet to happen. He also advised that one of his concerns was specific to his property in that people standing on the existing bunds could look directly into his bedroom window. He had three suggestions to alleviate the problem, i.e. raise the level of the bunds, plant evergreen trees or provide fencing to maintain the privacy to his property.

Councillor Burgess, Ward Councillor for Lee East addressed the Board. He suggested changes to the positioning of the Local Equipped Area of Play and the Local Area of Play which he felt would give a reduction in the noise level and protect wild life. He acknowledged that the height of the bund needed to be reduced for health and safety reasons but requested appropriate planting to deter access onto the bund.

It was proposed and agreed that the item be deferred pending a site visit.

RESOLVED: That consideration of the revised landscape proposals as part of the Details Approved for the final phase of the Cherque Farm development under Planning Permission K16750 be deferred pending a site visit by Members.

30 REPORTS 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 'D').

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

**31 K5744/20- ALTERATIONS AND EXTENSIONS TO EXISTING HOTEL
(AMENDMENT TO PLANNING CONSENT K5744/18) (LISTED BUILDING IN
CONSERVATION AREA) (as amended by Design and Access Statement and
plans received 26.03.09)
Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH**

Note: Councillor Geddes declared a Personal and Prejudicial Interest in this item, left the meeting room and took no part in the discussion and voting thereon.

Mr Streatfeild-James was invited to address the Board. He detailed two issues regarding the development; that the extension was erected illegally and car parking provision. He was concerned that the extension had been erected without planning consent. This was the second time retrospective approval had been sought for this site and that the building should be better protected as a result of its listed status. He reiterated that the alterations to the site were criminal acts as they had not received planning permission.

Mr Streatfeild-James commented that the parking in the vicinity of the site was poor due to the large number of junctions; visibility was poor in these areas due to the parking of motorised caravans on them and parking on the highway, blocking the availability of parking in usable garages.

The increase in rooms at the hotel would lead to an increase in the volume of cars using it and this in turn would lead to taxis and delivery lorries not having anywhere to safely park, forcing them to unload in the road causing blockages.

Mr Holley was invited to address the Board. He advised that he had concerns regarding the routing of the existing fire escape.

Mr Holley requested that Members undertook a site visit to judge the effect of the existing positioning of the fire escape on his property.

Officers advised that whilst it was a civil offence to carry out works to a Listed Building without the consent of the Local Planning Authority, in this case it was appropriate to consider whether the works were acceptable through the submission of a retrospective application before prosecution was considered.

Members were advised that the current proposal related only to the increased depth of the extension and that planning permission had been granted for the fire escape in its current

position under K5744/16 and that the Board had considered the impact of the number of additional rooms on traffic levels and found this to be acceptable under application K5744/18.

Members proposed and agreed that the item be deferred pending a site visit.

It was clarified that the location of the fire escape and parking issues were not matters for consideration at the site visit. The protocol to be undertaken when on a site visit was also reiterated.

RESOLVED: That planning application K5744/20 – Anglesey Hotel, 24 Crescent Road be deferred pending a site visit by Members.

- 32 K5744/21 - LISTED BUILDING APPLICATION - ALTERATIONS AND EXTENSION TO EXISTING HOTEL (AMENDMENT TO LISTED BUILDING CONSENT K5744/19) (CONSERVATION AREA) (as amended by Design and Access Statement and plans received 26.03.09)
Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH**

Note: Councillor Geddes declared a Personal and Prejudicial Interest in this item, left the meeting room and took no part in the discussion and voting thereon.

RESOLVED: That planning application K5744/21 –Anglesey Hotel, 24 Crescent Road, Gosport be deferred pending a site visit by Members.

- 33 K15374/4- CONVERSION OF PUBLIC HOUSE TO FORM 2NO.1 BED FLATS AND 3NO.2 BED HOUSES AND CONSTRUCTION OF 3NO.1 BED FLATS, 5NO.3 BED HOUSES AND 1NO.2 BED FLAT WITH ASSOCIATED ACCESS AND LANDSCAPING (CONSERVATION AREA) (as amended by letter dated 21.05.09 and by plans received 22.05.09)
The Wiltshire Lamb 2 Privett Road Gosport Hampshire PO12 3SU**

Mr Baglee was invited to address the Board. He stated that he did not object to the conversion works to the existing Public House as he felt the plans were sympathetic to the original building.

However, the new section of the development was within a Conservation Area and required the demolition of walls. Mr Baglee said that he had been previously advised this area would not be developed because of the Conservation Area designation and the walls could not be demolished because they were Listed. He expressed concern that the roots of the tree numbered tree 1 on the plan extended underneath the car park and may be damaged during the work so that the tree would be weakened with the potential to collapse into the new building.

Mr Baglee was also concerned that 14 car parking spaces was not sufficient for the level of development and advised that both the War Memorial Hospital Car Park and the car park of a small shopping area nearby were for private parking, subject to monitoring and clamping.

He referred to the damage that the development would inflict on wildlife and their habitats. He acknowledged that the badgers were protected, but was worried that the development would scare them into nearby roads. He also advised that there were large numbers of squirrels and foxes on the site.

Mr Tony Burton the applicant was invited to address the Board. He addressed Mr Baglee's concerns by advising the Board of the following: That:

- the health of the tree (tree 1) was also a concern for him. He had had an arboriculturist undertake investigations into the positioning of the tree and the potential spread of its roots.
- the allocation of fourteen parking spaces complied with existing policies on parking requirements.
- some of the walls were badly damaged and needed to be demolished for safety reasons.
- a consultant had been employed to investigate and advise on the presence of the badgers and he would be complying with their advice to dedicate a specific area for the badgers to forage.

He advised the Board that he had owned the site for 12 months and was keen to start development to prevent any further deterioration and that he had sought professional opinions and judgement at every stage, consulting with Gosport Society and officers from Gosport Borough Council.

He advised that the plans were designed not to overlook adjoining properties and that the preservation of the Conservation Area and the protection of the badgers was of utmost importance.

He hoped that approval would be granted at this meeting to allow work to start before the badgers went into hibernation and to avoid any further vandalism on the site.

Members expressed concern that the development was large and that there was potential for parking issues but accepted that it was possible the site would only be cost effective to develop if the amount of dwellings built accorded with the proposal.

There was also concern that the density of the development exceeded the range suggested within policy RH/4, but it was acknowledged that the site was in an accessible area and that the variety of residential accommodation allowed the proposal to meet the housing needs of the Borough in accordance with policy RH/4 of Gosport Borough Local Plan Review.

RESOLVED: That planning application K15374/4 – The Wiltshire Lamb 2 Privett Road Gosport Hampshire PO12 3SU be approved subject to 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the payment of a sum towards the funding of a traffic regulation order and the conditions set out in the report of the Development Services Manager for the following reason:-

- i Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. It will ensure the retention of a historic building and its architectural character with the new properties reflecting the character of nearby historic buildings and enhancing its setting. It will not have any detrimental impact on the setting of nearby listed buildings and will enhance the appearance of the Bury Road Conservation Area. The proposal will not have a detrimental impact on the amenities of neighbouring or prospective occupiers or highway safety. The development will not have an adverse impact on the interests of nature conservation. Adequate provision is made for open space, car parking and cycle and refuse storage. Necessary archaeological works are to be undertaken. As such the development complies with Policies R/DP1, R/DP3, R/H4, R/BH1, R/BH2, R/BH3, R/T4, R/T11, R/ENV4, R/OS8 and R/OS13 of the Gosport Borough Local Plan Review.

34 K6230/8 - PROPOSED CHANGE OF USE OF PART OF EXISTING GROUND AND FIRST FLOOR OFFICE AND STAFF AREA TO 2NO. ONE BEDROOMED SELF CONTAINED FLATS AND TWO STOREY REAR EXTENSION (CONSERVATION AREA)
89 Stoke Road Gosport Hampshire PO12 1LR

Officers advised that due to the timing of the submission of the application in relation to the Regulatory Board timetable, the required legal agreement had not yet completed. In order to meet the 8 week determination period it was requested that authority be given to the Head of Development Control to refuse the application should the completed agreement not be received by 6th July 2009.

RESOLVED: That planning application K6230/8 – 89 Stoke Road, Gosport, Hampshire be approved subject to Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the payment of a commuted sum towards transport infrastructure, services and facilities and subject to the conditions set out in the report of the Development Services Manager, for the following reasons below. In the event that the completed legal agreement is not received by 6th July 2009, authority is delegated to the Head of Development Control to refuse the application.

- 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. Due to its appropriate design, density and layout, the development will preserve the character and appearance of the Stoke Road Conservation Area and will not have a detrimental impact on the visual

amenity of the locality or the amenities and servicing arrangements of existing, neighbouring or prospective occupiers. Adequate provision is made for open space, cycle and refuse storage and highway and infrastructure improvements. The development therefore complies with Policies R/DP1, RBH1, R/BH2, R/H4, R/S6, R/S7, R/T11, R/DP3, R/T4 and R/OS8 of the Gosport Borough Local Plan Review.

**35 K13063/2- USE OF GROUND FLOOR OF RESIDENTIAL PROPERTY AS A PLAYGROUP FOR UP TO 22 CHILDREN, ERECTION OF FRONT BOUNDARY FENCING AND REPLACEMENT OF REAR GROUND FLOOR WINDOW WITH DOOR (as amplified by letter received 14.04.09)
47 Gosport Road Lee-On-The-Solent Hampshire PO13 9EJ**

RESOLVED: That planning application K13063/2 – 47 Gosport Road, Lee-on-the-Solent, Hampshire be approved subject to Section 106 agreement relating to the payment of a commuted sum towards transport infrastructure, services and facilities and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the increase in the number of children will not have a detrimental impact on the residential character of the area, the amenities of the occupiers of the adjoining dwellings, traffic conditions in the locality or highway and pedestrian safety. Provisions have been made for highway and infrastructure improvements and the proposal therefore complies with Policies R/DP1, R/CF5, R/ENV10 and R/T11, R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

**36 K10527/1- EXTENSION OF REAR GARDEN AND ERECTION OF 1.8 METRE HIGH BOUNDARY WALL
30 Maynard Close Gosport Hampshire PO13 0XH**

Members queried whether negotiations were underway for the purchase of the land by the applicants and officers confirmed that this was the case.

RESOLVED: That planning application K10527/1 – 30 Maynard Road Gosport, Hampshire be approved subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the garden extension as proposed is acceptable and will not have a detrimental impact on visual amenity of Maynard Close, the amenities of adjoining occupiers, or highway and pedestrian safety. As such, the proposal complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

37 K17682 - ROWNER REDEVELOPMENT

Members were reminded that at the meeting on 21 April 2009 the Board had resolved to advise the Secretary of State that the Council was minded to grant planning permission for the re-development of Rowner village subject to a legal agreement. The Secretary of State had confirmed that the application should be determined by the Council. The legal agreement had not yet been completed therefore the decision had not yet been issued. In the interim an amended plan showing minor alterations to the parameters of the building and satisfactory reports on the reptile and archaeological mitigation strategies had been received. Approval was sought for the minor alterations to the parameters and for amendments to update the conditions requiring reptile and archaeological reports to reflect the current situation. The urgent need to consider the item was created by the need for these matters to be approved so that the decision notice could be issued as soon as the legal agreement was completed
RESOLVED: That:

- a) the revised parameter plan be approved; and
- b) the decision notice be amended to reflect the satisfactory receipt of reptile and archaeological mitigation strategies.

The meeting commenced at 6.00pm and concluded at 8.33 pm

CHAIRMAN

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

14th July 2009

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.

INDEX				
<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3-9	K5744/20	Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH	Grant Permission
02.	10-15	K5744/21	Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH	Grant Listed Building Consent
03.	16-19	K17540/1	Bay House School And Sixth Form Gomer Lane Gosport Hampshire PO12 2QP	Grant Permission
04.	20-22	K17699	17 Ensign Drive Gosport Hampshire PO13 9XE	Grant Permission
05.	23-26	K12995/17	No.1 Military Training Establishment Fort Monckton Fort Road Gosport Hampshire PO12 2AT	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K5744/20
APPLICANT: Mr Ray Bezani
DATE REGISTERED: 12.02.2009

ALTERATIONS AND EXTENSIONS TO EXISTING HOTEL (AMENDMENT TO PLANNING CONSENT K5744/18) (LISTED BUILDING IN CONSERVATION AREA) (as amended by Design and Access Statement and plans received 26.03.09)
Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

This application was considered by the Regulatory Board at the meeting on 16 June 2009 when Members resolved to defer it for a site visit.

Listed Building and planning consent were granted last year to increase the number of rooms at the Anglesey Hotel by a further 8, extending above the existing footprint. However a mistake was made in the original survey. The single storey element of the existing footprint was shown to be approximately 300 mm deeper than it actually is. In addition the internal layout could not be accommodated within the foot print approved and the extension was increased in depth by approximately 750mm without reference to the Local Planning Authority. When this discrepancy was noted during a Building Control Inspection the works were stopped on site before the building progressed to first floor level. An amended planning application has been submitted for a slightly larger extension than that originally permitted. A Listed Building application has also been submitted for the same works.

The Anglesey Hotel is located on the northern side of Crescent Road at the junction with St Mark's Road within the Anglesey Conservation Area. It is a four storey building that steps down in height to the rear and has painted stucco walls. It forms the south eastern end of a curved terrace of Grade II * Listed Buildings and dates from the 1830's. The Hotel has an existing extension dating to the later 19th Century that appears to have been remodelled in the early 20th Century with a new ground floor elevation.

The main entrance to the hotel is situated along the back edge of the pavement fronting onto St Mark's Road as is a door providing access to the bar area located to the rear of the premises. To the rear of the building there are treble folding timber gates providing access to the rear yard and garden adjacent to a block of five single storey garages. To the rear of the garages there is a 2 metre high brick boundary wall fronting Anglesey Arms Road. There is a brick boundary wall separating the site from the rear garden serving 23 Crescent Road. This is a residential property 4 storeys high with a pair of windows on each floor on the rear elevation. It has a long back garden and a relatively large front garden. At the back of the hotel building there is a flat roofed brick built extension which steps down to a recently constructed matching brick built flat roofed extension providing a cold store at the rear of the adjacent hotel kitchen. On the top of these extensions there is a black painted metal fire escape staircase into the rear yard.

Crescent Gardens are located to the front of the application site on the opposite side of Crescent Road where there is a layby that provides on street parking facilities. To the side of the Hotel is St Mark's Road. On the other side of the road is Ambleside Court, a 1960's block of flats, and garages and maisonettes fronting The Lane. There are no windows to habitable rooms in the side elevation to Ambleside Court facing the application site. There are no windows in the side elevation to the maisonette facing the application site. A disused walled cemetery, the site of St Mark's Church, is situated to the north of The Lane. In St Mark's Road, opposite the Hotel, bollards have been placed in the pavement by Hampshire County Council to restrict parking on that side of the road. Immediately to the rear of the application site on the opposite side of Anglesey Arms Road there is the side elevation containing secondary windows of a two story house, 22 St Mark's Road. The remainder of Anglesey Arms Road is characterised by two storey dwellings of different ages and types but with an overall cottage style.

The extension as previously permitted and as proposed will contain 6 rooms with a further 2 rooms at third floor level on the parapet roof to the existing three storey element to the building linking to the 4 storey front part of the main building. The new mansard roof will be 2 metres higher than the existing hipped roof to the three storey element to the building whilst remaining 1 metre below the level of the frontage roof serving the main part of the building. In addition an internal lift will be provided to the top floor and passageways on the north west elevation would connect all bedrooms. The new enclosed fire escape would come down from the third floor and join with the existing external fire escape at first floor level. Due to the presence of a high level glazed window in the bar area the existing fire escape route over the flat roof cannot be moved from the centre of the roof back to adjoin the new extension away from the boundary with 23 Crescent Road. Therefore the existing fire escape route approved under applications K5744/16 and K5744/17 is now proposed to be retained.

In the light of responses to the public advertisement for this application a revised Design and Access Statement has been submitted. In addition amended plans indicating revisions to the ground floor window layout to the WC area located at the rear of the bar area have been received. The proposal still makes provision for 5 on site parking spaces. This will be achieved by making two of the garages available for customer parking. In addition part of the modern rear brick boundary wall will be removed to open up part of the garden area to provide a further customer parking space and two tandem spaces for staff parking. An area is also identified for providing cycle parking. New painted ledged and braced close boarded gates will be provided between brick piers to the parking area adjacent to Anglesey Arms Road.

The extension is designed to reflect the character of the original building. The lift will be capable of carrying a wheelchair plus at least one other person thus enabling disability access to all floors. Stucco painted walls will be continued to the main public elevations. The parapet walls will continue the details and architectural features of the existing building. The whole of the elevation to St Mark's Road will be repainted to ensure new and old blend together in a paint that is in keeping with the facade of the Crescent. The rainwater goods will be white painted metal. The treatment of the rear elevation facing Anglesey Arms Road will be render to continue the design and proportion of the St Mark's Road elevation. It will have central timber windows of equal proportions to those in the main part of the building. The overall bulk and height of this rear elevation is subservient to the main roof achieved by wrapping the mansard roof around the corner. The roof is to be constructed in matching natural slate with lead ridge flashing to match the main roof. The windows in this roof will be lead clad dormer windows with white painted timber framed single glazed sliding sash windows. The inner north west facing side elevation is to match in facing brickwork the more random form and appearance of the rear of the building. The style of the windows and detailing to the cills and brick lintels will match the originals. The new windows to this elevation will have obscure glazing by means of an applied film. The roof shape over the proposed fire escape minimises its bulk and possible overshadowing. It will follow the main roof slope down from the main roof with matching natural slates. Reclaimed matching facing brickwork will be used to construct the extension in an appropriate matching bond. Black painted fascia, gutter and rainwater goods will be used to match the existing located on the rear of the building.

Relevant Planning History

K5744/13 erection of single storey rear extension and replacement external staircase (Listed Building in Conservation Area) permitted 03.05.05.

K5744/14 Listed Building application - erection of single storey rear extension and replacement external staircase (Conservation Area) permitted 03.05.05.

K5744/16 retention of single storey rear extension, external staircase and 3no. condenser units (amendments to consent K5744/13) and further works for the installation of a door in the rear elevation of the main building and retention of boundary gates (Listed Building in Conservation Area) permitted 21.02.08

K5744/17 Listed Building application - retention of single storey rear extension, external staircase and 3no. condenser units (amendments to consent K5744/14) and further works for the installation

of a door in the rear elevation of the main building and retention of boundary gates (Conservation Area) permitted 30.04.08

K5744/18 alterations and extension to existing hotel to provide disabled access via passenger lift and additional bedroom accommodation (Listed Building in Conservation Area) permitted 21.02.08

K5744/19 Listed Building application - alterations and extension to existing hotel to provide disabled access via passenger lift and additional bedroom accommodation (Conservation Area) permitted 30.04.08

K5744/21 current Listed Building application for the same works submitted by the same applicant.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

R/CF11

Improvement or Development of Tourist Accommodation and Conference Facilities

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

Consultations

The Gosport Society	no objection
Building Control	Access for Fire Brigade satisfactory. Alterations are likely to be required around the lift shaft on all floors as the lift will need to be in a protected shaft.
Local Highway Authority	No objection to the proposal. The hotel currently provides no car parking facilities. Under the maximum car parking standards adopted by the Borough Council the proposed 8 additional bedrooms would be allowed a maximum of 8 car parking spaces. The proposal will provide 5 spaces which will comply with maximum car parking standards therefore an objection to a lack of car parking cannot be sustained as a reason for refusal. Cycle parking must be provided in accordance with adopted minimum standards. The proposed gates at the rear of the site must not open over the highway. In order to protect visibility at the junctions adjacent to the site it is recommended that the applicant fund a Traffic Regulation Order.

Response to Public Advertisement

3 letters of objection

Issues raised:-

- Original Design and Access Statement incorrect, states that the footprint of building will not be changed, and that the existing fire escape over the flat roof will be moved away from the boundary
- An illegal extension has been added to the building
- Existing traffic/parking problems in the area due to excessive parking and obstruction of visibility
- Inadequate car parking facilities
- The removal of parked cars outside the two garages to be used for customer parking would improve visibility for cars emerging from Anglesey Arms Road and ease the turn into The Lane and would be welcomed
- If TRO introduced there will be less space to park in, residents should not have to suffer a loss of car parking
- Believe there will need to be an increase in staff
- Existing route of fire escape will be retained resulting in unacceptable overlooking/loss of privacy to neighbour
- Design and Access Statement refers to 'secondary rooms' at the rear of 23 Crescent Road but it includes the primary living space
- Future routing of fire escape should be as depicted in approved applications K5744/18 and K5744/19
- Disabled facilities could be provided without the proposed additional bedrooms
- Garages at rear of building are in a poor state of repair and could be removed to increase car parking

Principal Issues

1. The application site is located within the urban area boundary and consequently the principle of development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The acceptability of the principle of this form of development has been established with the grant of permissions K5744/18 and K5744/19. The Hotel has long been established and the applicant has identified that there is insufficient hotel accommodation in Gosport as noted within Gosport's Cultural Strategy 'Towards 2010' therefore providing justification in the identified need for the proposal in accordance with Policy R/CF11 (iii) of the Gosport Borough Local Plan Review. The applicant was requested to stop unauthorised building works at the site and did so submitting this and the current Listed Building application for formal consideration. Any vehicles can legally park on the adjacent public highway. It is not proposed to increase the number of staff as a result of this development. Therefore the main issues in this case are the acceptability of the increase in the depth of the extension in the context of the planning considerations of whether the proposal will preserve or enhance the character and appearance of the Conservation Area and the impact on the historic and architectural character and appearance of this Listed Building and its setting, the amenities of nearby residents, the provision of car and cycle parking facilities, and the impact on highway safety.

2. In view of the scale of the proposal the additional 750 mm in depth beyond the existing footprint will not significantly affect the appearance of the development. The proposed extension still provides a well designed and balanced elevation to St Mark's Road and an appropriate subservience to the original corner block of the Hotel. The fenestration and parapet detailing relate well to the main building and due to the set back of the mansard roof, the scale of the extension is reduced visually. Similarly the northern elevation, facing Anglesey Arms Road, provides a point of interest in an appropriately designed stucco treatment. The existing windows at first and second floor level in this elevation appear to be early nineteenth century and as such should be reused in the extension and this can be secured by condition. The north west elevation with its new windows and the external enclosed stairs help to break up an otherwise potentially relatively large plain facade. The design is helped by the window arrangement which is appropriate in this part of the building. The limited depth of the enclosed external staircase and sloping subservient roof helps reduce its visual presence. The alterations to the existing rear elevation to the main building returns

an element of symmetry appropriate to the historic core of the original building and is acceptable in design terms. The proposed materials to be used and architectural detailing are acceptable and will be appropriate in this important location. I am satisfied this scheme will enhance the character and appearance of the Anglesey Conservation Area and not be detrimental to the historic and architectural character and appearance of this Listed Building and its setting. The modifications to the previously approved scheme are acceptable and still retain the special character of the Listed Building. As such the development complies with Policies R/BH1 and R/BH3 of the Gosport Borough Local Plan Review. Conditions are proposed requiring the detailed recording of the existing internal staircase proposed to be removed and replaced by the lift and stores. In addition further conditions are proposed requiring further details of specific aspects of the development so as to ensure the materials and historic and architectural detailing are correct and appropriate. The robust style and design of the timber gates are also appropriate to a building of this age and will retain a barrier along the Anglesey Arms Road frontage which is far more appropriate historically than having an open frontage. It would also not be appropriate to demolish the garages as these are an intrinsic part of the layout of the site. A condition is proposed requiring further details of the gates and details of the piers and type of capping stones to ensure they will enhance the character and appearance of this part of the Conservation Area.

3. The increase in depth will not affect the placing of the fenestration and in view of the orientation of the extension and relationship to neighbouring properties and the use of obscure glazing by means of an applied film to windows in the north west side elevation is such that there will be no unacceptable overlooking or loss of privacy as a result of this development. When the previous consents were granted it was accepted that due to the increase in the size of the building there will be some impact in terms of direct light onto the rear elevation of 23 Crescent Road early in the morning and additional overshadowing of the rear garden. For the previous application the applicant looked at tests that have been devised by the Building Research Establishment (BRE) to determine whether or not a new development will adversely affect the light to nearby properties and has provided information in relation to the impact on 23 Crescent Road. The diagram provided looks at the guidelines of BRE Digest 209 : Site Layout Planning for Daylight and Sunlight which recommends that a minimum of 25% of a garden should receive sunlight on 21 March at 12.00 noon GMT. This diagram shows that an area of 31% will receive sunlight on this day at that time, therefore falling within these recommended guide lines. This diagram shows the minimal impact the proposal will have on the adjoining property. The slightly larger depth to the extension now proposed will have a minimal impact on this received sunlight level. The sunlight to the front garden will remain unaffected by the proposed extension as will the northern part of the rear garden. This overall level of impact is not unacceptable. The external part of the fire escape at first floor level is to be retained in its current location. This arrangement was approved in the past and has existed for some time and is considered acceptable. Whilst the extension will be visible when viewed from neighbouring rear gardens in the Crescent it is appropriately detailed to add visual interest and relates well to the main building so as not to look out of place. As such the development will not be detrimental to the amenities of adjoining residents.

4. Whilst objectors have referred to general parking problems in the area, the scheme will provide 5 car parking spaces on site that do not exist at present as previously approved. The maximum allowable parking requirement is 8 additional spaces. Under maximum car parking standards a lack of car parking cannot be sustained as a reason for refusal. There is the facility to park on the street in this area which is available for all users of the highway including the staff and customers of the hotel. However, in order to ensure that parking on the highway will not adversely impact on highway safety, to protect visibility at the junctions adjacent to the site the applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a sum towards the funding of a traffic regulation order which shall include providing signs and road markings to restrict parking in the vicinity of the site in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. There is space identified within the site where cycle parking can be provided to the necessary minimum standard for this development. The provision of the car and cycle parking facilities is to be conditioned and therefore the development complies with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a sum towards the funding of a traffic regulation order

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. There is an identified need for additional hotel accommodation in the Borough and the extension is of an appropriate design, and will not have any detrimental impact on this Listed Building or its setting or the amenities of nearby residents or traffic/parking conditions in the locality, and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/DP3, R/BH1, R/BH3, R/CF11, R/T4 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. A full photographic record and section and elevation drawings at a scale of 1:20 of the existing internal staircase (proposed to be removed and replaced by the lift and stores) shall be made and copies sent to the Local Planning Authority and the County Archaeologist before any demolition takes place.

Reason - To ensure that historical and architectural evidence is investigated and recorded and to comply with Policies R/BH3 and R/BH4 of the Gosport Borough Local Plan Review.

3. Full details of the proposed external facing brickwork, mortar and brick bond including a sample panel to be prepared on site to show the method of pointing shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Details including samples of the roof slates and external render shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. The exiting windows at first and second floor level in the northern elevation, facing Anglesey Arms Road, shown edged in red on the plans hereby approved, shall be carefully removed and repaired as necessary and reused in the proposed northern elevation.

Reason - To maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Details of the dormers and all new external windows and doors (including illustrating how they are to be set within the respective render or brick surrounds) including horizontal and vertical sections and elevations at a scale of 1:20 and glazing bars at a scale of 1:1 shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the

development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

7. Full details including a sample of the proposed obscure glazing for the new windows in the north west side elevation shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

8. Full details of any intervention in the roof line that may be required due to the insertion of the lift shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

9. Details of the proposed double gates fronting Anglesey Arms Road including elevations at a scale of 1:20 including details of the method of hanging shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. A sample of the capping stone to be used on the gate piers shall also be submitted for approval. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

10. 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.

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

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

ITEM NUMBER: 02.
APPLICATION NUMBER: K5744/21
APPLICANT: Mr Ray Bezani
DATE REGISTERED: 23.01.2009

LISTED BUILDING APPLICATION - ALTERATIONS AND EXTENSION TO EXISTING HOTEL (AMENDMENT TO LISTED BUILDING CONSENT K5744/19) (CONSERVATION AREA) (as amended by Design and Access Statement and plans received 26.03.09)
Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

This application was considered by the Regulatory Board at the meeting on 16 June 2009 when Members resolved to defer it for a site visit.

Listed Building and planning consent were granted last year to increase the number of rooms at the Anglesey Hotel by a further 8, extending above the existing footprint. However a mistake was made in the original survey. The single storey element of the existing footprint was shown to be approximately 300 mm deeper than it actually is. In addition the internal layout could not be accommodated within the foot print approved and the extension was increased in depth by approximately 750mm without reference to the Local Planning Authority. When this discrepancy was noted during a Building Control Inspection the works were stopped on site. An amended Listed Building application has been submitted for a slightly larger extension than that originally permitted. A planning application has also been submitted for the same works.

The Anglesey Hotel is located on the northern side of Crescent Road at the junction with St Mark's Road within the Anglesey Conservation Area. It is a four storey building that steps down in height to the rear and has painted stucco walls. It forms the south eastern end of a curved terrace of Grade II * Listed Buildings and dates from the 1830's. The Hotel has an existing extension dating to the later 19th Century that appears to have been remodelled in the early 20th Century with a new ground floor elevation.

The main entrance to the hotel is situated along the back edge of the pavement fronting onto St Mark's Road as is a door providing access to the bar area located to the rear of the premises. To the rear of the building there are treble folding timber gates providing access to the rear yard and garden adjacent to a block of five single storey garages. To the rear of the garages there is a 2 metre high brick boundary wall fronting Anglesey Arms Road. There is a brick boundary wall separating the site from the rear garden serving 23 Crescent Road. This is a residential property 4 storeys high with a pair of windows on each floor on the rear elevation. It has a long back garden and a relatively large front garden. At the back of the hotel building there is a flat roofed brick built extension which steps down to a recently constructed matching brick built flat roofed extension providing a cold store at the rear of the adjacent hotel kitchen. On the top of these extensions there is a black painted metal fire escape staircase into the rear yard.

Crescent Gardens are located to the front of the application site on the opposite side of Crescent Road where there is a layby that provides on street parking facilities. To the side of the Hotel is St Mark's Road. On the other side of the road is Ambleside Court, a 1960's block of flats, and garages and maisonettes fronting The Lane. There are no windows to habitable rooms in the side elevation to Ambleside Court facing the application site. There are no windows in the side elevation to the maisonette facing the application site. A disused walled cemetery, the site of St Mark's Church, is situated to the north of The Lane. In St Mark's Road, opposite the Hotel, bollards have been placed in the pavement by Hampshire County Council to restrict parking on that side of the road. Immediately to the rear of the application site on the opposite side of Anglesey Arms Road there is the side elevation containing secondary windows of a two story house, 22 St Mark's Road. The remainder of Anglesey Arms Road is characterised by two storey dwellings of different ages and types but with an overall cottage style.

The extension as previously permitted and as proposed will contain 6 rooms with a further 2 rooms at third floor level on the parapet roof to the existing three storey element to the building linking to the 4 storey front part of the main building. The new mansard roof will be 2 metres higher than the existing hipped roof to the three storey element to the building whilst remaining 1 metre below the level of the frontage roof serving the main part of the building. In addition an internal lift will be provided to the top floor and passageways on the north west elevation would connect all bedrooms. The new enclosed fire escape would come down from the third floor and join with the existing external fire escape at first floor level. Due to the presence of a high level glazed window in the bar area the existing fire escape route over the flat roof cannot be moved from the centre of the roof back to adjoin the new extension away from the boundary with 23 Crescent Road. Therefore the existing fire escape route approved under applications K5744/16 and K5744/17 is now proposed to be retained.

In the light of responses to the public advertisement for this application a revised Design and Access Statement has been submitted. In addition amended plans indicating revisions to the ground floor window layout to the WC area located at the rear of the bar area have been received. The proposal still makes provision for 5 on site parking spaces. This will be achieved by making two of the garages available for customer parking. In addition part of the modern rear brick boundary wall will be removed to open up part of the garden area to provide a further customer parking space and two tandem spaces for staff parking. An area is also identified for providing cycle parking. New painted ledged and braced close boarded gates will be provided between brick piers to the parking area adjacent to Anglesey Arms Road.

The extension is designed to reflect the character of the original building. The lift will be capable of carrying a wheelchair plus at least one other person thus enabling disability access to all floors. Stucco painted walls will be continued to the main public elevations. The parapet walls will continue the details and architectural features of the existing building. The whole of the elevation to St Mark's Road will be repainted to ensure new and old blend together in a paint that is in keeping with the facade of the Crescent. The rainwater goods will be white painted metal. The treatment of the rear elevation facing Anglesey Arms Road will be render to continue the design and proportion of the St Mark's Road elevation. It will have central timber windows of equal proportions to those in the main part of the building. The overall bulk and height of this rear elevation is subservient to the main roof achieved by wrapping the mansard roof around the corner. The roof is to be constructed in matching natural slate with lead ridge flashing to match the main roof. The windows in this roof will be lead clad dormer windows with white painted timber framed single glazed sliding sash windows. The inner north west facing side elevation is to match in facing brickwork the more random form and appearance of the rear of the building. The style of the windows and detailing to the cills and brick lintels will match the originals. The new windows to this elevation will have obscure glazing by means of an applied film. The roof shape over the proposed fire escape minimises its bulk and possible overshadowing. It will follow the main roof slope down from the main roof with matching natural slates. Reclaimed matching facing brickwork will be used to construct the extension in an appropriate matching bond. Black painted fascia, gutter and rainwater goods will be used to match the existing located on the rear of the building.

Relevant Planning History

K5744/19 Listed Building application - alterations and extension to existing hotel to provide disabled access via passenger lift and additional bedroom accommodation (Conservation Area) permitted 30.04.08

K5744/20 current planning application for the same works submitted by the same applicant.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/BH3

Development Affecting Listed Buildings

Consultations

Ancient Monument Society	no response
Council For British Archaeology	no response
English Heritage	Do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
Society For The Protection Of Ancient Buildings	no response
Twentieth Century Society	no response
The Georgian Group	The current proposal seek to extend an existing extension to the original fabric of the hotel. The Group do not object to the principle of an extension to the building. However, the design of the proposed mansard needs to be amended so that it will not be visible above the parapet of the extension to any greater extent than the original mansard is visible above the parapet of the main crescent. The group also advise that the windows in the rear of the existing extension are reused in the new extension as they appear to be early nineteenth century windows, probably moved from the rear of the original 1826 building.
The Gosport Society	no objection
The Victorian Society	no response

Response to Public Advertisement

2 letters of objection

Issues raised:-

- Original Design and Access Statement incorrect, states that the existing fire escape over the flat roof will be moved away from the boundary
- Existing traffic/parking problems in the area due to excessive parking and obstruction of visibility
- Inadequate car parking facilities
- Existing route of fire escape will be retained resulting in unacceptable overlooking/loss of privacy to neighbour
- Design and Access Statement refers to 'secondary rooms' at the rear of 23 Crescent Road but it includes the primary living space
- Future routing of fire escape should be as depicted in approved applications K5744/18 and K5744/19
- Disabled facilities could be provided without the proposed additional bedrooms
- Garages at rear of building are in a poor state of repair and could be removed to increase car parking

Principal Issues

1. The only issue in this case is the increase in the depth of the extension in the context of impact of the proposal on the historic and architectural character and appearance of this Grade II * Listed Building and its setting. The other issues raised by objectors have been assessed in relation to the associated planning application.

2. In view of the scale of the proposal the additional 750 mm in depth beyond the existing footprint will not significantly affect the appearance of the development. The proposed extension still provides a well designed and balanced elevation to St Mark's Road and an appropriate subservience to the original corner block of the Hotel. The fenestration and parapet detailing relate well to the main building and due to the set back of the mansard roof, the scale of the extension is reduced visually. I am satisfied that the mansard roof as proposed will not appear significantly more prominent than the original mansard that is visible above the parapet of the main crescent. Similarly the northern elevation, facing Anglesey Arms Road, provides a point of interest in an appropriately designed stucco treatment. The existing windows at first and second floor level in this elevation appear to be early nineteenth century and as such should be reused in the extension and this can be secured by condition. The north west elevation with its new windows and the external enclosed stairs help to break up an otherwise potentially relatively large plain facade. The design is helped by the window arrangement which is appropriate in this part of the building. The limited depth of the enclosed external staircase and sloping subservient roof helps reduce its visual presence. The alterations to the existing rear elevation to the main building returns an element of symmetry appropriate to the historic core of the original building and is acceptable in design terms. The proposed materials to be used and architectural detailing are acceptable and will be appropriate in this important location. I am satisfied this scheme will not be detrimental to the historic and architectural character and appearance of this Listed Building and its setting. The modifications to the previously approved scheme are acceptable and still retain the special character of the Listed Building. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review. Conditions are proposed requiring the detailed recording of the existing internal staircase proposed to be removed and replaced by the lift and stores. In addition further conditions are proposed requiring further details of specific aspects of the development so as to ensure the materials and historic and architectural detailing are correct and appropriate. The robust style and design of the timber gates are also appropriate to a building of this age and will retain a barrier along the Anglesey Arms Road frontage which is far more appropriate historically than having an open frontage. It would also not be appropriate to demolish the garages as these are an intrinsic part of the layout of the site. A condition is proposed requiring further details of the gates and details of the piers and type of capping stones to ensure they will enhance the setting of this important Listed Building.

RECOMMENDATION:

That the Secretary of State be advised that the Borough Council is minded to grant Listed Building Consent for the following reason:-

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design and does not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The works 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 18 of the Planning (Listed Buildings and Conservation Area) Act, 1990 (as amended).

2. A full photographic record and section and elevation drawings at a scale of 1:20 of the existing internal staircase (proposed to be removed and replaced by the lift and stores) shall be made and

copies sent to the Local Planning Authority and the County Archaeologist before any demolition takes place.

Reason - To ensure that historical and architectural evidence is investigated and recorded and to comply with Policies R/BH3 and R/BH4 of the Gosport Borough Local Plan Review.

3. Full details of the proposed external facing brickwork, mortar and brick bond including a sample panel to be prepared on site to show the method of pointing shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Details including samples of the roof slates and external render shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. The exiting windows at first and second floor level in the northern elevation, facing Anglesey Arms Road, shown edged in red on the plans hereby approved, shall be carefully removed and repaired as necessary and reused in the proposed northern elevation.

Reason - To maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Details of the dormers and all new external windows and doors (including illustrating how they are to be set within the respective render or brick surrounds) including horizontal and vertical sections and elevations at a scale of 1:20 and glazing bars at a scale of 1:1 shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

7. Full details including a sample of the proposed obscure glazing for the new windows in the north west side elevation shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

8. Full details of any intervention in the roof line that may be required due to the insertion of the lift shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

9. Details of the proposed double gates fronting Anglesey Arms Road including elevations at a scale of 1:20 including details of the method of hanging shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. A sample of the capping stone to be used on the gate piers shall also be submitted

for approval. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K17540/1
APPLICANT: Mr R Davey
DATE REGISTERED: 12.06.2009

TEMPORARY USE FOR CAMPING AND CARAVANS (MAXIMUM 6 DAYS PER YEAR)
(as amplified by information received 02.07.09)
Bay House School And Sixth Form Gomer Lane Gosport Hampshire PO12 2QP

The Site and the proposal

The application site is part of the Bay House School playing field which lies to the north west of the Browndown Road/Gomer Lane roundabout. To the west is the River Alver and beyond it the Kingfisher Caravan Park. Between the river and the western boundary of the application site is a strip of vegetation approximately 20 metres wide comprising small trees and shrubs and un-mown grass. To the north is Privett Road. To the east is residential development which is mainly two storey fronting Gale Moor Avenue, and bungalows fronting Martello Close, Tower Close and Portland Drive. Adjacent to the north east corner of the field is the flatted development comprising Milford Court and Whitecliffe Court. The rear boundary treatments to these properties is varied and some have walls and mesh fences only just over a metre high.

Vehicular access to the field is from Browndown Road. There is a pumping station immediately adjacent to this access with a turning head leading to the pumping station. The School Sports Hall is to the north east with tennis courts adjacent to it and an enclosed, artificial playing surface to the west of the tennis courts immediately north of the access. There are two rugby pitches in the northern part of the field. There is a pedestrian gate on to Privett Road in the north east corner of the playing field and a pedestrian access is shown at the north east corner of the field which would allow users of the camping area and parking areas to access the site.

The proposal is to use the site for caravans and camping for a maximum of six days per year (this could be consecutively or on 6 separate days). 500 car parking spaces are proposed. There will be a buffer strip of approximately 20 metres between this area and the eastern bank of the River Alver and approximately 25 metres between this area and most of the rear garden boundaries of the residential properties on the eastern side of the playing field which increases to approximately 80 metres between the site boundary and the rear boundaries of the properties fronting Portland Drive. The existing sports hall is excluded from the application site area but the tennis courts and artificial sports pitch are included.

The site falls outside the Urban Area Boundary and within a Strategic Gap and an existing Open Space. Parts of the site also fall within Flood Zones 2 and 3. The site is a designated Site of Importance for Nature Conservation (SINC) because of its importance as a feeding ground for Brent Geese. There are 2 patches of green winged orchids to the west and north of the artificial games pitch. The central and northern parts of the site were used for landfill following the demolition of Fort Gomer.

The Stokes Bay Folk Festival 2009 Traffic Management Plan and The Stokes Bay Folk Festival 2009 Noise Management Plan have been submitted with the application.

An application for a caravan site licence for a maximum of 150 caravans between the dates of July 23 and August 31 has been made by Bay House School. The plan submitted with the licensing application indicates that the tennis court and artificial sports pitch will be used for car parking and the area to the north comprising the rugby pitches will be used for caravans and camping with toilets on the western boundary approximately 60 metres north of the artificial sports pitch and a fresh water stand pipe at the north eastern corner of the artificial sports pitch.

Relevant Planning History

K3938 outline erection of dwellings on 30.16 acres, use 23.55 acres for open space and 15.79 acres for caravan site permitted 5.7.62

K5295/1 construction of joint access for playing fields and pumping station permitted 18.4.67

K3938/1B use 22.2 acres land for school playing fields permitted 28.4.67

K3938/2 erection of sports hall permitted 8.5.72.

K17540 New sports facilities, fitness centre, nursery and children's play facilities permitted 28.05.09

The Camping and Caravanning Club holds a Certificate of Exemption under Paragraph 12 of the First Schedule of the Caravan Sites and Control of Development Act 1960 on the Bay House School Playing Field. This allows the Camping and Caravanning Club only to hold rallies on the site without requiring planning permission. In 2008 the Club notified the Local Planning Authority they intended to hold 2 rallies. One was for 9 days between 23.05.08 and 01.06.08. The other was for 28 days between 01.08.08 and 29.08.08. Both were for up to 100 units including all tents and caravans.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/OS1

Development Outside of the Urban Area

R/OS2

Strategic Gaps

R/OS4

Protection of Existing Open Space

R/OS12

Locally Designated Areas of Nature Conservation Importance

R/OS13

Protection of Habitats Supporting Protected Species

R/OS14

Biodiversity Action Plans

R/DP1

General Standards of Development within the Urban Area

R/ENV2

River and Groundwater Protection

R/ENV5

Contaminated Land

R/ENV10

Noise Pollution

R/T2

New Development

Consultations

Natural England	To be updated
Environment Agency (Hants & IOW)	To be updated
HCC Transport Development Control Section	No objection subject to condition requiring compliance with Traffic Management Plan

Response to Public Advertisement

9 letters of representation

Issues raised:-

- proximity to housing
- risk of contamination

- applicant is associate of Member of the Council
- no consultation
- disposal of foul sewage
- flood risk
- disruption to residents for a private commercial event
- Health and Safety requirement to separate cars and tents
- Police objection
- noise
- litter
- harm to wildlife
- traffic congestion
- concern regarding moving the Stokes Bay Festival to current venue

1 letter of observation referring to the need for measures to mitigate against the risks of contamination and to prevent access to the river on Health and Safety grounds and for the pedestrian access onto Privett Road to be used on highway safety grounds.

Principal Issues

1. Policy R/OS1 allows development for appropriate recreational uses outside the Urban Area Boundary provided it satisfies the criteria set out under Policy R/DP1. As the use, both in character and duration, is of a temporary nature it will not physically or visually diminish the Strategic Gap between Gosport and Lee-on-the-Solent or the open character of the area in compliance with Policies R/OS2 and R/OS24.

2. Although the site was previously used for land fill the proposal does not include any disturbance to the land so there is no risk from contamination to the future occupiers or to controlled waters or adjoining land as a result of the development in compliance with Policy R/ENV5.

3. The part of the site proposed to be used for camping and caravans is within Flood Zones 1 and 2, not Flood Zone 3, where there is a lower risk of flooding and the character and seasonal nature of the use make it less vulnerable to inundation. The use itself will not increase the risk of flooding elsewhere. Therefore there is no conflict with the advice contained within PPS25.

4. Whilst Brent Geese feed on the northern part of the site the use is proposed for only 6 days in a year and can be controlled by condition to take place outside the over-wintering period. Fencing of the area of protected green-winged orchids located to the north of the existing artificial games pitch would protect them throughout the duration of the use and this could be secured by condition. As such, the development could be controlled to comply with Policies R/OS11, R/OS12, R/OS13, R/OS14 and R/DP1 (ii) of the Gosport Borough Local Plan.

5. The local highway authority has confirmed that there is no objection on highway grounds subject to a condition requiring the implementation of the Traffic Management Plan to comply with Policy R/T2 of the Gosport Borough Local Plan Review.

6. The main issue is therefore the impact of the development on the amenities of adjoining occupiers. As the playing field can be used by the Caravan and Camping Club without any restriction on the number of days per year or the number of units, the proposal has to be considered within the context of this use. The difference between the two uses is that the Club has mechanisms for controlling the site through the organisation of its members. However the Noise Management Plan submitted by the organisers of the Stokes Bay Folk Festival sets out measures to ensure that the campers and caravanners and day visitors who will use the site behave in a neighbourly fashion. Compliance with the Noise Management Plan can be secured by condition. However, whilst there is sufficient planting along the river and sufficient separation distance to prevent overlooking and disturbance to occupants of the Kingfisher Caravan site, and the 25 metre buffer on the eastern side of the site will lessen the impact on residents on the eastern side of the site, the rear boundary treatment of these properties to the east does not provide effective screening from noise, disturbance and overlooking. Moreover there is potential to access the rest of the field i.e. the buffer zone, from the pedestrian access onto Privett Road. However these

issues can be addressed by conditions which restrict the camping and caravanning area to the northern part of the site in accordance with the proposal shown on the application for a site licence, and the Noise Management Plan and by the requirement for a fence to be erected between the north eastern corner of the application site and the north eastern corner of the field adjacent to the pedestrian access onto Privett Road. With these conditions there will be no difference in planning terms between the site being used by the Camping and Caravanning Club and the current proposal in terms of the impact on residential amenity and as such the requirements of Policy R/DP1 are met.

7. The licensing of the Stokes Bay Festival is not a matter for consideration in determining this application and the disposal of sewage and health and safety matters are dealt with under the caravan site licence.

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 and will not significantly impact on residential amenity, the capacity of the local road network and nature conservation or result in an increased risk of flooding or contamination. As such it complies with Policies R/OS1, R/OS2, R/OS4, R/OS11, R/OS12, R/OS13, R/OS14, R/DP1, R/ENV2, R/ENV5, R/T2 and R/ENV10 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The use hereby permitted shall not take place during the waterfowl overwintering period that is between 1 October and 31 March.

Reason - To avoid disturbance to overwintering migratory wildfowl in compliance with Policies R/OS11 and R/OS14 of the Gosport Borough Local Plan Review

2. The use hereby permitted shall not take place other than in accordance with the Stokes Bay Folk Festival 2009 Traffic Management Plan received on 02.07.2009 unless otherwise agreed in writing with the Local Planning Authority.

Reason - To mitigate any impact on the local road network and to comply with Policy and R/T2 of the Gosport Borough Local Plan Review.

3. No tents or caravans shall be pitched in the area hatched black on the approved plan.

Reason - To protect the amenities of occupiers of adjacent properties in compliance with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

4. The use hereby permitted shall only take place when a security fence with a minimum height of 1.8 metres has been erected between the points A and B on the approved plan.

Reason - To protect the amenity of occupiers of the adjacent properties in compliance with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

5. The use hereby permitted shall not take place other than in accordance with the Stokes Bay Folk Festival 2009 Noise Management Plan received on 02.07.09 unless otherwise agreed in writing with the Local Planning Authority.

Reason – To protect the amenity of occupiers of adjacent properties and to comply with Policies R/DP1 and R/ENV10 of The Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K17699
APPLICANT: Mrs V Wallace
DATE REGISTERED: 14.05.2009

EXTENSION OF EXISTING CHILDMINDING SERVICE TO CATER FOR UP TO 9 CHILDREN (as amplified by e-mails received 25.06.09)
17 Ensign Drive Gosport Hampshire PO13 9XE

The Site and the proposal

The application site occupies a prominent corner plot where the two parts of Ensign Drive meet at a junction. 17 Ensign Drive is a two storey end of terrace dwelling with a rear garden approximately 10 metres long. The garden is enclosed by a combination of 2 metre high wooden fencing and a 1.8 metre high brick wall. The ground floor of the property comprises a toilet, kitchen, lounge and conservatory and there is a single garage attached to the southern elevation. There is sufficient space at the front of the garage to park two cars. There is parking available for the other three dwellings in the terrace, numbers 9, 11 and 15 Ensign Drive, in front of the properties. Two bollards positioned centrally within the highway prevent vehicular access beyond number 9. There are no parking restrictions within the vicinity of the application site.

Immediately to the west of the site are the rear boundaries of numbers 1 and 3 Mizen Way. These are two storey dwellings with ground and first floor windows in the rear elevation. The northern side of the site is bordered by the rear garden of the adjoining dwelling, number 15 Ensign Way.

The owner currently runs a childminding service from the property, looking after up to six children at a time. It is proposed to extend this service and use the ground floor of the premises to look after a maximum of nine children. One part time member of staff will be employed. The childminding service will be available on Monday - Friday from 8am - 5.30pm. The applicant has indicated that access to the rear garden is to be restricted to 2 periods between the hours of 10.30am - 11.30am and 4.30pm - 5.30pm. Information provided by the applicant indicates that some of the clientele will arrive at the site by foot and that arrivals and departures will be staggered throughout the day. The applicant will provide a collection and drop-off service whenever practicable. Whilst it is proposed to provide emergency care on behalf of social services and this would occasionally necessitate over night stays, this does not in itself require planning permission.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/CF5
Development of Childcare and Day Care Facilities
- R/ENV10
Noise Pollution
- R/T11
Access and Parking
- R/DP3
Provision of Infrastructure, Services and Facilities
- R/T4
Off-site Transport Infrastructure

Consultations

Local Highway Authority	The roads are quiet and residential and there is ample on street parking available. The employment of extra staff would generate additional traffic movements and a financial contribution towards highway/ infrastructure improvements should therefore be sought.
OFSTED	no objection

Response to Public Advertisement

nil

Principal Issues

1. The main issues in this case are the impact of increasing the number of children being minded at the premises on the amenities of adjoining residents and the traffic conditions in the locality.
2. The proposal to increase the number of children being cared for at the premises from 6 to 9 does not represent a significant intensification of the use of the site and is unlikely therefore to cause additional disturbance to adjoining residents. Moreover, the childminding service will be open on week days only, from 8am - 5.30pm and not at weekends when local residents are most likely to be at home. The rear garden is well enclosed and, in the interests of preserving the amenities of adjoining occupiers, the applicant has indicated that its use will be restricted to 2 one hour periods per day. The proposal will not therefore have an significant impact on the amenities of any adjoining residents. It will provide an additional employment opportunity and would increase the availability of local child care provision in the Borough whilst enhancing the long term viability of an important community facility. Conditions can control the operating hours of the business, the maximum number of children that can be minded at the property and the maximum number of children that are permitted to use the rear garden at any one time. Subject to the above conditions, the proposal is acceptable and accords with the aims and objectives of Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.
3. The site is in an accessible location close to Grange Road which has a regular bus service. The applicant has indicated that a number of the clientele will arrive at the site by foot and this is a typical feature of many childminding establishments. The applicant has also indicated that she intends to offer a collection and drop-off service whenever practicable and this will reduce the number of vehicular trips to and from the site. Notwithstanding this, there are two parking spaces available at the front of the side garage and there no parking restrictions within the vicinity of the site. As such, there is adequate space at the front of the site to allow parents to drop off and collect their children in a safe and convenient manner. The highway fronting the application site has no through access and only serves four dwellings. Vehicular movements are therefore not only slow, but also infrequent. In considering all of the above points, the proposed development will not have a detrimental impact on the traffic conditions in the locality or compromise the safety of any other highway users. In accordance with Appendix E of the Gosport Borough Local Plan, the applicant will be required to provide facilities for cycle parking. Although such provisions have not been shown on the plans, there is sufficient space at the front and rear of the site to accommodate these facilities, the details of which can be secured by condition. Subject to the above condition, the development complies with Policy R/T11 of the Gosport Borough Local Plan Review.
4. In accordance with Policy R/T4 of the Gosport Borough, where an application is likely to impose additional burdens on existing transport infrastructure, the applicant will be required to

contribute to improvements off-site that will enable travel needs generated by the development to be accommodated. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards such improvements. Without this obligation, the proposal would be unacceptable and contrary to Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards transport infrastructure, services and facilities.

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 increase in the number of children minded at the site will not have a detrimental impact on the residential character of the area, the amenities of the occupiers of the adjoining dwellings, traffic conditions in the locality or highway and pedestrian safety. Provisions have been made for highway and infrastructure improvements and the proposal therefore complies with Policies R/DP1, R/CF5, R/ENV10 and R/T11, R/DP3 and R/T4 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. Not more than 9 children shall be minded at the property at any one time.

Reason - To protect the residential amenities of the occupiers of the neighbouring properties and to comply with Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.

3. The property shall not be used for childminding purposes other than between the hours of 8.00am and 5.30pm on Monday to Friday and at no time whatsoever on Saturdays, Sundays and Bank Holidays.

Reason - To maintain the residential character of the area and protect the amenities of the occupiers of the neighbouring properties and to comply with Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.

4. No more than 6 children shall be permitted at any one time to use the rear garden of the premises for recreational purposes.

Reason - To protect the residential amenities of the occupiers of the neighbouring properties and to comply with Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.

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

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

ITEM NUMBER: 05.
APPLICATION NUMBER: K12995/17
APPLICANT: No.1 Military Training Establishment
DATE REGISTERED: 13.05.2009

EXTENSION TO EXISTING ROCK REVETMENT COMPRISING EXCAVATION OF BEACH MATERIALS, EXTENSION OF EXISTING EAST WEIR WALL, DEPOSITION OF 2M DEPTH OF ADDITIONAL ROCK AND USE OF COUNCIL CAR PARK AS COMPOUND
No.1 Military Training Establishment Fort Monckton Fort Road Gosport Hampshire PO12 2AT

The Site and the proposal

The application site is a 290 metre long section of coast to the east of the Fort Monckton, a Scheduled Ancient Monument located to the south-east of Gosport and Stokes Bay Golf Course and to the south of the Fort Road Car Park. Public access to the site is from Fort Road, via the Fort Road Car Park. A public footpath also runs from the eastern boundary of the MoD site, along the south-east edge of the Fort Road Car Park. The Fort is currently protected to the east by sea defences that consist of sections of rock armour at the east sea bastion, a stone revetment eastwards along the beach and the east weir wall.

Due to the poor condition of the existing stone revetment and recent flooding at the Fort, it is proposed to extend the existing rock armour on the east sea bastion, raise the height of the east weir wall to the rear of this and extend the existing stone revetment along the beach. The proposed rock armour at the east sea bastion will be placed on top of the existing and will result in the addition of 2 metres depth of rock. The height of the weir wall will be increased by 2 metres and built off the rear slope of the existing low concrete weir wall. The proposed rock armour will be approximately 160 metres long and 16 metres at its widest point and will extend beyond the eastern boundary of the Fort by 33 metres. In order to carry out the above works 15,000 tonnes of rock will be transported to the site via a single ship and moved into place using land and floating construction plants. It is proposed to locate the site compound at the south-east end of the Fort Road Car Park.

Supporting documents have been submitted including an Environmental Statement, Flood Risk Assessment, Design and Access Statement, Site Waste Management Plan, Heritage Statement, Biodiversity Assessment, Noise Impact Assessment, Statement of Community Involvement and Landscaping proposals.

Relevant Planning History

nil

Relevant Policies

South East Plan 2009
NRM4
Flooding

Gosport Borough Local Plan Review, 2006:
R/T2
Traffic Generation
R/BH8
Archaeology and Ancient Monuments
R/OS1
Development Outside of the Urban Area
R/CH1

Development within the Coastal Zone
 R/CH2
 Pedestrian Access Along the Coast
 R/ENV10
 Noise Pollution
 R/OS11
 Protection of Areas of National Nature Conservation Importance
 R/DP1
 General Standards of Development within the Urban Area

Consultations

Ancient Monument Society	Defer to EH
English Heritage	no comments
Society For The Protection Of Ancient Buildings	no response
Twentieth Century Society	no response
The Georgian Group	no response
The Gosport Society	no objection
The Victorian Society	no response
DEFRA	no objection, FEPA licence granted
Queen's Harbour Master	no objection
Natural England	no objection, subject to condition to prevent works with heavy machinery during the waterfowl over-wintering period.
Environment Agency (Hants & IOW)	no objection
HCC Landscape, Planning & Heritage	archaeological condition required
Property Services	licence for use of council car park required
Local Highway Authority	condition required to ensure rock is delivered directly to site by sea

Response to Public Advertisement

nil

Principal Issues

1. The application site is located outside the Urban Area boundary and falls within the Coastal Zone, and Flood Zone 2. The site is also immediately adjacent to the Scheduled Ancient Monument. The main issues are therefore whether this is an acceptable form of development outside the urban area, the environmental impact of the proposal and the impact on the Scheduled Ancient Monument, archaeology, highway safety, flooding, access to the coast, noise disturbance and the visual amenity of the area.

2. The works are essential to Ministry of Defence operations. The principle of the proposal is therefore acceptable within the context of Policy R/OS1 of the Local Plan Review provided it complies with Policy R/DP1.
3. The site is located approximately 400 metres from the SSSI and Special Area of Conservation at Gilkicker Lagoon and 0.7 km from the SSSI, Ramsar site and Special Protected Area in Portsmouth Harbour. In view of these distances the Environmental Impact Assessment has demonstrated the works will not have any impact on either of these areas. To prevent disturbance to over-wintering waders and waterfowl that have been sighted on the foreshore a condition is proposed to prevent any works using heavy machinery taking place during the over-wintering period. The existing shore material will be allowed to settle back amongst the new rock armour during high tides and there will be no long term effect on the existing flora and fauna. As such, the proposal complies with Policy R/OS11 of the Gosport Borough Local Plan Review.
4. The proposed works are over 100 metres from the nearest residential property on Fort Road and any noise generated during construction will not have a significant impact on residential amenity in compliance with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.
5. Due to the scale of the ground works proposed and in order to preserve the setting of the Scheduled Ancient Monument and any undisturbed archaeological remains in the surrounding area, a condition is proposed to ensure that an archaeological monitoring and watching brief is implemented to record any structures, deposits, finds or features of archaeological interest. Subject to this condition the works will comply with Policy R/BH8 of the Gosport Borough Local Plan Review.
6. Planning Policy Statement 25: Development and Flood Risk requires consideration of present and future flood risk. The application site is located within Flood Zone 2, where there is a medium risk of flooding. As flood defences are already present along this section of coast and the Environmental Impact Assessment has demonstrated that these works will not result in an alteration to the tidal regime, the proposed defences will not result in an increased risk of flooding elsewhere along the coast. Therefore in accordance with PPS25 and Policy NRM4 of The South East Plan, the proposed sea defences are acceptable.
7. The main transport need for this development is the delivery of material to the site. It is proposed to transport the rock required for the works by sea and therefore it will have no impact on the local road network. The transportation of rock by sea will be controlled by condition. There will be very little other transport needs associated with the development. As the site compound will be located within an existing car park, which is currently under capacity, there will be sufficient provision for parking associated with the development within the site. The proposal will therefore have no detrimental impact on highway safety or parking provision, in compliance with Policy R/T2 of the Gosport Borough Local Plan.
8. Although the proposed works will be visible from both seaward and landward views, given the positions of the existing rock revetment and armour, the proposed defences will be in keeping with the appearance of the coastline and the proposed extension of the weir wall will match the existing character of the defences and Fort. As such, the proposal complies with Policy R/DP1.
9. As the majority of the site is private land, the only a small section of the application site is publicly accessible. This area will be unaffected by the proposal. Therefore there will not be a loss of existing public access to the coast or the coastal path, in compliance with Policy R/CH2 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 proposal will not diminish the appearance of the coastal zone or setting of the Scheduled Ancient Monument visually or physically, and will not be detrimental to landward or seaward views or the character and appearance of the area, or the interests of nature conservation, or the highway safety or coastal access. Furthermore the proposal will reduce the risk of flooding. As such, the development complies with Policies R/T2, R/CH1, R/CH2, R/DP1, R/BH8, R/OS1, R/OS11 and R/ENV10 of the Gosport Borough Local Plan Review and Policy NRM4 of The South East Plan.

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 rock revetment shall be constructed using only using rocks delivered directly to the application site by sea.

Reason - To ensure that there is no impact on the local highway network in compliance with Policy R/T2 of the Gosport Borough Local Plan Review.

3. No development should take place until the applicant has secured the implementation of an archaeological monitoring and watching brief according to a written scheme of investigation submitted by the applicant and approved by the Local Planning Authority.

Reason – To ensure that any structures, deposits, finds and features of archaeological interest are properly recorded, in compliance with Policy R/BH8 of the Gosport Borough Local Plan Review.

4. No 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 waterfowl species and to comply with Policy R/OS11 of the Gosport Borough Local Plan Review.