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7 September 2015

S U M M O N S

MEETING: Regulatory Board
DATE: 15 September 2015
TIME: 6.00 pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Vicki Stone

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

The Mayor (Councillor Farr) (ex-officio)
Chairman of the Policy and Organisation Board (Councillor Hook) (ex-officio)

Councillor Mrs Hook (Chairman)
Councillor Jessop (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Bateman	Councillor Hazel
Councillor Carter	Councillor Langdon
Councillor Dickson	Councillor Mrs Wright
Councillor Ms Diffey	Councillor Wright

INFORMATION FOR MEMBERS OF THE PUBLIC

(To be read by the Chairman if members of the public are present)

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IMPORTANT NOTICE:

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AGENDA

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

All Members present are reminded to declare, at this point in the meeting or as soon as possible thereafter, any disclosable pecuniary interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETING OF THE REGULATORY BOARD
HELD ON 21ST JULY 2015

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, 11th September 2015. 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, 11th September 2015).

6. HAMPSHIRE COUNTY COUNCIL CONSULTATION:
15/00382/HCC3

PART II
Contact Officer:
Linda Edwards
Ext: 5401

CONSTRUCTION OF A NEW SOUTHERN SECTION OF
NEWGATE LANE TO PROVIDE A NEW CONNECTION FROM
NEWGATE LANE TO PEEL COMMON ROUNDABOUT
TOGETHER WITH THE CONSTRUCTION OF A JUNCTION
AND LINK ROAD TO ACCESS THE EXISTING ROUTE OF
NEWGATE LANE

LAND TO THE NORTH OF PEEL COMMON ROUNDABOUT,
HAMPSHIRE

7. REPORTS OF THE BOROUGH SOLICITOR AND DEPUTY
CHIEF EXECUTIVE

*Schedule of planning applications with recommendations.
(grey sheets – pages 1-57)*

PART II
Contact Officer:
Debbie Gore
Ext: 5455

8. ANY OTHER ITEMS

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

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 21 JULY 2015 AT 6PM**

The Mayor (Councillor Farr) (ex-officio); Councillor Hook (P), Councillors Allen (P), Bateman (P), Carter (P), Dickson (P), Ms Diffey (P), Hicks (P), Hazel (P), Mrs Hook (P), Jessop (P), Langdon (P), Mrs Wright (P) and Wright (P)

19. APOLOGIES

An apology for inability to attend the meeting was received by The Mayor.

20. DECLARATIONS OF INTEREST

Councillor Hazel declared a personal interest in respect of item 1 of the grey pages of the report of the Borough Solicitor & Deputy Chief Executive.

21. MINUTES

RESOLVED: That the Minutes of the Regulatory Board meetings held on 21st May and 2nd June 2015, be approved and signed by the Chairman as true and correct records.

22. DEPUTATIONS

Deputations had been received on the following items:

- Item 1 of the grey pages– 15/00154/FULL – Royal Clarence Yard, Gosport
- Item 2 of the grey pages – 15/0165/FULL – Former Cordite Magazine, Britannia Way

23. PUBLIC QUESTIONS

A public question had been received in respect to Item 1, Royal Clarence Yard, Gosport, of the grey pages of the report of the Borough Solicitor and Deputy Chief Executive.

Mrs Catherine Hudfield was invited to address the Board whereby she asked what consideration had been given to the safety of residents in Flagstaff House where there were no pavements on exiting and entering. The Chairman responded and advised that the original planning application was refused by the Regulatory Board but allowed, on appeal, by the Secretary of State in 2006. As part of that decision the Secretary of State gave permission for the layout of buildings and roads within the development. Any amendments or changes proposed by the application to the way the approved layout was used had been considered by Officers in conjunction with the Local Highway Authority. It was further advised that Paragraph 11 of the Officer report specifically refers to highway safety with regard to the residents of Flagstaff House.

PART II

24. REPORTS OF THE BOROUGH SOLICITOR & DEPUTY CHIEF EXECUTIVE

The Borough Solicitor & Deputy Chief Executive submitted a report on applications received for planning consent setting out the recommendation.

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

- 24. 15/00154/FULL – CAR PARKING STRATEGY (AMENDMENT TO CAR PARKING STRATEGY APPROVED 29.02.08) (CONSERVATION AREA) (as amended by additional information received 15.06.15)
ROYAL CLARENCE YARD WEEVIL LANE**

Councillor Hazel declared a personal interest in this item; he remained in the meeting room and took part in the discussion and voting thereon.

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00154/Full.

Mrs Philippa Dickson was invited to address the Board.

The Planning Officer informed the Board of the following updates and amendments to the application.

Paragraph three of 'The Site and the Proposal' to include an additional bullet point to read that 'The proposed CPMP included a number of amendments to the previous CPMP including - No barriers at the entrances to the application site'

Paragraph five of 'The Site and the Proposal' be amended to read that provision was also made within zones 2, 3 and 5 for a number of spaces for overflow parking from zones 1 and 4 as they exceed their respective capacities.

Paragraph eight of 'The Site and the Proposal' to read that visitor parking would be available in zones two and five with the capacity generated from the predicted overprovision of 294 spaces (when consideration is given to the peak usage surveys) or a worst case scenario of 69 spaces should all those entitled to a permit park at the same time.

Paragraph one of 'Principle Issues' to read that it was appropriate that the application seeks a pragmatic solution to the Car Park Management Plan (CPMP) at Royal Clarence Yard (RCY) that will meet the reasonable needs of the residents without compromising the functional ability of the commercial units to succeed. It is, however, not reasonable to expect all of the new standards in current planning policy (such as the number of parking spaces required per dwelling by the Gosport Parking SPD 2014) to be retrospectively applied within a historic environment that is physically constrained by built form. However, where current planning policy can be reasonably applied (i.e. improving the secure parking of motorcycles) it should be. Notwithstanding this, it was not reasonable to expect this application to solve all access, transport, security, traffic calming and navigational issues many of which (such as the fee payable for residents parking) are private matters between the residents and Berkeley Homes (or their management company) regarding how the site is operated.

The Planning Officer advised that following consultation, The Gosport Society had confirmed that, notwithstanding their response raising no objection, that the Ceremonial entrance had been previously damaged by traffic entering and leaving through the gate. Therefore they advised that the gate should be either closed to traffic or bollards erected to prevent traffic from passing through and leaving.

Since the publication of the report it was advised that 14 additional letters of representation had been received of which seven were from people who had not previously made a representation. Therefore, the overall total received was three in support and 25 in objection.

Issues that had been raised from the letters of representation were read out and responded to as follows:

- Could more parking be made available along Weevil Lane or Salt Meat Lane or a multi-storey car park constructed

The Planning Officer advised that the Council must consider the submitted application on its merits. There was no requirement to introduce additional parking spaces. Notwithstanding this, creating spaces on both Weevil Lane and Salt Meat Lane would be likely to both interrupt the free-flow of traffic and could harm the setting of the Royal Clarence Yard conservation area. The introduction of a multi-storey car park could harm the setting of the Royal Clarence Yard conservation area.

- No storage facilities for visitor's bicycles

The Planning Officer advised that provision for the parking of bicycles was addressed in paragraph ten of the Officer report. Furthermore, the Council discharged condition 9 (cycle storage facilities) of the 2006 planning permission in April 2015 accepting that the existing provision made for the storage of bicycles on site was acceptable.

- Provision for charging electric vehicles

The Planning Officer advised that a planning condition was proposed to secure, subject to there being no harm to the Royal Clarence Yard conservation area, an appropriate number of electric vehicle charging points.

- Failure to make provision for the growth in car ownership.

The Planning Officer advised that whilst the proposal did not include a calculation for the potential growth of car ownership in future years it was accepted that there was limited scope to increase the capacity for car parking on the site given the physical constraints of the built form, which was approved by the Planning Inspectorate in 2006, and the historic environment.

- The proposal didn't include speed limits within the site.

The Planning Officer advised that the application site was private property not maintained by the Local Highway Authority. The setting and enforcement of speed limits on the site was not within the scope of the Car Park Management Plan.

- Barriers (or Automatic Number Plate Recognition cameras) were not provided at the entrances.

The Planning Officer advised that whilst the current approved Car Park Management Plan included barriers at the entrances to the site these were not considered necessary to manage the car parking provision. Furthermore, the addition of barriers, whilst acceptable in principle, would not be preferable in this historic environment.

- Residents would have to walk too far to their houses.

The Planning Officer advised that given the road layout of the site, the number of dwellings and the physical constraints of the built form, as approved by the Planning Inspectorate in 2006, it was not possible for each resident to park adjacent to their dwelling. However, where possible, the proposal did seek to ensure that residents were able to park in the parking zones closest to their dwellings.

- Condition 12 of the 2006 permission, which was repeated by condition 14 of the 2008 permission, (requiring a new car park management plan for each new development) should be a condition of this application.

The 2008 permission sought to amend and update the 2006 permission so it was appropriate to re-impose the appropriate conditions. Therefore, if the parts of the site not yet developed were developed in accordance with the 2005 or 2008 permissions then the previous conditions would still apply.

Members were further advised that the application was simply for a stand-alone Car Parking Management Plan. Therefore, as the proposal set out how sufficient parking would be provided for the constructed and consented, but not yet built, developments that the application site serves (including G-Block and NM7), it was not considered that there was a need to require a new Car Park Management Plan as long as any new development did not exceed the capacity of that previously approved on the site.

If an application for a development was proposed on the site that was in excess of the quantum of development catered for in the proposed Car Park Management Plan then an application would

be required to amend the Car Park Management Plan.

It was advised that an informative was proposed so that the applicant was made aware.

- There was insufficient overnight security patrols proposed to manage the parking spaces.

The Planning Officer advised that the method in which the application sought to monitor the car park management plan was considered acceptable.

- The proposal did not account for development on NM7.

The Planning Officer advised that the Car Park Management Plan was considered to acceptably include parking provision, by both means of allocated parking and entitlement to parking permits, for the currently consented quantum of development at the application site (including G-Block and NM7).

Members of the Board were advised of the following amendments to the conditions contained within the report.

Amendment to condition 4 to read:

- No development shall commence until details (including content, materials, means of fixing, any lighting and the timetable for their implementation) of navigational signage boards have been submitted to, and agreed, in writing, by the Local Planning Authority. The navigational signage boards shall be carried out in accordance with the approved details.

Reason - To ensure that appropriate navigational signage is provided in accordance with Saved Policy R/T3 of the Gosport Borough Local Plan Review 2006, Policy LP23 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014) and the NPPF.

Amendment to condition 5 to read:

- No development shall commence until details (including materials, means of fixing and the timetable for their implementation) of security measures for the parking of motorcycles have been submitted to, and approved, in writing, by the Local Planning Authority. Provision for secure motorcycle parking shall be made within each zone. The security measures shall be carried out in accordance with the approved details.

Reason - To ensure that motorcycle parking is provided in a method that will avoid motorcycles being parking where they may harm the setting of the Royal Clarence Yard Conservation Area and grade II listed buildings in accordance with Saved Policies R/BH3 and R/T3 of the Gosport Borough Local Plan Review 2006, Policies LP11 LP23 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014) and the NPPF.

Members of the Board were advised of the following additional conditions proposed:

- No development shall commence until a scheme to demonstrate whether charging points for electric vehicles could be introduced without harm to the Royal Clarence Yard conservation area has been submitted to, and approved, in writing, by the Local Planning Authority. Any charging points to be installed, in accordance with the approved scheme, shall be installed within six months of the commencement of development.

Reason – To seek to maximise the opportunity to use renewable energy in accordance with Saved Policy ENV14 of the Gosport Borough Local Plan Review 2006, Policy LP38 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

- No development shall commence until details of how the development will be carried out in North meadow (including sections, samples of any replacement hard landscaping and any replacement/amended lighting) have been submitted to, and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason – To safeguard the setting of the Royal Clarence Yard Conservation Area and in accordance Saved Policies R/BH1 and R/BH5 of the Gosport Borough Local Plan Review 2006 and Policies LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

In conclusion the Planning Officer advised the Board that the applicant should note that before they begin development for any phase of development permitted by 05/00217/FULL that had not yet begun an application to discharge condition 12 of that application must be made.

Furthermore it was advised that the applicant should note that before they begin development for any phase of development permitted by 07/00378/FULL that had not yet begun an application to discharge condition 14 of that application must be made.

Mrs Dickinson introduced herself to the Board and thanked Members for the opportunity to speak on the application.

Mrs Dickinson felt that it was a welcome step forward that Berkeley Homes had relinquished their intention to build 15 houses on North Meadow however she advised that parking under the new proposal was less than ideal especially as easy access to public transport no longer existed. Mrs Dickson advised Members that the nearest bus stop and ferry was a 20 minutes' walk away and that car ownership continued to grow.

Mrs Dickinson advised the Board that the residents were not happy that the applicants would no longer be continuing with the approved proposal for parking management to be controlled by 3 barriers at the main entrances. She felt that that to rely on foot patrolling did not deal with the current overnight fly-parking.

Mrs Dickinson also advised Members that residents were surprised to learn after months of discussion with Berkeley Homes who had indicated an intention to re-plan NM7 with a maximum of 55 dwellings that, they had suddenly increased the number of permits to 78. Mrs Dickinson reported that peak occupancy overnight in the adjacent North Meadow resident parking area was already at full capacity.

Mrs Dickinson advised the Board that the current proposal included 44 parking related signs but none to assist wayfinding. She concluded that residents felt wayfinding and destination signs that were visible day and night should be implemented.

The Board were advised by Mrs Dickinson that residents were concerned with the impact of commercial vehicles using the Ceremonial Arch haphazardly once it was opened. She explained that residents were divided on whether the gates should be open or closed but further advised that there should be some protection in place for this listed structure to prevent any damage.

Mrs Dickinson also raised concerns with the proposed new commercial drop-off zone outside Flagstaff House and the safety of people when vehicles manoeuvred near and on the pedestrianised area of Brewhouse Square.

Mrs Dickinson felt that the applicant had made no provision for short term cycle parking for visitors to Royal Clarence Yard.

In conclusion, Mrs Dickinson advised Members that the issues she had raised were important to residents of Royal Clarence Yard and that the development reached its full potential as a thriving and attractive place for people to work and visit.

The Managing Director of Berkeley Homes, Mr Gilbert was invited to address the Board. He

advised Members that following the approval of the Car Parking Management Plan in 2005 that the site had changed significantly and that the car parking management plan required updating to reflect those changes.

Members were advised by Mr Gilbert that the proposed strategy would provide a further 95 car parking spaces making a total of 695 car parking spaces available on the site.

Mr Gilbert advised the Board that through consultation with residents they had decided against building 15 new dwellings at North Meadow and planned to reconfigure the area to provide additional car parking spaces.

He also advised the Board that a survey had been carried out on car park management of the site and monitored throughout the past 18 months.

In response to a Members question regarding implementing additional bollards around the Ceremonial Gate, Mr Gilbert advised that due to the narrowness of the Ceremonial gate and restrictions already in place that additional bollards would need permission from the Conservation Officer.

Councillor Ronayne was invited to address the Board whereby he thanked Members for the opportunity to speak on the application as Ward Councillor. He informed Members that he welcomed the application which sought to provide further accessibility to residents and visitors to the site but raised concerns to the principle issue of car parking allocation.

Councillor Ronayne raised concerns with the lack of signs within the development displaying car parking restrictions and felt that more provision was needed for visitors that cycled.

He also raised concerns with the low level lighting on the site and advised that residents felt the area to be foreboding and unsafe in the evenings.

Following a Members question in relation to implementing a condition for the ceremonial gates to not be used by commercial vehicles, the Planning Officer advised that the width of the gate would act as a natural deterrent for larger vehicles and that it was historically appropriate that the gates were used for access.

In response to a question from a Member in relation to there being adequate cycle storage available on the site for visitors the Planning Officer advised Members, that there was already provision for the parking of bicycles which was controlled by previous consents.

RESOLVED: That planning application 15/00154/FULL– Royal Clarence Yard, Weevil Lane, including the additional condition and amendments as detailed above be approved subject to a Section 106 agreement relating to there being no construction on the area known as NM4/5 (including the 16 dwellings permitted under 05/00217/FULL on 02.02.06), and subject to the conditions as amended in the report of the Borough Solicitor and Deputy Chief Executive.

**26. 15/00165/FULL – CHANGE OF USE OF FORMER CORDITE MAGAZINE TO 1 NO. THREE BEDROOM DWELLING, ALTERATION TO EXISTING AND INSERTION OF NEW WINDOWS WITH ASSOCIATED HARD LANDSCAPING, ACCESS, AND INTEGRAL CAR AND CYCLE PARKING (AMENDMENT TO APPLICATION 14/00320/FULL) (as amended by plans received 15.06.15 and amended and amplified by additional information received on 02.06.15 and 06.07.15)
FORMER CORDITE MAGAZINE, BRITANNIA WAY**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00165/FULL.

Dr Hudson was invited to address the Board.

Officers advised that since the publication of the report, two letters of representations had been

received providing additional comments to their previous submissions. The following issues were raised:

- Amendments to plans had not addressed fundamental issues
- Proper consideration of impacts on wildlife including bats and badgers had not been addressed in the application
- Recent works on the site would have impacted on wildlife
- Site was not properly managed
- Developers have no right of access over land required for access
- Barrett David Wilson who own the existing access road were not informed of the application until later in the process

Members were advised that the issues that had been raised in respect of the wildlife impacts were addressed within the report.

Members were further advised that whilst the developers do not own the access road, the provision of the proposed access could be controlled by a condition requiring its implementation before any other works commence if the application was considered acceptable in all other respects.

Officers reported that the applicant had been served with the appropriate notice at the point of re-registration and had no evidence to suggest that this had not been received.

Members were advised that the Defence Infrastructure Organisation had provided comments on the application. They had raised no objection to the proposal, subject to a condition requiring the inner pane of the triple glazing containing a minimum of 6.8mm thick laminated glass with a PVC layer. The Officer clarified that such matters could be controlled by condition if the application was acceptable in all other respects.

Officers advised the Board that the applicant had advised that an appeal for non-determination of the application had been submitted.

Members were advised that that officers had written to both the applicant and the Planning Inspectorate to advise that as the original submission was invalid the application was re-registered on 1 June 2015 and that the Planning Department consider the 8 week target date to expire on 27 July 2015 and, therefore, the appeal is premature and should not be accepted. The Planning Inspectorate had confirmed that the appeal had not been registered yet.

Following the update, Members were advised that there was no change to the recommendation of the application.

Dr Hudson advised Members that he was representing over 100 local residents who had expressed concerns that the proposed development could potentially have a harmful impact on wildlife habitats and protected species.

Dr Hudson referred Members to a plan of the munition store. He advised the Board that residents were in the process of consulting with Solicitors to buy a piece of land next to the site from Barratt David Wilson Homes with the aim of protecting the proposed access way to ensure no development of the land took place.

In summary, Dr Hudson felt that the development did not comply with Gosport Borough Council's Local Plan to protect Nature Conservation Areas and asked Members to recommend refusal of the application on the basis of the local residents' concerns expressed.

Following discussions, Members recognised the ecological importance of the site and felt that it was unique to Gosport and should be retained.

RESOLVED: That planning application 15/00165/FULL – Former Cordite Magazine, Britannia Way, be refused for the following reasons:-

1. The proposed residential development would result in an incompatible use, within this designated Site of Nature Conservation Importance (SINC), where there is no overriding public interest and would not provide any benefits to outweigh the need to protect the nature conservation value of the site, contrary to the National Planning Policy Framework, notably paragraphs 77, 109 and 118, and Policies R/OS12 and R/OS13 of the Gosport Borough Local Plan Review and Policies LP43 and LP44 of the Gosport Borough Local Plan 2011-2029.
2. The proposed residential development does not relate to the provision of recreation and/or community facilities and, as such, would result in an incompatible and unacceptable use within the Existing Open Space, contrary to the National Planning Policy Framework, notably paragraphs 74, 76 and 77 and Policy LP35 of the Gosport Borough Local Plan 2011-2029.

**27. 15/00247/FULL - ERECTION OF 7 NO. TWO-STOREY BUILDINGS (B1/B2/B8 USE) WITH ASSOCIATED CAR PARKING AND LANDSCAPING
DAEDALUS PARK LEE ON THE SOLENT**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00247/FULL.

The Planning Officer updated the Board advising that further to the publication of the report, a consultation response had been received from Fareham Borough Council that had raised no objection subject to a condition to secure landscaping on the northern boundary.

Members were advised that a soft landscaping scheme, including landscaping on the northern boundary, had been submitted and was required, by proposed condition 11, to be completed with the next planting season following the first occupation of the development.

Members were advised of the following additional condition proposed:

No Development shall commence above slab level until details of employment and training measures had been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason – To ensure that the development provided opportunities to develop a skilled workforce within the Borough in accordance with Policy LP17 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the Gosport Borough Council securing employment and training measures through planning obligations Planning Guidance Note 2012.

Members discussed the economic benefits of the proposal and the need for a Construction Environmental Management Plan to protect the amenity of the occupiers of the neighbouring residential dwellings during construction works.

RESOLVED: That planning application 15/00247/FULL – Daedalus Park, Lee-on-the-Solent including the additional condition as detailed above be approved subject to a Section 106 agreement relating to the payment of a commuted sum towards the provision of transport infrastructure to be spent on improving cycle routes in the vicinity to improve connectivity and provide improved options for travel and subject to the conditions as amended of the report of the Borough Solicitor and Deputy Chief Executive.

**28. 14/00495/FULL – REMOVAL OF EXISTING CONCRETE SLABS, REPAIR WORKS TO EXISTING TRAVERSE WALLS, ALTERATIONS TO SEA WALL AND ERECTION OF 2 NO. TWO BEDROOM DWELLINGS AND 7 NO. THREE BEDROOM DWELLINGS WITH ASSOCIATED LANDSCAPING AND CAR PARKING (as amended by plans received 24.11.14 and 25.11.14 and ecological surveys received 20.03.15, 25.03.15 and 10.06.15) (CONSERVATION AREA)
SHELL FILLING ROOMS, PRIDY'S HARD**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00495/FULL.

Members of the Board were advised that there were no updates.

Members discussed that the proposal would provide a welcome regeneration of the site.

RESOLVED: that planning application 14/00495/FULL – Shell Filling Rooms, Priddy's Hard be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

29. 14/00496/LBA – LISTED BUILDING APPLICATION – REPAIRS TO TRAVERSE AND BLAST WALLS (CONSERVATION AREA) SHELL FILLING ROOMS, PRIDDY'S HARD

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to application 14/00496/LBA.

Members were advised that this application was for Listed Building Consent to undertake repair works to the Listed walls in order to secure their long term preservation.

RESOLVED: that planning application 14/00496/LBA – Shell Filling Room, Priddy's Hard be approved subject to the conditions of the report of the Borough Solicitor & Deputy Chief Executive.

30. ANY OTHER BUSINESS

Members were advised of the Planning Inspectorate's decision regarding the Planning Appeal relating to Royal Sailors Rest Community Centre, Grange Lane.

The planning appeal was dismissed. The Planning Inspector agreed that to develop the site without a community use was contrary to Saved Policy R/CF2 of the Gosport Borough Local Plan Review 2006 (which sought to protect existing health and community facilities) and Policy LP32 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014). In reaching their decision the Planning Inspector gave weight to the fact that the applicant had failed to demonstrate why it was not financially viable to provide a community use on the site nor had they undertaken a robust marketing exercise to demonstrate a lack of interest in the site.

The applicant also applied for costs against the Council on the basis that the Council did not provide a further written statement during the appeal process. This application was dismissed with the Planning Inspector agreeing that the Council had provided all the necessary information in its Officer report and that to add to this, just for the sake of it, was unnecessary.

The meeting concluded at 19:26

CHAIRMAN

Board/Committee:	Regulatory Board
Date of Meeting:	15 September 2015
Title:	<p>Hampshire County Council Consultation: 15/00382/HCC3</p> <p>Construction of a new southern section of Newgate Lane to provide a new connection from Newgate Lane to Peel Common Roundabout together with the construction of a junction and link road to access the existing route of Newgate Lane</p> <p>Land to the north of Peel Common Roundabout, Hampshire</p>
Author:	Borough Solicitor and Deputy Chief Executive
Status	For Decision

1. Purpose

- 1.1. Hampshire County Council, as the Local Highway Authority, is proposing to construct a new southern section to Newgate Lane, part of which is located within the Gosport Borough, to link to the upgrade to the northern section of Newgate Lane which is nearing completion. Hampshire County Council will determine the planning application as the Local Planning Authority and have consulted Gosport Borough Council.
- 1.2. The purpose of this report is to consider the Council's consultation response to Hampshire County Council.

2. Recommendation

- 2.1 That the comments set out at Paragraph 5.2 are sent to Hampshire County Council.

3. Background

- 3.1 The proposal is for the construction of a 1km section of two-way single carriageway road extending north from Peel Common roundabout, passing to the north of Brookers Lane, joining the existing B3385 Newgate Lane close to the junction with Tanners Lane. The road would be 7.3 metres in width with verges and landscaping works. No cycle lane is proposed as cyclists would be signed to use the existing retained section of Newgate Lane which will be lightly trafficked in future as it will only serve a small number of dwellings. Ancillary works at Peel Common roundabout will also be undertaken including introducing signalised junctions. The proposed road will go through the northern section of the Brookers Field Recreation Ground but the number of pitches will remain the same.

- 3.2 Approximately 250m of the proposed road is within Gosport Borough, to the immediate south of Brookers Lane. This land is allocated as both a strategic gap and an area safeguarded for transport improvements. Residential development within Gosport Borough is located on The Drive, Bramble Way, Avocet Walk and Heron Way approximately 50m to the east of the proposed road.

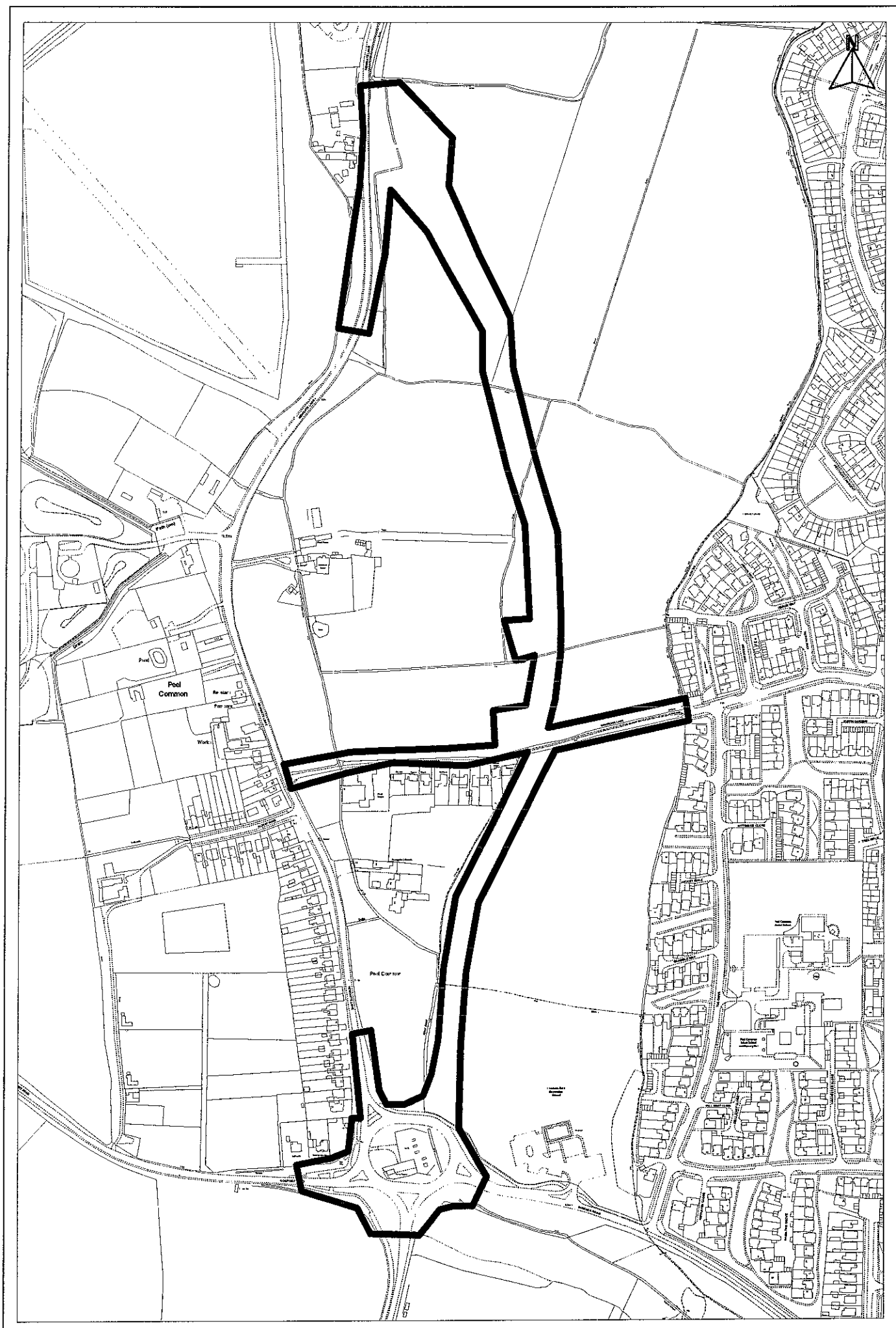
4. Assessment

- 4.1 The road would deliver the intention of the land within Gosport Borough to be utilised for transport improvements and would contribute towards alleviating wider ranging problems of congestion on the Gosport peninsula and assist in the retention and promotion of local employment essential to promote the economic welfare of the Borough. Given the separation distance it is considered that any impact upon the amenity of occupiers of residential properties within the Borough would be acceptably mitigated by the use of appropriate noise attenuation and landscaping. Whilst trees/hedgerow along Brookers Lane will be removed to allow the construction of the road this is considered acceptable as the replacement planting proposed as part of the landscaping scheme will mitigate any harmful impact upon the character of the area and retain the strategic gap.

5. Conclusion

- 5.1 It is recommended that Hampshire County Council is advised that Gosport Borough Council has the following comment:
- 5.2 Subject to an appropriate noise attenuation and landscaping scheme Gosport Borough Council supports the proposal as it would contribute towards alleviating wider ranging problems of congestion on the Gosport peninsula and assist in the retention and promotion of local employment essential to promote the economic welfare of the Borough.

Legal Services comments:	Contained in the report
Risk Assessment:	Low
Background papers:	Planning Application - http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=16619
Appendices/Enclosures:	None
Report author/ Lead Officer:	David Cranmer



GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

15th September 2015

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.

<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	INDEX		<u>Recommendation</u>
			<u>Address</u>		
01.	03-16	14/00491/DETS	Royal Hospital Haslar Haslar Road Gosport Hampshire		Grant Permission subject to Conditions
02.	17-22	14/00492/LBA	Royal Hospital Haslar Haslar Road Gosport Hampshire		Grant Listed Building Consent subject to Conditions
03.	23-32	15/00183/FULL	Royal Clarence Yard G1-G3 Block Weevil Lane Gosport Hants		Grant Permission subject to Conditions / s106
04.	33-36	15/00184/LBA	Royal Clarence Yard G1 - G3 Block Weevil Lane Gosport Hampshire		Grant Listed Building Consent subject to Conditions
05.	37-42	15/00221/FULL	13 Rectory Close Gosport Hampshire PO12 2HT		Grant Permission subject to Conditions
06.	43-50	15/00271/FULL	Ds Smith Recycling Cranbourne Industrial Estate Cranbourne Road Gosport Hampshire PO12 1RL		Grant Permission subject to Conditions
07.	51-54	15/00088/FULL	4 The Coppice Gosport Hampshire PO13 0WX		Grant Permission subject to Conditions
08.	55-57	15/00311/FULL	49 High Street Gosport Hampshire PO12 1DF		Grant Permission

ITEM NUMBER: 01.

APPLICATION NUMBER: 14/00491/DETS

APPLICANT: Mr Ciaran Shields Our Enterprise Haslar Limited

DATE REGISTERED: 20.01.2015

DETAILS PURSUANT TO 12/00591/OUT- EIA - OUTLINE APPLICATION WITH ALL MATTERS RESERVED - MIXED USE DEVELOPMENT INCLUDING DEMOLITION AND PART DEMOLITION OF LISTED BUILDINGS AND BUILDINGS WITHIN A CONSERVATION AREA AND CONVERSION OF EXISTING BUILDINGS AND ERECTION OF NEW BUILDINGS TO COMPRISE 286 NO. RESIDENTIAL UNITS (CLASS C3); A CONTINUING CARE RETIREMENT COMMUNITY CONTAINING A 60NO. BED CARE HOME, COMMUNAL FACILITIES AND 244 NO. SELF-CONTAINED RETIREMENT UNITS (CLASS C2); OFFICES AND BUSINESS UNITS (CLASS B1); A HEALTH CENTRE (CLASS D1); HOTEL (CLASS C1); TEAROOMS AND RESTAURANT/BAR (CLASS A3/A4); CONVENIENCE STORE (CLASS A1); CHURCH, PUBLIC HALL AND HERITAGE CENTRE (CLASS D1) TOGETHER WITH ALTERATIONS TO EXISTING VEHICLE AND PEDESTRIAN ACCESS ARRANGEMENTS, OPEN SPACE PROVISION AND LANDSCAPING AND PARKING - DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PHASE 1 - DEMOLITION OF CROSSLINK AND GALLEY STORE ATTACHMENT AND CONVERSION AND REPAIR AND REFURBISHMENT OF MAIN HOSPITAL BUILDING AND REINSTATEMENT OF 2no. PAVILION BUILDINGS TO PROVIDE 136no. RETIREMENT UNITS (CLASS C2) WITH ANCILLARY SUPPORT FACILITIES WITHIN CONTINUING CARE RETIREMENT COMMUNITY CENTRE AND HEALTH FACILITY AND CONSTRUCTION OF UNDERGROUND CAR PARK, SURFACE CAR PARKING AND LANDSCAPING (LISTED BUILDINGS AND LISTED PARK IN A CONSERVATION AREA) (as amended and amplified by plans and information received 12.05.15, 30.07.15, 6.08.15, 10.08.15 and 28.08.15)

Royal Hospital Haslar Haslar Road Gosport Hampshire

The Site and the proposal

1. The former Haslar hospital site, dating from the mid 18th Century, covers 24 hectares and, despite having been the subject of a number of additions and alterations, is of significant national historic and archaeological importance, being the first purpose built naval hospital in England. It is within the Haslar Peninsula Conservation Area and contains a total of around 70 Listed buildings, some individually Listed and many Listed by curtilage, pre dating 1948 with a direct historic and ancillary relationship to the primary Listed Buildings. The main hospital building and St Luke's Church are Grade II* Listed and the remaining Listed buildings Grade II. The site is a Grade II Listed Historic Park and contains several thousand burials dating from the mid-18th to mid-19th Century.

2. The main access to the site is from Haslar Road which links the site to the town centre to the northwest via Haslar Bridge and Alverstoke to the south west. The site falls within the Coastal Zone Policy Area and is allocated an Existing Health and Community Facility on the Proposals Map of the Gosport Borough Local Plan Review 2006. Within the Gosport Borough Local Plan 2011-2029 Publication Version July 2014, the site is allocated for mixed use, with medical, health and care facilities noted as the prime uses. The central airing grounds are designated a Site of Importance for Nature Conservation (SINC) and contains a significant population of Autumn Lady's Tresses orchids. The site is within approximately 200m of the nationally and internationally important habitats within Portsmouth Harbour which is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar Site, due to its importance for nature conservation, principally with regard to overwintering birds. To the west is the Solent and Southampton Water Special Protection Area and Ramsar site which are of international importance for wading birds. This stretch of coastline is also designated an SSSI and also includes the beach at Lee-on-the-Solent on the basis of its geological importance particularly in terms of fossil records.

Fort Blockhouse lies to the north-east, Blockhouse 3 and QinetiQ and the Listed Gun Boat Sheds are to the west, on the opposite side of Haslar Road, and to the south west is 19th and 20th century housing. The Immigration Centre lies immediately to the south, accessed from Dolphin Way.

3. The use of the site as a hospital ceased in July 2009 and it was purchased from the MoD by the applicants in November 2009. An application for Outline Consent, with all matters reserved, for the hospital site, reference 12/00591/OUT, was considered by the Regulatory Board on 15 July 2014 where it was resolved to grant Outline Consent, subject to completion of a Section 106 Agreement and various conditions to control the form and timing of the development. The Section 106 Agreement was completed on 25 September 2014 and the Outline consent was issued on 26 September 2014, concurrently with the related Listed Building consent. Under the Outline Consent the principle of a mixed use development was approved, with some demolition and the conversion and erection of new buildings, to provide a Continuing Care Retirement Community, comprising a 60no. bed care home and 244no. Class C2 units of accommodation, together with 286no. residential units (Class C3), offices and business units (Class B1), a health centre (Class D1), hotel (Class C1), tea rooms and restaurant bar (Class A3/4), convenience store (Class A1), church, public hall and heritage centre (Class D1) along with access arrangements, open space and landscaping and parking. With the exception of one Zymotic ward building and a few of the Zymotic hospital outbuildings, the Outline proposals included the proposed repair and refurbishment of all the Listed Buildings on the site.

4. There have been several consents issued in the intervening period to facilitate the occupation of 15 former dwellings on the site for residential purposes and the developer has been engaged in ongoing pre-application discussions on the first two detailed phases of the development.

5. This proposal is for the approval of all matters reserved by condition 5 of the Outline consent which are the details of access, layout, appearance, scale and landscaping for the first phase of the development. It is proposed to demolish the modern crosslink and galley store's attachment and repair and refurbish the Grade II* main hospital building to provide 136 retirement units (Class C2) comprising 63 x 1 bed, 65 x 2 bed and 8 x 3 bed units, restaurant and cafe, library and other ancillary, support, facilities within the Continuing Care Retirement Community Centre (CCRC), a health facility comprising 22 consulting rooms (Class D1), the reinstatement of the formal landscaped gardens within the quadrangle and in front of the main facade with provision for surface car parking and an underground car park also with provision for refuse storage and cycle parking.

6. The main hospital building is constructed from red brick in simple Palladian style with stone dressings. It has a replacement Welsh slate roof. The building is made up of a front range (Blocks C and D) with two flanks, A and B, and E and F. The building has a basement with three floors above and an attic. The central stone pediment is the main feature on the front facade above the main entrance. Each block originally had an inner courtyard and toilet block half way along each floor. The wards had staircases either end with staffrooms and stores in between. The internal layout was simple and functional with the doors arranged centrally to optimise efficiency for the doctors doing their rounds. Many of the windows have been replaced and altered over time but some original examples remain along with four original 1750s staircases in Block F. There is also a 1950s elliptical staircase of note at the junction of Blocks B and C and a Victorian glazed atrium above the main entrance lobby. The open setting for the front facade remains, however, the 1980s crosslink building dominates the space within the quadrangle. The modern galley and stores building also links in to the junction between blocks E and F. Both flanking ranges, A - B and E - F, were originally, linked in the middle by two storey, pedimented, pavilion buildings. There were also open arcades to the ranges to enable patients to sit under cover and gain fresh air but some have been infilled.

7. This proposal focuses on the removal of the modern crosslink building and galley link and the substantial repair and restoration of the hospital building to reflect its original character externally whilst also enhancing the most important surviving historic character of parts of the interior. A comprehensive approach to the repair and refurbishment of the windows and door openings is proposed along with reinstatement of many of the original central door positions and some windows. The main building will be repaired and made good where the crosslink and galley

buildings are removed and new infill buildings constructed reflecting the form and scale of the original pavilions. The proposed material palette will blend the traditional with contemporary, the principal materials being red face brickwork for the external walls, timber and stone. Internally, the main entrance, including the glazed atrium, will be refurbished, along with the Block F stairs, stairwells and landings. The interior of the hospital was very simply designed around a series of linear open wards interspersed with rooms for staff, storage and some office space. The original layout has been almost entirely reconfigured on at least two occasions, firstly following substantial remodelling at the end of the 19th Century, and more recent functional remodelling which resulted in the insertion of numerous partition walls and loss of a number of internal historic fittings. The proposal is to strip all of the recent fixtures and fittings, carry out appropriate repairs to the historic fabric and insert new, light internal walls that are reversible so as not to harm the historic fabric. Works to the ground floor of block D will include the partial reinstatement of structural historic walls to better reflect the original design.

8. Externally, a substantial landscape scheme is proposed to enhance the space in front of the main façade and reinstate the formal gardens in the quadrangle to the rear. The materials will be simple and traditional where possible and the planting will reflect the form of the original where possible. The original stone bollards are proposed to be refurbished and reinstated to their original positions and a lighting scheme will be implemented, incorporating, simple, slender columns with conservation style heads, and up lighting of the building. The existing surface car parking adjacent to the main facade is to be removed and relocated to the north east side of the forecourt. Surface car parking is also proposed along the access road running parallel with Blocks A and B.

9. A total of 396 vehicle parking spaces are proposed in total for this phase, 133 at surface level and 263 within an underground car park beneath the quadrangle. 215 spaces in total are proposed for the occupiers and staff of the Continuing Care Retirement Community and the health facilities with 88 indicated for the hotel and care home which are proposed for later phases, leaving 93 surplus for use by other later phases, if required. A further 40 additional spaces are also shown illustratively on the plans. 116 car parking spaces are proposed in the underground car park for the occupiers of the 136no. (Class C2) retirement units, a ratio of 0.8, along with 9 spaces for staff for the CCRC and 50 for the health facilities. A further 40 spaces are allocated for the health facilities at ground level. The underground car park will be accessed and egressed via two ramps passing the south western ends of the outer ranges. It will be barrier operated with key/card entry for residents and staff. It is proposed that visitors to the hotel and health centre wishing to park in the underground car park will obtain a ticket which will be validated when they arrive at their destination enabling them to park free of charge.

10. 58 long and short stay cycle parking spaces are proposed for this phase, some within stores in the underground car park and some within glazed shelters within the inner courtyards. 24 parking spaces for mobility scooters are also shown within the inner courtyards. Storage for refuse is indicated within the underground car park and the applicant has indicated that private refuse collection arrangements will be made.

11. Pedestrian and vehicular access will be from the existing main access on Haslar Road and the internal road layout principally utilises the existing internal road system, with a new section of road proposed along the south western edge of the quadrangle that will link to phase 2. It is not proposed that any of the site will become adopted highway.

12. The application is supported by a Design and Access Statement, a Conservation Management Plan for Phase 1, Conservation Method Statements for each individual Block, plus the new pavilion buildings, and phase 1 car parking and refuse management plans.

13. Amended and additional plans and information have been submitted by the applicants to clarify vehicle and pedestrian access and circulation and servicing arrangements, the proposed car and cycle and mobility scooter parking and refuse arrangements, various detailed works to the main hospital building and elements of the hard landscape scheme and to correct inconsistencies between the plans and the supporting information.

14. A related Listed Building application is also under consideration and the developer is currently preparing the details required to be submitted pursuant to the conditions attached to the Outline consent and the Section 106 Agreement to enable development on the site to commence. A Reserved Matter application has also recently been registered for the second phase of the development, immediately to the south east of the main hospital building.

Relevant Planning History

12/00591/OUT - EIA - Outline application with all matters reserved - mixed use development including demolition and part demolition of listed buildings and buildings within a conservation area and conversion of existing buildings and erection of new buildings to comprise 286no. residential units (Class C3); a continuing care retirement community containing a 60no. bed care home, communal facilities and 244no. self-contained retirement units (Class C2); offices and business units (Class B1); a health centre (Class D1); hotel (Class C1); tearooms and restaurant/bar (Class A3/A4); convenience store (Class A1); church, public hall and heritage centre (Class D1) together with alterations to existing vehicle and pedestrian access arrangements, open space provision and landscaping and parking (Listed Buildings And Listed Park In Conservation Area) (as amplified by email dated 4.7.13 and amplified and amended by letters dated 19.12.13, 10.02.14, 17.3.14 and 7.7.14, emails dated 3.3.14, 19.3.14 and 24.6.14 and plans and information received 12.02.14, 3.3.14, 18.3.14 and 12.5.14) - permitted 26.09.14

12/00592/LBA - Listed Building application - demolition and partial demolition of various buildings and walls (Listed Park and Conservation Area) (as amplified and amended by letters dated 10.02.14 and 17.3.14, email dated 3.3.14 and plans and information received 12.02.14, 3.3.14 and 18.3.14) - permitted 26.09.14

15/00142/FULL - demolition of 8 no. buildings (Conservation Area) - permitted 26.06.15

14/00492/LBA - Listed Building Application - Demolition, partial demolition, extensions and internal and external alterations to facilitate conversion to retirement apartments (Class C2) with communal facilities and health centre (Class D1) and construction of underground car park (Listed Park and Conservation Area) - pending

Haslar Terrace - Various properties

14/00192/VOC - Variation of conditions 1, 2, 3 to remove reference to temporary consent and removal of condition 4 of planning permission reference K17770 (Listed buildings in Conservation Area) - permitted 26.09.14

15/00023/LBA - Listed Building Application - remove nine infilled blockwork panels in party walls and infill using traditional materials (1-4 Haslar terrace and nos. 11, 12, 13 AND 14) (Conservation Area) - permitted 25.03.15

15/00103/LBA - Listed Building Application - installation of external boiler flue to rear elevation (Conservation Area) (as amended by plans received 02.04.15) - permitted 01.05.15

15/00013/LBA - Listed Building Application - alterations to 1 no. existing ground floor and 1 no. existing first floor fireplaces to allow for installation of wood burning stoves, restoration/repair of 1 no. ground floor fireplace and installation of 2 no. air bricks and chimney cowl (Conservation Area) - permitted 14.05.15

15/00182/LBA - Listed Building Application - installation of rooflight/hatch, sun pipe, 2 no. roof vents, additional window to north elevation and 2no. bathroom vents (Conservation Area) (as amplified by details received 26.5.15) - permitted 11.06.15

15/00174/LBA - Listed Building Application - reconfiguration of internal layout, including removal of internal walls, erection of internal partitions and creation of new openings, installation of boiler flue and 4 no. extract fan outlets to rear elevation and replacement of garage doors (Conservation Area) - permitted 18.06.15

15/00255/LBA - Listed Building Application - alterations to existing fire place opening (Conservation Area) - permitted 21.07.15

15/00297/LBA - Listed Building Application - alterations to 1 no. existing ground floor fireplace to allow for installation of wood burning stove, restoration/repair of 1 no. ground floor fireplace and 2 no. existing first floor fireplaces, refurbishment of 2 no. bathrooms including alterations to existing

layouts, installation of external boiler flue vent to rear elevation and replacement external door (Conservation Area) - permitted 11.08.15

Phase 2 (adjacent)

15/00117/DETS - Details Pursuant to 12/00591/OUT - EIA - Outline application with all matters reserved. mixed use development including demolition and part demolition of listed buildings and buildings within a conservation area and conversion of existing buildings and erection of new buildings to comprise 286no. residential units (Class C3); a continuing care retirement community containing a 60no. bed care home, communal facilities and 244no. self-contained retirement units (Class C2); offices and business units (Class B1); a health centre (Class D1); hotel (Class C1); tearooms and restaurant/bar (Class A3/A4); convenience store (Class A1); church, public hall and heritage centre (Class D1) together with alterations to existing vehicle and pedestrian access arrangements, open space provision and landscaping and parking (as amplified by email dated 4.7.13 and amplified and amended by letters dated 19.12.13, 10.02.14, 17.3.14 and 7.7.14, emails dated 3.3.14, 19.3.14 and 24.6.14 and plans and information received 12.02.14, 3.3.14, 18.3.14 and 12.5.14)

- Details of access, appearance, landscaping, layout and scale for Phase 2 - demolition of 3NO buildings and conversion of Canada block and the erection of 2no. buildings to provide 93NO. retirement apartments (Class C2), conversion of G block to provide 8no. residential units (Class C3) and the erection of a 60no. bed care home (Class C2) with ancillary leisure facilities and associated works to include car and cycle parking, refuse storage and landscaping (Listed Buildings and Listed Park in Conservation Area) - pending

15/00127/LBA - Listed Building Application - demolition of galley and general stores, Albert block and no.3 substation and part of boundary wall and internal and external alterations to facilitate the conversion of Canada Block to provide 36no. retirement apartments (Class C2) and conversion of G block to provide 8no. residential units (Class C3) (Listed Park in Conservation Area) - pending

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

The adopted development plan is the Gosport Borough Local Plan Review, 2006. The emerging Gosport Borough Local Plan, 2011 – 2029 has been the subject of two public consultations and is currently being examined in Public. It is due for adoption in summer 2015. The policies within this document therefore also need to be given weight in decision making, where appropriate.

Gosport Borough Local Plan Review, 2006:

R/BH8

Archaeology and Ancient Monuments

R/CF1

New or Improved Community and Health Facilities

R/CF11

Improvement or Development of Tourist Accommodation and Conference Facilities

R/CF3

Provision of Community Facilities on Major Housing Development

R/CH1

Development within the Coastal Zone

R/CH2

Pedestrian Access Along the Coast

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP4

Mixed-use Developments

R/EMP2

Land Allocated for Employment Use as Part of Mixed-Use Development

R/EMP6

Development for Employment Uses within Urban Areas
R/ENV2
River and Groundwater Protection
R/ENV3
Water Resources
R/ENV4
Treatment of Foul Sewage and Disposal of Surface Water
R/ENV5
Contaminated Land
R/ENV7
Hazardous Substances
R/ENV8
Development within the Proximity of Hazardous Substances
R/ENV10
Noise Pollution
R/ENV11
Minimising Light Pollution
R/ENV12
Air Quality
R/ENV14
Energy Conservation
R/ENV15
Renewable Energy
R/H2
Major Housing Proposals
R/H3
Major Housing Proposals as Part of a Mixed Use Development
R/H4
Housing Densities
R/H5
Affordable Housing
R/H8
Accommodation for the elderly
R/H9
Lifetime Homes
R/OS4
Protection of Existing Open Space
R/OS5
New Open Space Provision
R/OS7
Additional Open Space Allocations
R/OS8
Recreational Space for New Residential Developments
R/OS11
Protection of Areas of National Nature Conservation Importance
R/OS12
Locally Designated Areas of Nature Conservation Importance
R/OS13
Protection of Habitats Supporting Protected Species
R/OS14
Biodiversity Action Plans
R/T1
Land Use and Transport
R/T10
Traffic Management
R/T11
Access and Parking
R/T2

New Development
R/T3
Internal Layout of Sites
R/T4
Off-site Transport Infrastructure
R/T9
Cycleways and Footpaths
R/BH2
Demolition in Conservation Areas
R/BH3
Development Affecting Listed Buildings
R/BH4
Demolition of a Listed Building
R/BH1
Development in Conservation Areas
R/BH6
Registered Historic Parks
R/BH7
Parks and Gardens of Local Historic Interest

Gosport Borough Local Plan, 2011 – 2029 (Publication Version 2014):

LP1
Sustainable Development
LP2
Infrastructure
LP3
Spatial Strategy
LP6
Haslar Peninsula
LP10
Design
LP11
Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens
LP12
Designated Heritage Assets: Conservation Areas
LP15
Safeguarded Areas
LP21
Improving Transport Infrastructure
LP22
Accessibility to New Development
LP23
Layout of Sites and Parking
LP34
Provision of New Open Space and Improvement to Existing Open Space
LP38
Energy Resources
LP40
Waste and Material Resources
LP41
Green Infrastructure
LP42
International and Nationally Important Habitats
LP43
Locally Designated Nature Conservation Sites
LP45

Flood Risk and Coastal Erosion
LP46
Pollution Control
LP47
Contamination and Unstable Land
LP39
Water Resources
LP44
Protecting Species and Other Features of Nature Conservation Importance

Supplementary Planning Documents:

Design
Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014
Parking
Gosport Borough Council Parking: Supplementary Planning Document February 2014
Bird Mitigation
Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014

Consultations

Historic England	No objection. Repair and renovation of main building will be a major achievement but matters of detail remain to be resolved regarding the design and appearance of ramps to basement car park, door and windows and open arcades to Blocks A and F.
Garden History Society	Defer comments to Hampshire Gardens Preservation Trust.
The Gosport Society	No objection.
HCC Landscape Planning & Heritage	No objection. Archaeological works will be controlled by the Written Scheme of Investigation which is under preparation. If works to the fabric reveal information about the earlier use or operation of the main building this should be recorded.
Hampshire Gardens Trust	No objection. Removal of crosslink welcomed. Details of the levels and design of the access and egress ramps to the basement car park should be controlled. High quality design and materials are required. Landscape proposals should be simplified in terms of materials and form, with natural materials used wherever possible to reflect original form. Landscaping to main facade and location of cycle parking requires sensitivity.
Transport & Traffic	No objection. Proposed car and cycle parking provision for residents, staff and visitors to this phase and buggy parking has been justified with scope to provide

	<p>additional spaces if required in the future, to be kept under review as part of the overall evolving parking management plan for the site. The applicant has also provided an illustrative masterplan to show how the surplus parking spaces in the basement car park will serve future phases of the development. Whilst proposed long and short stay cycle parking provision remains unclear, it is possible to provide sufficient on site now and in the future in a convenient location and therefore this detail could be controlled by condition. The proposals utilise the existing internal road layout and will provide adequate access for vehicles and pedestrians, subject to surface details and appropriate traffic management measures. The proposals will not harm highway safety or the surrounding road network. The applicant has been advised that there is inadequate visibility at the bottom of the access ramp into the basement car park.</p>
Crown Estate Office	No response.
Queen's Harbour Master	No objection.
Natural England	<p>No (separate) Habitats Regulations Assessment undertaken. Impact on European sites should be assessed. Mitigation for recreational disturbance has been agreed under the Outline and details of the SANG provision and its management are required. Other provisions secured under the Outline eg restricting dog ownership will apply to this phase.</p>
Environment Agency (Hants & IOW)	No objection. Previous comments relating to Outline application remain applicable.
Hampshire & Isle Of Wight Wildlife Trust	No comments to make. Await submission of Ecological Management Plan for the site.
Southern Water	<p>Positions of sewers on site must be determined on site before works are commenced and restrictions on soakaways and tree planting within close proximity to the sewers will apply. Inadequate capacity for foul and surface water drainage to serve the development at present, informative to applicant required. Details of the management of any SUDS will be required.</p>
Crime Prevention & Design	No response.
HCC Education Office	Education provision dealt with under Outline permission.

HCC Planning	Applicant should investigate the opportunity for localised mineral extraction and re-use as part of the development.
HCC Lighting	Full details of external lighting required to provide comments.
HCC Highways Strategic	No objection, subject to obligations and conditions previously secured under the Outline. Proposal conforms with Outline permission.
HCC Ecology	Condition on Outline permission relating to the required Ecological Management Plan (EMP) for the site as a whole cannot be discharged at this time as information provided in the draft EMP submitted in respect of the separate demolition application only relates to Phase 1 and 2. Badger bait marking is ongoing to inform the mitigation proposals and the licenced closure of 2no. further setts will be required. There is no evidence of substantial breeding roosts for bats on site, to date, but a licence will be required as the proposed works will impact on bats. Mitigation proposed for reptiles is adequate. This is a key site for Autumn Lady's Tresses orchids and plants encountered will be translocated to the SINC in the centre of the site to ensure the overwhelming majority of plants are retained on the site. Details of mitigation and ongoing habitat management for all protected species will be required within the EMP.
Building Control	Details of fire access and water supply, refuse, drainage and subsoil loadings will be addressed under the Building Regulations.
Eastern Solent Coastal Partnership	No comments at this stage.
Economic Prosperity	No response.
Environmental Health	No objection. Further detail of ventilation and filtration systems will be required when operators are known, along with external lighting details and waste storage for kitchens. Working hours and measures to control noise should reflect those imposed on the Outline permission.
Housing Strategic	No objection.
Streetscene Leisure & Play	No response.
Streetscene Parks & Horticulture	The landscape plans and proposals appear suitable and appropriate for the site with

	appropriate species choice & sizes.
Streetscene Waste & Cleansing	No objection. Storage arrangements and travel distances are adequate for 3 x weekly private waste collection. If private collection ceases, storage capacity and refuse collection arrangements will need to be reviewed under refuse management plan.
Royal Society For The Protection Of Birds	No response.
Hampshire Fire And Rescue Service	Issues relating to access for vehicles and water supply to be addressed through Building Regulations and Conservation Officer given sensitivities of this site. Access for emergency and high reach vehicles will be required and sprinkler system recommended.
Scottish And Southern Energy	Power cables may need to be diverted.
HCC Countryside Planning	No comment to make.

Response to Public Advertisement

1 letter of objection received

Issues raised:

- traffic generation and impact on Clayhall Road/Fort Road junction
- Haslar Bridge should be made two way

Principal Issues

1. This proposal reflects the uses and works proposed for this building, approved, in principle, under the Outline consent and associated Listed Building application. Matters relating to demolition timing and method, phasing of the development, tree protection, design coding (including materials, parking, refuse, signage, boundary treatment and enhancements to biodiversity), implementation of a Construction Management Plan, surface and foul water drainage, protection of public sewers, land contamination, external lighting, noise mitigation, archaeology, building recording, hours of working and operation of the non Class C2 uses, approval and implementation of the required Ecological Management Plan for the site, car and cycle parking implementation and management, implementation of transport infrastructure, routing and management of construction vehicles, timing of the works to the main access from Haslar Road to improve sight lines, flood risk management, method of ventilation/filtration, timing of landscape works and implementation of refuse and cycle parking provision are all controlled by conditions attached to the Outline consent. Secured under the Section 106 Agreement are the renovation and refurbishment and management of all Listed buildings on the site and the timing of these works in relation to commencement of the various uses, provision and use of the health facilities, an employment and skills plan, provision and use of the Class C2 residential institution units and the details of the associated care package, mitigation for recreational disturbance, provision and management of the open space and access to the site, including the waterfront walkway, by the public and education and the provision for the transport infrastructure improvements and affordable housing.

2. Traffic generation from the development as a whole and the impact on the surrounding road network was assessed and considered acceptable when the Outline application was approved. Paragraph 126 of the National Planning Policy Framework (NPPF) recognises the desirability of sustaining and enhancing the significance of historic assets and ensuring that they have a viable use, consistent with their conservation. The proposals accord with the uses and parameters established under the Outline consent and this wider objective and are appropriate in land use

terms and in compliance with Policy LP6 of the Gosport Borough Local Plan 2011-2029 Publication Version July 2014.

3. The main issues in this case are, therefore, whether the proposed access, layout, scale, appearance and landscaping details proposed for Phase 1 are acceptable, having regard to the impact on the special historic and architectural character and appearance and integrity of the Listed Building and its setting, whether the proposal will preserve or enhance the character and appearance of the Conservation Area and the Listed Historic Park and Garden, whether the proposal will prejudice the future redevelopment of the remainder of the site and the setting of other adjacent Listed Buildings, and whether appropriate provision can be made for car and cycle and mobility scooter parking, refuse storage and collection, and the impact on the amenity of existing, prospective and nearby occupiers and the impact on the interests of archaeology and nature conservation and highway safety.
4. The completion of the amendments to the vehicle access to the site from Haslar Road, required before occupation of the development, to improve visibility and provide an uncontrolled pedestrian crossing point is controlled under the Outline consent. Details of the pedestrian access points to each part of the building and the ramped access arrangements for the underground car park have been provided. It is proposed to attach planning conditions to control the detailed design of these structures, including materials used and any railings, and resulting levels and gradients to ensure the building is accessible by all intended users.
5. The proposed layout and resulting relationship between the building and external space and the provision of the health facilities in the same building as the CCRC will result in a mixture of active use and passive surveillance to help create a vibrant and safe environment for residents, staff and visitors in an attractive and usable external setting. The development will enhance the pedestrian environment and create safe, well lit and desirable routes with limited gradients through this phase and with ability to link in with later ones. The open landscaped areas to the main façade and rear quadrangle will reflect and reinforce the original geometric layout and the proposals will provide uninterrupted views of both the front and rear of the main building. Details of the materials and plant species used within the landscape scheme and the external lighting scheme for each Block will be controlled by condition.
6. The layout incorporates adequate provision for vehicular, cycle and pedestrian access, and servicing provision for this phase and parking provision for cars, cycles and mobility scooters for all potential users of the site in convenient locations together with adequate storage provision for refuse, in accordance with the Council's supplementary design guidance. Conditions will be attached to control the provision and retention and future management of these facilities within this phase of the development. The overall management of the car and cycle parking for the site as a whole will be controlled under the Outline consent. This phase contains a significant overprovision of car parking which is to be utilised in future phases and the development as a whole is unlikely to result in any overspill parking given the site's enclosed nature and the nature of Haslar Road. If car or cycle parking levels are considered a problem in the future, the applicant has demonstrated that there is scope to increase the number of spaces on the site.
7. This phase contains the most significant historic building in Gosport and its detailed repair and refurbishment as set out within the accompanying Conservation Management Plan and detailed methodologies, focussing on the enhancement of the main historic and architectural features, is welcomed. The detailed works, including those relating to the new and existing windows and doors, atrium glazing, Block F stairways, stairwells and landings and the cantilevered staircase at the junction of Blocks B and C, and the method of ventilation and sound and fire proofing for each Block will be carefully controlled by planning condition. The proposals for the internal open courtyards are deliberately modern and light and airy to enhance the level of visual activity whilst also reflecting their original open character and use for air circulation and separation of the wards. New, simply designed, glazed stair and lift links within the interior courtyards will minimise alterations within the Listed building and provide functional and attractive structures. The more open plan medical facilities are located within the most altered part of the building and will not therefore further harm its historic or architectural significance. The re-configuration of the internal

spaces to provide the residential accommodation has been designed to minimise physical intervention with the historic fabric, with new internal walls designed to be light in form and easily reversible if at some future date it is considered appropriate to fully restore the historic building both internally and externally. The Conservation Management Plan will continue to be a 'live' document and will be revised and updated as works proceed through the Blocks and more is understood about the structure and fabric of the building.

8. No external changes are proposed to the overall height and original form and scale of the main hospital building. The proposal to remove the modern attachments and reinstate the central pavilion buildings in the flank ranges is sympathetic and their design is reflective of the simple Palladian architecture. These works will significantly enhance the historic and architectural character and integrity of the building and its setting and the setting of the adjacent Listed Buildings and enhance the character and appearance of the Conservation Area and Listed Park. Details of the making good of the Listed building where the modern structures are removed and the materials to be used for the new structures will be controlled by planning condition.

9. The landscape proposals are comprehensive and through the use of traditional and simple materials and the reinforcement of the formal visual axis the proposals will appropriately reflect the formal military history and at the same time create an attractive and user friendly environment. The method for lifting and storing and refurbishing and reinstating the existing stone bollards will be controlled by planning condition, as will all other external materials and planting within the landscape scheme. Harm to the setting of the Listed Building from ancillary structures has been avoided by locating these storage facilities within the underground car park and internal courtyards and integrating where they are necessary externally within the landscape scheme.

10. This is a significant development that will eventually contain a mixture of uses and the occupiers of phase 1 and existing dwellings will be expecting a reasonable level of activity as a result. Conditions are in place on the Outline consent to protect the amenity of occupiers during the demolition and construction phases of the development and to mitigate noise disturbance when the site is in use and operating. The proposals essentially involve conversion of the existing structure with utilisation of existing door and window openings, with a limited number of new/reinstated openings and the proposals will result in an acceptable residential environment in terms of levels of light, outlook and privacy for adjacent and prospective occupiers.

11. The Ecological Management Plan and mitigation for recreational disturbance has been secured under the Outline consent and as the proposals within this application accord with the parameters of the Outline consent there is no requirement to reassess the impact on the nearby European sites. The Ecological Mitigation Plan for the site will include proposals for biodiversity enhancement and there are no specific measures that will affect the physical form of the development in this phase.

12. There is potential for disturbance to Autumn Lady's Tresses as part of the works to the front forecourt areas. Provision will be made within the Ecological Management Plan for their translocation to the SINC and the methodology for this is required to be submitted before any development on the site commences.

13. For the above reasons and subject to the above conditions, it is considered that the proposed access, layout, scale, appearance and landscape details for phase 1 of the development are acceptable. The proposals demonstrate a high standard and quality of architectural design and the proposed demolition and repair and refurbishment and conversion works and mix and quantum of uses will enhance the special historic and architectural features of the Listed Building and its setting and the setting of adjacent Listed Buildings and the Listed Park. The proposals will enhance the historic and architectural character and appearance of the Haslar Conservation Area and the wider visual appearance of the area. The proposals will not prejudice the implementation of the remainder of the development or harm the amenities of the occupiers of existing or prospective or neighbouring occupiers or be detrimental to highway safety and will make adequate provision for car and cycle and mobility scooter parking and refuse in compliance with Policies R/DP1, R/DP3, R/DP4, R/CF1, R/CF3, R/CF11, R/EMP2, R/EMP6, R/H4, R/BH1, R/BH2, R/BH3, R/BH4, R/BH6, R/BH7, R/BH8, R/H2, R/H3, R/H4, R/H5, R/H8, R/H9, R/T1, R/T2, R/T3, R/T4, R/T9, R/T10, R/T11,

R/CH1, R/CH2, R/OS4, R/OS5, R/OS7, R/OS8, R/OS11, R/OS12, R/OS13, R/OS14, R/ENV 2, R/ENV3, R/ENV4, R/ENV5, R/ENV7, R/ENV8, R/ENV10, R/ENV11, R/ENV12, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review 2006 and Policies LP1, LP2, LP3, LP6, LP10, LP11, LP12, LP15, LP21, LP22, LP23, LP34, LP38, LP40, LP41, LP42, LP43, LP45, LP46 and LP47 of the Gosport Borough Local Plan 2011-2029 (Publication Version) July 2014.

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

1. subject to

a) delegate authority to the Head of Development Control, in consultation with Borough Solicitor and Deputy Chief Executive, to determine and impose appropriate conditions to include the following details and the timing of the submission for approval and implementation of the works in accordance with the approved details and timescale:-

- main entrance lobby and atrium, to include all materials and method of fixing for the proposed ramp, cover to the historic steps, lighting
- atrium glazing, glazed lantern and new glazing to each floor above the atrium
- staircases and wells and landings to F block
- proposed arched windows and doors at the two ends of the main facade
- full window survey for each block and details of proposed window styles and furniture, details of the windows to be refurbished and retained, location of and full details for the new windows and methods of insulation and upgrading and colour finish
- doors and door furniture for external doors and internal doors onto proposed communal spaces
- all extract grilles and flues
- external finish to all internal walls and internal doors, including skirting etc for D and E blocks
- arcade glazing
- details of the cantilevered walkway, new internal lifts and glazed enclosures and cycle and mobility shelters
- sound and fire insulation
- rainwater goods
- new pavilion link blocks
- new brickwork, method of bonding and pointing and mortar
- works to teak floors
- typical rubbed brick lintel
- stone cills
- method of lifting storing, restoring and reinstating stone bollards
- seats and vents, staircases and associated structures within the quadrangle
- railing and plinth along south-western side of quadrangle
- location and design of all new lighting
- design for interior doors, architraves, skirting etc to new apartments
- samples of all external hard surfacing materials and boundary treatment
- planting and maintenance schedules
- provision of the landscape scheme
- means of ensuring adequate visibility at the entrance and egress points to the car park
- provision of the car and cycle and mobility scooter parking for phase 1
- provision of the refuse storage and collection arrangements for phase 1 (refuse management plan)
- compliance with approved plans and details

ITEM NUMBER: 02.

APPLICATION NUMBER: 14/00492/LBA

APPLICANT: Mr Ciaran Shields Our Enterprise Haslar Limited

DATE REGISTERED: 20.01.2015

LISTED BUILDING APPLICATION - DEMOLITION, PARTIAL DEMOLITION, EXTENSIONS AND INTERNAL AND EXTERNAL ALTERATIONS TO FACILITATE CONVERSION TO RETIREMENT APARTMENTS (CLASS C2) WITH COMMUNAL FACILITIES AND HEALTH CENTRE (CLASS D1) AND CONSTRUCTION OF UNDERGROUND CAR PARK (LISTED PARK AND CONSERVATION AREA) (as amended and amplified by plans and information received 12.05.15, 30.07.15, 6.08.15, 10.08.15 and 28.08.15)

Royal Hospital Haslar Haslar Road Gosport Hampshire

The Site and the proposal

1. The former Haslar hospital site, dating from the mid 18th Century, covers 24 hectares and, despite having been the subject of a number of additions and alterations, is of significant national historic and archaeological importance, being the first purpose built naval hospital in England. It is within the Haslar Peninsula Conservation Area and contains a total of around 70 Listed buildings, some individually Listed and many Listed by curtilage, pre dating 1948 with a direct historic and ancillary relationship to the primary Listed Buildings. The main hospital building and St Luke's Church are Grade II* Listed and the remaining Listed buildings Grade II. The site is also a Grade II Listed Historic Park and contains several thousand burials dating from the mid-18th to mid-19th Century.

2. The main access to the site is from Haslar Road which links the site to the town centre to the northwest via Haslar Bridge and Alverstoke to the south west. Fort Blockhouse lies to the north-east, Blockhouse 3 and QinetiQ and the Listed Gun Boat Sheds are to the west, on the opposite side of Haslar Road, and to the south west is 19th and 20th century housing. The Immigration Centre lies immediately to the south, accessed from Dolphin Way. The site is allocated an Existing Health and Community Facility on the Proposals Map of the Gosport Borough Local Plan Review 2006. Within the Gosport Borough Local Plan 2011-2029 Publication Version July 2014, the site is allocated for mixed use, with medical, health and care facilities noted as the prime uses.

3. The use of the site as a hospital ceased in July 2009 and it was purchased from the MoD by the applicants in November 2009. An application for Outline Consent, with all matters reserved, reference 12/00591/OUT, was considered by the Regulatory Board on 15 July 2014 where it was resolved to grant Outline Consent, subject to completion of a Section 106 Agreement and various conditions to control the form and timing of the development. The Section 106 Agreement was completed on 25 September 2014 and the Outline consent was issued on 26 September 2014, concurrently with the related Listed Building consent which proposed the demolition and partial demolition of various buildings and walls to facilitate the implementation of the proposals. Under the Outline Consent, the principle of a mixed use development was approved, with some demolition and conversion and erection of new buildings, to provide a Continuing Care Retirement Community, comprising a 60no. bed care home and 244no. Class C2 units of accommodation, together with 286no. residential units (Class C3), offices and business units (Class B1), a health centre (Class D1), hotel (Class C1), tea rooms and restaurant bar (Class A3/4), convenience store (Class A1), church, public hall and heritage centre (Class D1) along with access arrangements, open space and landscaping and parking. With the exception of one Zymotic ward building and a few of the Zymotic hospital outbuildings, the Outline proposals included the proposed repair and refurbishment of all the Listed Buildings on the site.

4. Since the Outline and related Listed Building consent was granted, the applicant has been engaged in ongoing pre-application discussions on the first two detailed phases of the development.

5. This proposal is for Listed Building Consent to demolish the modern crosslink and galley store's attachment to the main hospital building and reinstate 2no pavilion buildings and substantially repair and refurbish the Grade II* main hospital building to facilitate the provision of 136 retirement units (Class C2) comprising 63 x 1 bed, 65 x 2 bed and 8 x 3 bed units, a restaurant and cafe, library and other ancillary, support, facilities within a Continuing Care Retirement Community Centre (CCRC), together with and a health facility comprising 22 consulting rooms (Class D1). An underground car park is also proposed, accessed by ramps located at the south western end of the flank ranges. The car park will be underneath formal landscaped gardens and will contain provision for refuse storage and cycle parking. These works will form part of Phase 1 of the overall development.

6. The main hospital building is constructed from red brick in simple Palladian style with stone dressings. It has a replacement Welsh slate roof. The building is made up of a front range (Blocks C and D) with two flanks, A and B, and E and F. The building has a basement with three floors above and an attic. The central stone pediment is the main feature on the front façade above the main entrance. Each block originally had an inner courtyard and toilet block half way along each floor. The wards had staircases either end with staffrooms and stores in between. The internal layout was simple and functional with many of the doors arranged centrally to optimise efficiency for the doctors doing their rounds. Many of the windows have been replaced and altered over time but some original examples remain along with four original 1750s staircases in Block F. There is also a 1950s elliptical staircase of note at the junction of Blocks B and C and a Victorian glazed atrium above the main entrance lobby. The open setting for the front façade remains, however, the 1980s crosslink building dominates the space within the quadrangle. The modern galley and stores building also links in to the junction between blocks E and F. Both flanking ranges, A - B and E - F, were originally, linked in the middle by two storey, pedimented, pavilion buildings. There were also open arcades to the ranges to enable patients to sit under cover and gain fresh air but some have been infilled.

7. These proposal works are focussed on the removal of the modern crosslink building and galley link and the substantial repair and restoration of the hospital building to reflect its original character externally whilst also enhancing the most important surviving historic character of parts of the interior. A comprehensive approach to the repair and refurbishment of the windows and door openings is proposed along with reinstatement of many of the original central door positions and some windows. The main building will be repaired and made good where the crosslink and galley buildings are removed and two new infill buildings constructed reflecting the form and scale of the original pavilions. The proposed material palette will blend the traditional with contemporary, the principal materials being red face brickwork for the external walls, timber and stone. Internally, the main entrance, including the glazed atrium, will be refurbished, along with the Block F stairs, stairwells and landings. The interior of the hospital was very simply designed around a series of linear open wards interspersed with rooms for staff, storage and some office space. The original layout has been almost entirely reconfigured on at least two occasions, firstly following substantial remodelling at the end of the 19th Century, and more recent functional remodelling which resulted in the insertion of numerous partition walls and loss of a number of internal historic fittings. The proposal is to strip out all of the recent fixtures and fittings, carry out appropriate repairs to the historic fabric and insert new, light internal walls that are reversible so as not to harm the historic fabric. Works to the ground floor of block D will include the partial reinstatement of structural historic walls to better reflect the original design.

8. Externally, a substantial landscape scheme is proposed to enhance the space in front of the main façade and reinstate the formal gardens in the quadrangle to the rear. The materials will be simple and traditional where possible and the planting will reflect the form of the original where possible. The original stone bollards are proposed to be refurbished and reinstated to their original positions and a lighting scheme will be implemented, incorporating, simple, slender columns with conservation style heads, and up lighting of the building.

9. The application is supported by a Conservation Management Plan for Phase 1 and Conservation Method Statements for each individual Block.

10. Amended and additional plans and information have been submitted by the applicant to clarify various detailed elements of works to the main hospital building and to correct inconsistencies between the plans and the supporting information.

11. A related Reserved Matter application for Phase 1 is also currently under consideration and the applicant is currently preparing the details required to be submitted pursuant to the conditions attached to the Outline consent and the Section 106 Agreement to enable development on the site to commence. A Reserved Matter application and related Listed Building Application has also recently been registered for the second phase of the development, immediately to the south east of the main hospital building.

Relevant Planning History

12/00592/LBA - Listed Building Application - demolition and partial demolition of various buildings and walls (Listed Park and Conservation Area) (as amplified and amended by letters dated 10.02.14 and 17.3.14, email dated 3.3.14 and plans and information received 12.02.14, 3.3.14 and 18.3.14) - permitted 26.09.14

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

The adopted development plan is the Gosport Borough Local Plan Review, 2006. The emerging Gosport Borough Local Plan, 2011 – 2029 has been the subject of two public consultations and is currently being examined in Public. It is due for adoption in summer 2015. The policies within this document therefore also need to be given weight in decision making, where appropriate.

Gosport Borough Local Plan Review, 2006:

- R/BH3
Development Affecting Listed Buildings
- R/BH4
Demolition of a Listed Building

Gosport Borough Local Plan, 2011 – 2029 (Publication Version 2014):

- LP11
Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens
- LP12
Designated Heritage Assets: Conservation Areas

Consultations

Historic England	No objection. Repair and renovation of main building will be a major achievement but matters of detail remain to be resolved regarding the design and appearance of ramps to basement car park, door and windows and open arcades to Blocks A and F.
Society Protection Ancient Buildings	No response.
Hampshire Gardens Trust	No objection. Removal of crosslink welcomed. Details of the levels and design of the access and egress ramps to the basement car park should be controlled. High quality design and materials are

	required. Landscape proposals should be simplified in terms of materials and form, with natural materials used wherever possible to reflect original form. Landscaping to main facade and location of cycle parking requires sensitivity.
The Victorian Society	No response.
HCC Landscape Planning & Heritage	No objection. Archaeological works will be controlled by the Written Scheme of Investigation which is under preparation. If works to the fabric reveal information about the earlier use or operation of the main building this should be recorded.
Ancient Monument Society	No response.
Council For British Archaeology	No response.
Garden History Society	Defer comments to Hampshire Gardens Trust.
Twentieth Century Society	No response.
Georgian Group	No response.

Response to Public Advertisement

Nil

Principal Issues

1. Paragraph 126 of the National Planning Policy Framework (NPPF) recognises the desirability of sustaining and enhancing the significance of historic assets and ensuring that they have a viable use, consistent with their conservation. The proposals reflect and amplify the works proposed for the main hospital building under the Outline approval and associated Listed Building consent. Matters relating to demolition timing and method, phasing of the development, external lighting, archaeology, building recording, method of ventilation/filtration and timing of landscape works are controlled by conditions attached to the Outline consent. The submission of a site wide Conservation Management Plan and the protection and repair methodologies and the timing of the repair and refurbishment of all the Listed Buildings on the site are controlled under the related Section 106 Agreement. The main issue in this case is, therefore, the impact of the proposals on the special historic and architectural character and appearance and integrity of the Grade II* Listed main hospital building and its setting.

2. This is the most significant historic building in Gosport and its detailed repair and refurbishment as set out within the accompanying Conservation Management Plan and detailed methodologies, focussing on the enhancement of the main historic and architectural features, is welcomed. The detailed works, including those relating to the new and existing windows and doors, atrium glazing, Block F stairways, stairwells and landings and the cantilevered staircase at the junction of Blocks B and C, and the method of ventilation and sound and fire proofing for each Block will be carefully controlled by planning condition. The proposals for the internal open courtyards are deliberately modern and light and airy to enhance the level of visual activity whilst also reflecting their original open character and use for air circulation and separation of the wards. New, simply designed, glazed stair and lift links within the interior courtyards will minimise alterations within the Listed building and provide functional and attractive structures. The more open plan medical facilities are located within the most altered part of the building and will not therefore further harm its historic or

architectural significance. The re-configuration of the internal spaces to provide the residential accommodation has been designed to minimise physical intervention with the historic fabric, with new internal walls designed to be light in form and easily reversible if at some future date it is considered appropriate to fully restore the historic building both internally and externally. The Conservation Management Plan will continue to be a 'live' document and will be revised and updated as works proceed through the Blocks and more is understood about the structure and fabric of the building.

3. No external changes are proposed to the overall height and original form and scale of the main hospital building. The proposal to remove the modern attachments and reinstate the central pavilion buildings in the flank ranges is sympathetic and their design is reflective of the simple Palladian architecture. Details of the making good of the Listed building where the modern structures are removed and the materials to be used for the new structures will be controlled by planning condition. The proposals will provide uninterrupted views of both the front and rear of the main building for the first time in several decades and will significantly enhance its external appearance and its setting. Details of the external lighting scheme for each Block, which is likely to include fixed uplighting during the hours of darkness, will be controlled by condition. Similarly, the method for lifting and storing and refurbishing and reinstating the existing Listed stone bollards will be controlled by planning condition,

4. The proposals have been prepared to a high standard and quality of architectural design and for the above reasons, and subject to the above conditions, it is considered that they are acceptable and will significantly enhance the special historic and architectural character and integrity of the Listed Building and its setting in compliance with Policies R/BH3 and R/BH4, of the Gosport Borough Local Plan Review 2006 and Policies LP11 and LP12 of the Gosport Borough Local Plan 2011-2029 (Publication Version) July 2014.

RECOMMENDATION: Grant Listed Building Consent

Subject to the following condition(s):-

1. subject to

a) delegate authority to the Head of Development Control, in consultation with Borough Solicitor and Deputy Chief Executive, to determine and impose appropriate conditions to include the following details and the timing of the submission for approval and implementation of the works in accordance with the approved details and timescale:-

- main entrance lobby and atrium, to include all materials and method of fixing for the proposed ramp, cover to the historic steps, lighting,
- atrium glazing, glazed lantern and new glazing to each floor above the atrium
- staircases and wells and landings to F block
- proposed arched windows and doors at the two ends of the main facade
- full window survey for each block and details of proposed window styles and furniture, details of the windows to be refurbished and retained, location of and full details for the new windows and methods of insulation and upgrading and colour finish
- doors and door furniture for external doors and internal doors onto proposed communal spaces
- all extract grilles and flues
- external finish to all internal walls and internal doors, including skirting etc for D and E blocks
- arcade glazing
- details of the cantilevered walkway, new internal lifts and glazed enclosures and cycle and mobility shelters
- sound and fire insulation
- rainwater goods
- new pavilion link blocks
- new brickwork, method of bonding and pointing and mortar
- works to teak floors

- typical rubbed brick lintel
- stone cills
- method of lifting storing, restoring and reinstating stone bollards
- seats and vents, staircases and associated structures within the quadrangle
- railing and plinth along south-western side of quadrangle
- location and design of all new lighting
- design for interior doors, architraves, skirting etc to new apartments
- samples of all external hard surfacing materials and boundary treatment
- planting and maintenance schedules
- provision of the landscape scheme
- means of ensuring adequate visibility at the entrance and egress points to the car park
- provision of the car and cycle and mobility scooter parking for phase 1
- provision of the refuse storage and collection arrangements for phase 1 (refuse management plan)
- compliance with approved plans and details

ITEM NUMBER: 03.

APPLICATION NUMBER: 15/00183/FULL

APPLICANT: Miss Rosie Sterry Berkeley Homes (Southern) Ltd

DATE REGISTERED: 17.04.2015

**ERECTION OF 6 NO. TWO BEDROOM, 8 NO. THREE BEDROOM AND 8 NO. FOUR BEDROOM DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING AND WORKS TO BOUNDARY WALLS AND WALLS WITHIN THE BOUNDARY (CONSERVATION AREA) (as amended by additional information received 15.06.15 and 17.08.2015)
Royal Clarence Yard G1-G3 Block Weevil Lane Gosport Hants**

The Site and the proposal

1. The application site is a relatively flat and square parcel of land located within Royal Clarence Yard between Weevil Lane to the west, Flagstaff Green to the south, North Meadow and four-storey residential development (Blocks C1/C2) to the east and the Reservoir (a non-designated heritage asset) to the north. The site is bounded by approximately 2.5m high walls which are Grade II listed with access to the site from Weevil Lane (a private road) to the west.
2. The site historically formed the north western corner of the Weevil estate developed by Captain Player c.1700 and was later subsumed into the rear gardens of the Superintendent and Deputy Superintendent Houses in the 1820's. Both the Superintendent and Deputy Superintendent Houses, to the immediate south of the site are Grade II listed (with the Ceremonial Gates beyond Grade II* listed) and the North Meadows Workshops to the east are also Grade II listed. The site is located within the Royal Clarence Yard Conservation Area with the St Georges Barracks (North) Conservation Area to the west beyond Weevil Lane.
3. The proposal is for the erection of 22 No. open market residential dwellings. The dwellings would be arranged in three blocks, one with fourteen dwellings (6 x 2-bed and 8 x 3-bed) and two with four dwellings each (4 x 4-bed). The three blocks would be three stories high (10m to ridge) with the third floor located within a Mansard roof. The eight dwellings arranged in two blocks on the southern part of the site would all benefit from private rear gardens (two of which have access to a garage) whilst the flats in the block on the northern part of site would have shared amenity space. The blocks would be finished with white painted render, red brick, natural slate roofs and sash windows. A refuse store and general storage for residents will be provided in a fourth building that is approximately 4.5m high. Access to the site would be from Weevil Lane and it is proposed (in the submitted gate management plan) that automatic gates will be provided that would remain open between 7am and 10pm, would only open when a car approaches between 10pm and 11pm and would be shut between 11pm and 7am except for controlled access via an intercom. Thirty-eight car parking and 36 cycle spaces would be provided.
4. The application is supported by a contamination report, biodiversity report, affordable housing statement and an archaeology report.

Relevant Planning History

99/00465/OUT - Mixed use development of residential, offices/workshops (B1), retail (A1, A2), public houses, cafes and restaurants (A3), cinema, hotel, leisure/community uses, marina, open space, and related infrastructure - permitted 30.11.01

05/00217/FULL - Mixed use development comprising 394 residential units, 516 square metres of offices / workshops (class B1), 931 square metres of retail and restaurants / public houses / cafes (classes A1, A2, A3, A4 and A5), 682 square metres of cinema (class D2), millennium promenade and related infrastructure (including access, car parking, landscaping, open space and flood defences) - refused but allowed on appeal 02.02.06

07/00378/FULL - erection of 140 dwellings with associated parking, refuse and cycle storage and estate office (partial amendment to k16713/1) - permitted 29.02.08

07/00488/LBA - alterations to existing boundary walls to create new entrances and infill existing openings - permitted 11.10.07

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

The adopted development plan is the Gosport Borough Local Plan Review, 2006. The emerging Gosport Borough Local Plan, 2011 – 2029 has been the subject of two public consultations and is currently being examined in Public. It is due for adoption in summer 2015. The policies within this document therefore also need to be given weight in decision making, where appropriate.

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/DP4
Mixed-use Developments
- R/T2
New Development
- R/T3
Internal Layout of Sites
- R/T4
Off-site Transport Infrastructure
- R/T11
Access and Parking
- R/H3
Major Housing Proposals as Part of a Mixed Use Development
- R/H5
Affordable Housing
- R/BH1
Development in Conservation Areas
- R/BH3
Development Affecting Listed Buildings
- R/BH8
Archaeology and Ancient Monuments
- R/OS11
Protection of Areas of National Nature Conservation Importance
- R/OS12
Locally Designated Areas of Nature Conservation Importance
- R/OS13
Protection of Habitats Supporting Protected Species
- R/ENV10
Noise Pollution
- R/ENV11
Minimising Light Pollution

Gosport Borough Local Plan, 2011 – 2029 (Publication Version 2014):

- LP1
Sustainable Development
- LP2
Infrastructure
- LP2
Infrastructure

LP9D

Allocations outside the Regeneration Areas: Residential Sites

LP11

Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens

LP12

Designated Heritage Assets: Conservation Areas

LP15

Safeguarded Areas

LP22

Accessibility to New Development

LP23

Layout of Sites and Parking

LP34

Provision of New Open Space and Improvement to Existing Open Space

LP42

International and Nationally Important Habitats

LP43

Locally Designated Nature Conservation Sites

LP44

Protecting Species and Other Features of Nature Conservation Importance

LP46

Pollution Control

LP47

Contamination and Unstable Land

Supplementary Planning Documents:

Parking

Gosport Borough Council Parking: Supplementary Planning Document February 2014

Transport

Hampshire County Council Transport Contributions Policy: A New Approach to Calculating Transport Contributions in Hampshire September 2007

Education

Hampshire County Council Developers Contributions towards Children's Services Facilities December 2013

Bird Mitigation

Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014

Consultations

Streetscene Waste & Cleansing	Inadequate capacity in the bin store for 22 dwellings.
Local Highway Authority	No objection. No financial transport contribution is required as it was paid under the previous permission.
HCC Ecology	No objection.
HCC Education Office	No objection. No financial education contribution is required as it was paid under the previous permission.
Defence Infrastructure Organisation	No response received.
The Gosport Society	No objection.

Historic England	No objection. The maintenance of the reservoir should be a condition of any permission.
Southern Water	As there is currently insufficient capacity either additional sewers or upgrades to the existing sewers will be required. An informative should be added to inform the applicants.
HCC Landscape, Planning & Heritage	No objection subject to a condition that the submitted Written Scheme of Investigation is implemented.
Crime Prevention & Design	No response received.
Environmental Health	Prior to commencement contamination information should be submitted with any remediation measures required undertaken prior to occupation. Works should be undertaken during normal working hours. Noise and light pollution should be controlled.

Response to Public Advertisement

1 letter of support.

Issues raised:-

- the applicant should not build on North Meadow car park should this application go ahead

Principal Issues

1. The application site is located within an area allocated for mixed use development by Saved Policy R/DP4 of the Gosport Borough Local Plan Review 2006 and an area allocated for residential development by Policy LP9D of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014). There is also extant permission for 12 dwellings on the site from both 2006 and 2008. Therefore, as the principle of residential development is acceptable the main issues are whether there should be affordable housing provided, the design and layout of the proposal, the impact upon the respective Conservation Areas and listed buildings, highway and pedestrian safety and parking provision.

2. The proposal does not include any affordable housing and this is considered acceptable for two reasons. The first is that there is no net increase of new development on the wider Royal Clarence Yard site as there is already extant permission for 12 dwellings on the site and it is proposed to secure that the 16 dwellings previously permitted on the area known as NM4/5 in 2005 will not be constructed via a section 106 agreement. Secondly, when considered against the affordable housing provision required on the wider Royal Clarence Yard site, under the 2001 and 2006 permissions, the site has already over-provided (in excess of the 40% required) and this is secured via previous section 106 agreements. Furthermore, as there is no net increase in dwellings (when considered against the extant permissions and the proposed agreement not to construct NM4/5) there is no requirement to make a contribution towards outdoor playing space, transport infrastructure improvements or the Gosport bird disturbance mitigation (under the Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014).

3. The proposal arranges the three blocks of dwellings and storage building in a perimeter block arrangement that would create an attractive and historically appropriate layout. The design of the buildings is considered acceptable and successfully avoids appearing pastiche. The introduction of a gated entrance is considered acceptable and in character with Weevil Lane. Therefore, subject to

planning conditions regarding materials, soft and hard landscaping, boundary treatments, electricity and telephone lines, external lighting, storage of refuse (whilst the refuse storage is shown in one part of the proposed storage building there is adequate overflow in the remainder of the building to serve the development) and works to the grade II listed walls being undertaken prior to first occupation, the design and layout is considered appropriate to the context of the site and will preserve and enhance the character and appearance of the Royal Clarence Yard Conservation Area and the setting of the St Georges Barracks (north) Conservation Area and an acceptable impact upon the architectural and historic integrity, character and appearance on the adjacent Grade II and Grade II* listed buildings and their setting in accordance with Saved Policies R/BH1 and R/BH3 of the Gosport Borough Local Plan Review 2006 and Policies LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

4. There are no side windows on the south elevation of block G2, which is closest to the existing blocks C1 and C2, so the proposed separation distance of 9m is considered acceptable. Furthermore, due to the orientation and distances to surrounding properties to the south and west, there will be an acceptable impact upon the amenity of the occupiers of these neighbouring residential properties with regard to outlook and privacy. Furthermore, the relationship between the respective proposed dwellings is also considered acceptable with regard to outlook and privacy. Furthermore, a construction management plan is proposed to be secured via condition to prevent any harmful impact during building works. Therefore, in this regard, the proposal is considered to be in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

5. The proposed access from Weevil Lane would have an acceptable impact upon highway and pedestrian safety whilst the introduction of a gate is not considered harmful. To ensure that the gate does not unnecessarily restrict vehicle access (with vehicles potentially stopped overhanging the road whilst waiting for the gates to open) a condition is recommended to secure the submitted gate management plan that will require the gates to be permanently open in the daytime.

6. The application site, whilst previously permitted as part of the wider Royal Clarence Yard development, does stand alone with its own single entrance and lack of permeability due to the historic walls. Therefore, whilst the 38 unallocated car parking spaces proposed is 1.5 spaces below the advocated guidance within the Car Parking SPD 2014 it is considered acceptable given the sustainable location of the site, the acceptable internal layout and the unallocated parking arrangements. Furthermore, whilst the 36 cycle spaces is 46 spaces (both long and short stay) below that advocated by the Car Parking SPD 2014 it is considered acceptable given both the sustainable location, the rear amenity space available for eight of the 22 dwellings, the garage available for two of the dwellings and the overflow storage space in the storage building. A condition is proposed to secure the provision of parking prior to the occupation of the dwellings and its retention thereafter.

7. The site has minimal potential for supporting protected species due to its recent use as a construction compound and the associated removal of vegetation. However, to support biodiversity in the wider Royal Clarence Yard site a condition is recommended to secure the appropriate provision (both in terms of number and design) of bat and bird boxes in accordance with Saved Policy R/OS13 of the Gosport Borough Local Plan Review 2006 and Policy LP44 of the emerging Gosport Borough Local Plan 2011-2014 (Publication Version July 2014).

8. The application includes an archaeological written scheme of investigation and its recommendation for a watching brief is proposed to be secured prior to first occupation of the dwellings in accordance with Saved Policy R/BH8 of the Gosport Borough Local Plan Review 2006 and Policy LP11 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

9. A ground investigation report has been submitted and it is recommended that further investigation (including considering the geology and hydrology of the site) and subsequent mitigation where appropriate is secured via condition. The proposal is therefore considered in

accordance with Saved Policy R/ENV5 of the Gosport Borough Local Plan Review 2006 and Policy LP47 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

10. Whilst Historic England recommend that improvements to the adjacent reservoir are secured this is unnecessary as condition 23 of the 2006 permission already secures the restoration and repair of the reservoir. However, as the reservoir is of public interest as a non designated heritage asset it is appropriate to ensure that a degree of controlled public access (primarily for local interest groups) is maintained and this is proposed to be secured via condition.

11. As Southern Water have indicated that there may be insufficient capacity within the current drainage system to accommodate the proposed development without an upgrade it is considered appropriate to impose a condition to ensure that there is adequate capacity prior to the commencement of development in accordance with Saved Policy R/DP3 of the Gosport Borough Local Plan Review 2006 and Policy LP39 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014).

RECOMMENDATION: Grant Permission

Subject to a Section 106 agreement relating to

1. No construction on the area known as NM4/5 (including the 16 dwellings permitted under 05/00217/FULL on 02.02.06).

Subject to the following condition(s):-

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 development hereby permitted shall be carried out in accordance with the following approved plans:

14120 P101 G Proposed site layout (ground level)

14120 P102 G Proposed site layout (roof level)

14120 P105 E Proposed street scenes

14120 P106 Proposed site section

14120 P110 A Proposed block floor plans (G1)

14120 P111 A Proposed block floor plans (G2)

14120 P112 A Proposed block floor plans (G3)

14120 P120 B Proposed block elevations (G1)

14120 P121 B Proposed block elevations (G2)

14120 P122 B Proposed block elevations (G3)

14120 P123 B Proposed garage store (plans and elevations)

14120 S101 B Site location plan

14120 S102 D Existing site survey

14120 C105 D Coloured street elevation

14120 C106 D Coloured site layout

14120 C108 A Coloured street elevation materials

Gate management plan

Historic Wall Information August 2015

Phase O and reservoir conservation statement and written scheme of investigation for an archaeological watching brief and evaluation

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006.

3. The dwellings, hereby permitted, must not be first occupied until repairs to the grade II listed walls have been undertaken in accordance with Listed Building Consent 15/00184/LBA.

Reason - To ensure that the proposal has an acceptable impact upon the grade II listed walls in accordance with Saved Policy R/BH3 of the Gosport Borough Local Plan Review 2006 and Policy LP11 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

4. No development above slab level shall commence until details of the external materials to be used (including external fenestration, window frames, roofing, doors, cills, and proposed gates) have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out in accordance with the approved details.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Saved Policies R/BH1, R/BH3 and R/DP1 of the Gosport Borough Local Plan Review 2006 and Policies LP10, LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

5. No development above slab level shall commence until details (including height, design and material) of the boundary treatments (including those between dwellings) have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out in accordance with the approved details prior to first occupation of the dwellings hereby permitted.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Saved Policies R/BH1, R/BH3 and R/DP1 of the Gosport Borough Local Plan Review 2006 and Policies LP10, LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

6. No development above slab level shall commence until details of a soft landscaping scheme (to include a plan showing the location of planting and type of species) has been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out and retained in accordance with the approved details.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Saved Policies R/BH1, R/BH3 and R/DP1 of the Gosport Borough Local Plan Review 2006 and Policies LP10, LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

7. No development above slab level shall commence until details of the materials to be used for all hard surfaced areas have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out and retained in accordance with the approved details.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Saved Policies R/BH1, R/BH3 and R/DP1 of the Gosport Borough Local Plan Review 2006 and Policies LP10, LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

8. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no new electricity and telephone lines shall be overground.

Reason - To safeguard the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Saved Policies R/BH1, R/BH3 and R/DP1

of the Gosport Borough Local Plan Review 2006 and Policies LP10, LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

9. No permanent external lighting shall be erected until details have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out and retained in accordance with the approved details.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Saved Policies R/BH1, R/BH3 and R/DP1 of the Gosport Borough Local Plan Review 2006 and Policies LP10, LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

10. The dwellings, hereby permitted, must not be first occupied until provision has been made on site for the parking of vehicles and cycles in accordance with the approved plans 14120 C106 D and 14120 P123 B. The vehicular and cycle parking shall be retained as approved.

Reason - To ensure that adequate provision for the parking of vehicles and cycles is provided in accordance with Saved Policies R/T2, R/T3 and R/T11 of the Gosport Borough Local Plan Review 2006, Policy LP23 of the emerging Gosport Borough Local Plan 2011-2029, the Gosport Borough Council SPD Parking 2014 and the NPPF.

11. The gates, hereby permitted, adjoining Weevil Lane, as shown on approved plan no 14120 P123 B, must be operated in accordance with the approved Gate management plan.

Reason - To ensure that the development does not interrupt the free flow of traffic along Weevil Lane in accordance with Saved Policies R/T2, R/T3 and R/T11 of the Gosport Borough Local Plan Review 2006, Policy LP23 of the Gosport Borough Local Plan 2011-2029, the Gosport Borough Council SPD Parking 2014 and the NPPF.

12. The development, hereby permitted, must not be first occupied until provision has been made on site for the storage of refuse waste in accordance with the approved details 14120 P123 B. The storage shall be retained as agreed.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Saved Policies R/BH1, R/BH3 and R/DP1 of the Gosport Borough Local Plan Review 2006 and Policies LP10, LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

13. No development above slab level shall commence until details (including number, location, design, materials and timescale for their erection) of bat and bird boxes have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out and thereafter retained in accordance with the approved details prior to the first occupation of the dwellings, hereby permitted.

Reason - To secure appropriate ecological enhancement in accordance with Saved Policy R/OS13 of the Gosport Borough Local Plan Review 2006, Policy LP44 of the emerging Gosport Borough Local Plan 2011-2014 (Publication Version July 2014) and the NPPF.

14. No development shall commence until a Construction Environmental Management Plan (CEMP) for the development, hereby approved, has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall contain details of:

- (a) A plan of the defined working area;
- (b) The location of the site compound and any buildings within it;
- (c) The means of enclosure of the site compound;
- (d) The provisions to be made for the parking of contractors, site operatives, employees and visitors;

- (e) The provision for wheel washing facilities;
- (h) Measures to control the emission of dust and dirt;
- (g) The method and timing of any piling required;
- (i) Measures to prevent adverse impacts to surface water and ground water;
- j) Any screening or hoarding;
- k) A lighting strategy; and
- l) Hours of construction.

The development must be carried out in accordance with the approved details.

Reason - To safeguard the amenity of occupiers of adjoining properties, highway and pedestrian safety, the character and appearance of the area and to prevent pollution in accordance with Saved Policies R/BH1, R/BH3, R/DP1 and R/T2 of the Gosport Borough Local Plan Review 2006, Policies LP10, LP22, LP44, LP46 and LP47 of the emerging Gosport Borough Local Plan 2011-2029 and the NPPF.

15. The development, hereby permitted, must be carried out in accordance with the approved written programme of archaeological investigation and recording [Phase O and reservoir conservation statement and written scheme of investigation for an archaeological watching brief and evaluation dated 25 July 2012]. The findings of the archaeological investigation/recording submitted to the Local Planning Authority within 6 months of the completion of the development.

Reason - To ensure that any archaeological evidence is investigated and recorded in accordance with Saved Policy R/BH8 of the Gosport Borough Local Plan Review 2006, Policy LP11 of the Gosport Borough Local Plan 2011-2029 and the NPPF.

16. Development, including site clearance, shall not commence until a site investigation report has been submitted to and approved, in writing, by the Local Planning Authority. The site investigation report shall include a desk top study of the former uses of the site and their potential for contamination together with the findings of a site walkover and preliminary risk assessment.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with the NPPF, Saved Policy R/ENV5 of the Gosport Borough Local Plan Review 2006 and Policy LP47 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

17. Development, including site clearance, shall not begin until a remediation scheme (addressing the findings of the site investigation report approved under condition 16) to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved, in writing, by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with the NPPF, Saved Policy R/ENV5 of the Gosport Borough Local Plan Review 2006 and Policy LP47 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

18. The remediation scheme approved under condition 17 must be carried out as approved prior to the commencement of development (except where development is required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of the remediation scheme approved under condition 17, a verification report that demonstrates the effectiveness of the remediation carried out

must be submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of development.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with the NPPF, Saved Policy R/ENV5 of the Gosport Borough Local Plan Review 2006 and Policy LP47 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

19. If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how this unsuspected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority. Development shall proceed in accordance with the remediation strategy.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with the NPPF, Saved Policy R/ENV5 of the Gosport Borough Local Plan Review 2006 and Policy LP47 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

20. No development shall commence until a scheme to demonstrate an acceptable mechanism for the disposal of foul and surface water has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be undertaken and retained in accordance with the approved details.

Reason - To ensure that the development, hereby permitted, has adequate foul and surface water infrastructure in accordance with Saved Policy R/DP3 of the Gosport Borough Local Plan Review 2006, Policy LP2 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014) and the NPPF.

21. No development above slab level shall commence until a mechanism to allow controlled public access through the application site to the adjacent reservoir has been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out and retained in accordance with the approved details.

Reason - To facilitate public access to the non-designated heritage asset in accordance with Saved Policy R/BH1 of the Gosport Borough Local Plan Review 2006 and Policy LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

22. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no additions, alterations or enlargements of the dwellings shall be permitted.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Saved Policies R/BH1, R/BH3 and R/DP1 of the Gosport Borough Local Plan Review 2006 and Policies LP10, LP11 and LP12 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

ITEM NUMBER: 04.

APPLICATION NUMBER: 15/00184/LBA

APPLICANT: Miss Rosie Sterry Berkeley Homes (Southern) Ltd

DATE REGISTERED: 14.04.2015

LISTED BUILDING APPLICATION - REPAIRS TO, AND PART DEMOLITION OF BOUNDARY WALLS AND WALLS WITHIN THE BOUNDARY (as amended by additional information received 15.06.15 and 17.08.15)

Royal Clarence Yard G1 - G3 Block Weevil Lane Gosport Hampshire

The Site and the proposal

1. The application site is located within Royal Clarence Yard between Weevil Lane to the west, Flagstaff Green to the south, North Meadow to the east and the Reservoir to the north. The site historically formed the north western corner of the Weevil estate developed by Captain Player c.1700 and was later subsumed into the rear gardens of the Superintendent and Deputy Superintendent Houses in the 1820's. The walls that form the boundaries to these gardens are Grade II Listed and are part of the listing of the North Meadow workshops and Superintendent and Deputy Superintendent Houses. The walls are approximately 2.5m high, built of red brick in Flemish Bond with a top row header course and have buttresses at intervals along their length.

2. The proposal is to remove a total of approximately 31m of Grade II listed wall which is split into several sections (the largest section to be removed is a continuous 12m). Originally approximately 35m of wall was proposed to be removed but this was reduced after concerns were raised by Historic England. The proposal is also for the repair, where necessary, of the remaining walls. The works are required to facilitate the development of 22 dwellings on the site which are the subject of a concurrent planning application (15/00183/FULL).

Relevant Planning History

07/00488/LBA - alterations to existing boundary walls to create new entrances and infill existing openings - permitted 11.10.07

15/00183/FULL - erection of 6 no. two bedroom, 8 no. three bedroom and 8 no. four bedroom dwellings with associated access, car parking and works to boundary walls and walls within the boundary - pending consideration

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

The adopted development plan is the Gosport Borough Local Plan Review, 2006. The emerging Gosport Borough Local Plan, 2011 – 2029 has been the subject of two public consultations and is currently being examined in Public. It is due for adoption in summer 2015. The policies within this document therefore also need to be given weight in decision making, where appropriate.

Gosport Borough Local Plan Review, 2006:

R/BH3

Development Affecting Listed Buildings

Gosport Borough Local Plan, 2011 – 2029 (Publication Version 2014):

LP11

Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens

Consultations

Ancient Monument Society	No response received.
Council For British Archaeology	No response received.
Historic England	No objection in principle. A greater section of wall should be retained in front of block G1.
Society Protection Ancient Buildings	No response received.
Twentieth Century Society	No response received.
Georgian Group	No response received.
The Victorian Society	No response received.
The Gosport Society	No objection. A condition should be imposed regarding materials and the methodology of the works.
HCC Landscape Planning & Heritage	No comment.

Response to Public Advertisement

1 letter of observation.

Issues raised:-

- the wall is currently in a poor visual state
- the wall next to the substation should be repaired

Principal Issues

1. This application is for works which require Listed Building Consent. The only issues in this case, therefore, are the effect of the proposals on the architectural and historic integrity, character and appearance of the Grade II Listed walls and their setting.

2. The proposed demolition of the respective sections of wall is considered acceptable as there will be enough remaining wall to preserve the special architectural and historic interest that they possess. The repair of the remaining sections of the walls, including near the substation, will facilitate their long term preservation and prevent further deterioration. A condition is recommended to require the submission of details of the repairs and the re-use (within the repairs) of any bricks salvageable from the demolished sections of wall. Subject to these conditions it is considered that the proposed demolition will not harm the architectural or historic integrity, character or appearance of the Grade II Listed walls, or their setting, in accordance with Saved Policy R/BH3 of the Gosport Borough Local Plan Review 2006, Policy LP11 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

RECOMMENDATION: Grant Listed Building Consent

Subject to the following condition(s):-

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. The development, hereby permitted, shall be carried out in accordance with the following approved plans:

14120 S101 B, 14120 S102 D, 14120/C105C and Historic Wall Information August 2015

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Saved Policy R/BH3 of the Gosport Borough Local Plan Review 2006, Policy LP11 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version) and the NPPF.

3. No development (including demolition) shall commence until samples of the materials (to include a sample panel, type of mortar and method of repointing) to be used for the repairs to the Grade II walls have been submitted to and approved, in writing, by the Local Planning Authority. The repair works shall be carried out in accordance with the approved details.

Reason - To ensure the special architectural and historic character of the Grade II Listed wall is preserved in accordance with Saved Policy R/BH3 of the Gosport Borough Local Plan Review 2006, Policy LP11 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

4. No development (including demolition) shall commence until a photographic record of the sections of Grade II listed wall to be demolished have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure that an accurate record of the parts of the Grade II listed wall that are to be demolished is preserved in accordance with Saved Policy R/BH3 of the Gosport Borough Local Plan Review 2006, Policy LP11 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

5. Any bricks to be removed from the parts of the Grade II listed wall to be demolished shall, where possible, be re-used in the repairs to the Grade II listed wall hereby permitted.

Reason - To ensure the special architectural character of the Grade II Listed wall is preserved in accordance with Saved Policy R/BH3 of the Gosport Borough Local Plan Review 2006, Policy LP11 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

ITEM NUMBER: 05.
APPLICATION NUMBER: 15/00221/FULL
APPLICANT: Mr Ross Barrett
DATE REGISTERED: 11.05.2015

ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY SIDE/FRONT EXTENSIONS, ROOF CANOPY AND ALTERATIONS TO ROOF INCLUDING INCREASE IN OVERALL HEIGHT (as amended and amplified by plans received 12.06.15 and 27.07.15)

13 Rectory Close Gosport Hampshire PO12 2HT

The Site and the proposal

1. The application property is a detached, two storey dwelling located on the western side of Rectory Close. The site is approximately 33m deep and 15.5m wide and has 1.6m-1.8m high fencing and walls to the rear boundaries and a low wall to the front. There is an attached, flat roofed garage on the southern side of the dwelling and a single storey projection on the northern side. The dwelling is set back from the highway by approximately 8.2m and is constructed of tan brick with a timber clad section at first floor, under a pitched, tiled roof.
2. The adjacent dwelling to the north, number 15 Rectory Close, is a chalet style bungalow that is set off the common boundary by approximately 3m. There is a conservatory on the southern side elevation and an approximately 4.5m deep conservatory on the southern side of the rear elevation. There is also a ground floor window in the southern side elevation of the main bungalow that serves a dining room. This room also receives light from the rear conservatory.
3. The adjacent property to the south, number 11 Rectory Close, is a two storey property that is set forward of the front elevation of the application dwelling by approximately 1m. The property is set off the northern boundary by approximately 3.6m, however, there is an attached, flat roofed garage on the north western corner of the property that extends approximately 4.6m beyond the original rear elevation and up to the common boundary. There is a single pedestrian door in the northern elevation of the main property. There are dwellings on the opposite side of Rectory Close and to the rear is the front garden of 33 Anglesey Road and a grassed area alongside Anglesey Road. The dwellings along Rectory Close were all constructed in the 1960's.
4. The proposal is for the erection of two storey extensions to both side elevations and to the rear and the erection of single storey side/front extensions and a roof canopy. It is also proposed to increase the overall height of the roof by 0.4m and erect an asymmetric ridge over.
5. The two storey extension on the northern side would project 2.5m beyond the existing side elevation and would be set back from the front elevation of the dwelling by 2.5m and set in 1m from the back edge of the rear extension. The roof of this extension would be a continuation of the main roof slope. The rear extension would be 3.7m deep at ground floor level but would extend, on steel posts, to a depth of 4.7m at first floor level. The forward section of extensions on the southern side would project 2m and would be set back from the front elevation by 2.4m. To the rear of this would be a 4.3m wide semi-circular staircase extension with an overall height matching the eaves height of the dwelling with a further 2.5m deep single storey extension at the rear of the dwelling. Forward of this two storey extension would be a 2.9m high single garage extension that would extend 1.5m beyond the existing front elevation and extend to the southern boundary. The plans also show the erection of a 2.6m high flat roofed canopy in between the existing dwelling and the garage extension. The dwelling would be finished in white render with grey cladding at first floor level. There would be ground floor windows in the front, rear and northern side elevations, first floor windows to the front and rear and high level glazing to the staircase extension. There would also be obscure glazed and non-opening bathroom windows in the northern and southern side elevations at first floor level. The roof slope of the single storey extension on the southern elevation would contain two roof lights. The extended dwelling would be set off the southern boundary by 1.8m at first floor level and off the northern boundary by 1m.

6. Amended plans have been submitted to show the proximity of the development to a tree in the back garden and additional plans have been submitted to illustrate the development in colour and also within the streetscene.

Relevant Planning History

Nil

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

The adopted development plan is the Gosport Borough Local Plan Review, 2006. The emerging Gosport Borough Local Plan, 2011 – 2029 has been the subject of two public consultations and is currently being examined in Public. It is due for adoption in summer 2015. The policies within this document therefore also need to be given weight in decision making, where appropriate.

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/T11
- Access and Parking
- R/OS13
- Protection of Habitats Supporting Protected Species

Gosport Borough Local Plan, 2011 – 2029 (Publication Version 2014):

- LP10
- Design
- LP23
- Layout of Sites and Parking
- LP44
- Protecting Species and Other Features of Nature Conservation Importance

Consultations

Local Highway Authority	No objection.
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Response to Public Advertisement

8 letters of objection (to original plans)

Issues raised:-

- traffic issues during construction
- loss of views
- development would affect property values
- neighbours were not aware of proposal prior to planning application
- application is incorrect, there is a tree in rear garden of application site and the site is within 200m of Alver Creek
- development would harm tree
- proposal would set an unwelcome precedent
- the dwelling should have a traditional roof form
- dwelling would be out of keeping with Rectory Close
- previous extensions on the road have been in keeping with the 1960's character of the Close
- development would detract from pre-1960s development
- width and design of dwelling would not fit with spacious character of the Close
- garage is forward of building line
- the round staircase extension is out of keeping and would be the dominant feature

- no mention of all overlooking windows being obscured
- loss of light, outlook and privacy to occupiers of numbers 11 and 15 Rectory Close
- development would harm the amenities of the occupiers of the quiet close
- bats are present in the locality
- disturbance to animals

1 letter of support

Issues raised:-

- look and feel of Rectory Close is dated and the houses are not uniform
- modern design should be supported and is keeping with the wider area

Principal Issues

1. If construction vehicles block the public highway, the matter would need to be referred to the Police. The loss of views and the effect on the value of neighbouring properties are not material planning considerations. There is no obligation for developers to consult with neighbours prior to the submission of a planning application. The submitted forms, plans and information is of adequate detail and the plans show the relationships between the properties, and, in conjunction with the site visit, are sufficient to enable the application to be determined. The plans now accurately show the location of the tree and the development would not require the felling of the tree. It has, however, been assessed and it is not worthy of protection or retention. Each application is required to be considered, as submitted, on its merits in light of the relevant national and local planning policies. The main issues in this case, therefore, are the acceptability of the design of the extensions, the impact on the visual amenity of the locality, the amenities of the occupiers of the neighbouring dwellings, highway and pedestrian safety and nature conservation interests.

2. Within the NPPF, a key objective is that Local Planning Authorities, when determining planning applications, give weight to outstanding or innovative designs which help raise the standard of design in the respective area. Furthermore, paragraph 60 of the NPPF states that "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness".

3. Although the properties on Rectory Close are contemporary with each other, they are of different styles and sizes and many have been altered in the past, including examples of extensions projecting forward towards the highway. The overriding character of the area is, therefore, mixed. The proposed extensions would modernise the appearance of the dwelling and whilst the width of the dwelling would be increased, the two storey elements would be set back from the front elevation. Given this articulation, therefore, the dwelling would retain sufficient separation between the application dwelling and the neighbouring properties either side. In terms of its rhythm within the streetscene, the overall height of the extended dwelling would only be increased by 0.4m and the asymmetric roof form, that remains lower than number 11 to the south, together with the continuation of the roof over the northern side extension, ensures it would have a suitable mass that would not overpower the neighbouring bungalow to the north and would successfully bridge the different heights of the neighbouring buildings. The staircase extension adds interest to the design and would be set well back from the front elevation. The application proposes high quality materials and the rendered finish is reflective of other dwellings in the wider locality and the appropriately modern cladding is a visual improvement over the existing timber. These details will be controlled by condition. Having regard to the above, the development, therefore, would not have a harmful impact on the appearance of the dwelling or the visual amenity of the locality and is in compliance with the NPPF and Policies R/DP1 of the Gosport Borough Local Plan Review and LP10 of the Gosport Borough Local Plan, 2011 - 2029.

4. The increase in the overall roof height is minimal and would not have any impact upon residential amenity and there will not be a significant increase in activity on the site as a result of the development. The rear gardens of the properties on this side of Rectory Close are west facing and the two storey mass of the rear extensions would set well away from the southern boundary. The

only opening in the northern elevation of number 11 to the south is a pedestrian door and the proposed openings in the opposing elevation of the application dwelling are high level windows serving the staircase and an obscure glazed and non-opening bathroom window, the glazing to which will be controlled by condition. Given the above, together with the location of the neighbouring dwelling and the position of its garage, the proposed extensions would not have a harmful impact on the amenities of the occupiers of number 11 to the south. With regard to the bungalow to the north, number 15, this property is directly to the north and is, therefore, already directly affected by the application dwelling. The roof on the northern side extension would follow the line of the existing roof and, as such, the mass of this extension is greatly reduced. Whilst it would extend up to the northern boundary, only a small conservatory and a dining room window that opposes the southern boundary would be affected. These openings, however, are secondary and the affected lounge and dining rooms of number 15 also receive light from a window in the front elevation and a conservatory to the rear. The application does not propose any clear glazed openings in the northern elevation of the extended application dwelling and the obscure glazing and opening of the bathroom window will also be controlled by condition. Taking into account the position and orientation of the dwellings, therefore, together with the above, the proposed extension would not harm the amenities of the occupiers of number 15 to the north.

5. The existing site has a driveway that provides one parking space and a garage that does not meet the size requirements of the Gosport Parking Supplementary Parking Document (SPD). Although the proposed garage also does not meet the size requirements of the SPD, it is, in fact, larger than the existing garage in width and depth and is physically capable of accommodating a vehicle. There are also other opportunities to parking vehicles, on street, within the immediate area. The plans show the provision of a parking/manoeuvring area with sufficient space to park two vehicles. It is proposed to require the provision and retention of the proposed parking area, by condition. The SPD requires a four bedroomed house to provide three parking spaces. Given the retention of parking area within the site and the availability of the garage for car parking, however, the proposed development is unlikely to result in harmful overspill parking in the local road network or have a detrimental impact on parking or traffic conditions in the locality, or highway and pedestrian safety. Given the above, the proposal is acceptable and complies with the NPPF and Policies R/T11 of the Gosport Borough Local Plan Review and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

6. The site is located close to the Alver Creek and is within 50m of areas that have been identified as providing habitats for protected species, including Bats. Whilst these are of significant importance, none have been identified on the application site and having regard to the location and nature of the site and the size of the development proposed, the proposal will not have a detrimental impact on these important habitats in compliance with the NPPF and Policies R/OS13 of the Gosport Borough Local Plan Review and LP44 of the Gosport Borough Local Plan, 2011 - 2029.

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

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 development hereby permitted shall be carried out in accordance with the following approved plans:

3481/S01 rev A and 3481/03 rev A

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with the NPPF and Policies R/DP1, R/T11 and R/OS13 of the Gosport Borough Local Plan Review and LP10, LP23 and LP44 of the Gosport Borough Local Plan, 2011 - 2029.

3. No development shall commence until details of all external facing materials, including the windows, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with the NPPF and Policies LP10 of the Gosport Borough Local Plan, 2011 - 2029 and R/DP1 of the Gosport Borough Local Plan Review.

4. The first floor windows in the northern and southern elevations of the extensions hereby approved, outlined in red on the approved plan, 3481/03 REV A, shall be obscure glazed and any part of those windows that are less than 1.7 metres above the floor of the room in which they are installed shall be non-opening. The windows shall be permanently retained as such thereafter, unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - In order to protect the amenity of the occupiers of the adjoining property and to comply with the NPPF and Policies LP10 of the Gosport Borough Local Plan, 2011 - 2029 and R/DP1 of the Gosport Borough Local Plan Review.

5. The areas hatched blue on the approved plan, 3481/03 rev A, shall be retained for the parking of vehicles at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with NPPF and Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029 and R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: 15/00271/FULL
APPLICANT: Mr Harry Hutchinson Oceanic Estates Ltd
DATE REGISTERED: 11.06.2015

CHANGE OF USE TO A FLEXIBLE USE FOR CLASS B1(b), CLASS B1(c), CLASS B8 INCLUDING CLASS B8 OPEN STORAGE AND SELF STORAGE AND CONTINUED SUI GENERIS USE FOR IMPORTATION, STORAGE AND PROCESSING OF PLASTIC, GLASS, STEEL AND ALUMINIUM (as amplified by additional information received 20.08.2015, 26.08.2015 and amended by drawing received 20.08.15)
Ds Smith Recycling Cranbourne Industrial Estate Cranbourne Road Gosport Hampshire PO12 1RL

The Site and the proposal

1. The application site is located within the Cranbourne Road Industrial Estate which is allocated as an existing employment area under Policy R/EMP3 of the Gosport Borough Local Plan Review and Policy LP16 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014). The site is longitudinal in nature and lies to the north of Cranbourne Road, at its junction with Dock Road. The north the site adjoins ASDA superstore whilst to its south are industrial buildings. Beyond the industrial units, to the south and west, is an established residential area. The application site is enclosed by a metal palisade fence and the existing building is located towards the front of the plot adjacent to Dock Road, whilst the rear of the plot is used as an open storage yard for the established waste recycling facility. The site is identified in the Hampshire Minerals and Waste Plan 2013 as a designated waste management facility for materials recovery. The site has been used in past years as a waste recycling facility that includes open storage within the rear yard and a Certificate of Lawful Use has been granted for this use with conditions restricting the height of goods to be stored in open storage, the type of materials to be processed, operating hours and delivery hours. The site is located within areas identified as having a high risk of flooding, with the eastern end of the site being at the border of flood Zone 2, whilst the western end is in the lowest flood risk area.

2. The proposal is for the use of the existing building and yard for any of the following uses: Class B1(b) research and development, Class B1(c) light industry, Class B8 storage (including open storage and self-storage) and or the continuation of the established Sui Generis use of the site for the importation, storage and processing of plastic glass, steel and aluminium (as a waste recycling facility). The applicant is seeking a flexible permission that would enable any future occupiers of the site to either mix the above uses on the site or use the premises for just one of the uses. If planning permission is given for this development, the consent will allow continued use of the waste recycling facility. No new buildings or extensions are proposed and no change to existing vehicular accesses is proposed. Additional information was received regarding the operating hours for the proposed B8 self-storage use and a noise statement regarding the proximity of the application site to residential properties. An amended drawing was received showing a proposed parking layout together with vehicular access points for the proposed development showing a total of 30no. car parking spaces which would be provided within the site for the parking of cars and light goods vehicles. Areas for HGV loading and unloading are identified whilst it has been demonstrated how they would enter and exit the site using Dock Road and Cranbourne Road.

Relevant Planning History

11/00307/LDCE - Lawful Development Certificate (Section 191 Application) Use of land for the importation, storage and processing of paper, plastic, glass, steel and aluminium - certified 27.06.12

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

The adopted development plan is the Gosport Borough Local Plan Review, 2006. The emerging Gosport Borough Local Plan, 2011 – 2029 has been the subject of two public consultations and is currently being examined in Public. It is due for adoption in summer 2015. The policies within this document therefore also need to be given weight in decision making, where appropriate.

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/T11
Access and Parking
- R/EMP2
Land Allocated for Employment Use as Part of Mixed-Use Development
- R/EMP5
Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites
- R/EMP7
Low Employment Generating Uses
- R/ENV5
Contaminated Land
- R/ENV10
Noise Pollution

Gosport Borough Local Plan, 2011 – 2029 (Publication Version 2014):

- LP10
Design
- LP16
Employment Land
- LP23
Layout of Sites and Parking
- LP47
Contamination and Unstable Land

Supplementary Planning Documents:

- Parking
Gosport Borough Council Parking: Supplementary Planning Document February 2014
- Design
Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Other Relevant Policies:

- Hampshire Minerals and Waste Plan 2013
- Policy 26
Safeguarding – waste infrastructure

Consultations

Natural England	No objection.
HCC Planning	No objection as long as consent remains for the waste management facility use. With the continued sui generis use as a waste management facility, there is no conflict. The County Council accepts that the site may be solely used as industrial premises.

Local Highway Authority	No objection
HCC Ecology	No objection
Environmental Health	As the proposals are to take place in close proximity to existing residential properties a noise survey and assessment should be requested from the applicant in order to establish the background noise levels in Leq90, as recommended by BS 4142. This should be performed / undertaken by noise consultants who are recognised by the Institute of Acoustics. The submitted additional information is a noise statement and not a survey, and therefore is not satisfactory.

Response to Public Advertisement

5no. letters of objection

Issues raised:-

- wrong site for this type of industry
- who will be responsible for cleaning any shards of glass or bits of sharp metal on the road
- impact of this development on existing residential properties and other smaller businesses should be considered
- concerns regarding opening the site 24hrs a day and 7 days a week
- glass and aluminium produce severe noise of a very high decibel
- increased movement of heavy goods vehicles and from fork lifts reversing alarms causing noise and pollution
- increase noise and disturbance from the new use. Operating hours should be restricted to 06.00 to 18.00
- roller shutter doors must be kept shut at all times to reduce noise pollution to nearby residents
- hours of operation should be restricted to normal hours of business and no operations on Sundays. These should be vigorously enforced
- the lorries to and from the site for the previous waste paper recycling use were hazardous to pedestrians
- damage to neighbours walls caused by vibration from heavy vehicles
- increase in parking problems in the area
- Dock road is a very busy Road with poor access and many accidents
- access to the site should be restricted to be only from Cranbourne Road
- no operations should be allowed on the forecourt abutting Dock Road
- traffic movements will include import vehicles which will cause damage and disruption to roads and structures surrounding the site
- there has been no resident parking available in the past because of the uses operating on this site

Principal Issues

1. Issues such as pollution of the environment and harm to human health caused by the waste management facility are controlled by a Waste Management Licence which is issued and enforced by Hampshire County Council. The management of the local highway network, with regard to any material from the site that falls onto the highway, can be controlled by the Local Highway Authority. Given that the existing use of the site, as a waste management facility, has already been established through a Certificate of Lawful Use the main issues are the principle of the B1(b) B1(c) and B8 (including open storage, and self storage) uses in this location, the impact on the character

and appearance of the area, the impact on the amenity of the occupiers of neighbouring properties and the impact of the proposal on the safety of users of the highway.

2. The proposal seeks to retain the potential to use the site as a waste management facility. Whilst this use (that is not B1, B2 or B8) would not be a preferable use in accordance with Policy LP16 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014) significant weight must be given to the fall-back position provided by the Certificate of Lawful Use. However, whilst this is a strong fall-back position it is not a preferable use so it is appropriate to replicate the usage conditions from the Certificate of Lawful Use.
3. Policies acknowledge the importance of employment generating uses and require that the use of land is maximised for that purpose. An aim of these policies is to generate additional jobs for local communities, thereby reducing the need for residents to commute out of the Borough. Therefore, the proposed B1 and B8 uses are considered to be acceptable in accordance with Saved Policies R/EMP2, R/EMP3, R/EMP5 and R/EMP7 of the Gosport Borough Local Plan Review 2006 and Policy LP16 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014).
4. Policy 26 of the Hampshire Minerals and Waste Policy 2013 seeks to retain existing waste management facilities where appropriate. If this application is permitted there would be no guarantee that the site would be used as a waste management facility although no further permission would be required to do so. However, Hampshire County Council have confirmed that as long as the site can be reverted back to a waste recycling facility without the need for further planning consent they have no objection to the proposed development and, as such, the development is considered to comply with Policy 26 of the Hampshire Minerals and Waste Plan 2013.
5. The visual impact of the proposed B8 open storage would be similar to the established use of the site as a yard for storing skips and waste. Given that the Certificate of Lawful Use for the existing use restricted the height of any storage material to be no more than 4.5m it is recommended that a similar condition is imposed as a lower limit (whilst preferable with regard to the character of the area) would be unreasonable given the lawful use. Subject to this condition, it is considered that the visual impact of the proposed uses would be no more harmful than the impact caused by the established use of the site as a waste recycling facility and, as such, the proposal is in accordance with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006 and Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014).
6. As the application site is allocated by the emerging Local Plan for B1, B2 and B8 uses and there is a Certificate of Lawful Use for the waste management facility these uses are, in principle, acceptable on the site. However, notwithstanding this, the application site is close to a densely populated residential area and it is appropriate to secure, through planning conditions, that the proposal does not result in any unacceptable impact upon the amenity of occupiers of the nearby residential properties. The Certificate of Lawful Use does not include a noise limit (so it is not appropriate to secure one for this use given this strong fall-back position) but does limit hours of operation (07.00 to 18.00 Monday to Friday inclusive and 07.00 to 12.00 on Saturdays and Sunday afternoon working once per month) which it is appropriate to impose on this application through a planning condition.
7. With regard to the B1(b), B1(c) and B8 uses, it is recommended that a noise survey is submitted to and approved, in writing, by the Local Planning Authority prior to commencement of the B1(b), B1(c) and B8 uses. This will establish the ambient noise levels for the area and thereafter, in consultation with the Council, agree, what is an appropriate average noise level that could be reasonably expected for the proposed use. A further planning condition is thereafter recommended to ensure that there is no average noise in excess of 5dB of this agreed level. Subject to these conditions, it is considered that the proposal is in accordance with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006 and Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014).

8. As the site is already in lawful use as a waste management facility and is allocated for employment generating uses, it is considered that any harm arising from vibration, smell, fumes, ash, dust and grit would be no more harmful than the lawful use.

9. Taking the worst case scenario, the uses that will generate the highest number of traffic movements are B1(b) and B1(c) uses and therefore, in accordance with the Gosport Borough Parking SPD 2014, provision is required for 1 parking space per 45 sq.m. The existing building has a floor space of approximately 1323 sq.m and as such provision has to be made for a minimum of 30 car parking spaces within the site. The proposed B8 storage and open storage uses require less car parking spaces. Therefore, the proposed parking areas meet the Gosport Borough Parking SPD 2014 requirements for B1(b), B1(c) and B8 uses in accordance with Saved Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review 2006, Policy LP23 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014) and the Gosport Borough Parking SPD 2014.

10. Given the proximity of the application site to residential properties it is appropriate to minimise the impact of delivery vehicle movements upon the amenity of occupiers of nearby residential properties and, as such, it is considered appropriate to impose a planning condition regarding delivery hours. Given the strong fall-back position the hours for the waste management facility are recommended to be the same as those limited on the Certificate of Lawful Use (04.30 to 18.00 on Monday and Friday only and between the hours of 04.30 to 12.00 on Saturdays with Saturday afternoon working approximately once per month and involves the use of two HGV's on a Monday and one HGV on both Fridays and Saturdays). It is recommended that for the proposed B1(b), B1(c) and B8 storage uses (excluding B8 self-storage which the applicant has demonstrated will not result in harmful levels of movements outside of working hours) deliveries are only allowed between the hours of 06:00-21:00 Monday to Friday, 07:00-20:00 on Saturdays, and 09:00-16:00 on Sundays, and at no time on public or bank holidays.

11. Given the location of the site in areas with low risk of flooding, and that the proposed uses are not more vulnerable to flooding than the established use of the site as a waste management facility, it is not considered that there would be an unacceptable risk of flooding as a result of the development, and as such the proposal is considered to be in accordance with Policy LP45 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014).

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

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 development hereby permitted shall be carried out in accordance with the following approved plans:

drawing nos.990-CU-P-01, 990-CU-P-03 and amended drawing no.990-01

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014) and the NPPF.

3. No open storage shall take place within the front yard shown in blue on amended drawing no.990-01.

Reason - To safeguard the character and appearance of the area and to comply with Saved Policy R/DP1 of the Gosport Borough Local Plan 2006 Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014) and the NPPF.

4. Notwithstanding Condition 3 any materials (including pallets) deposited or stored in the open on the site shall be no more than 4.5m in maximum height.

Reason - To safeguard the character and appearance of the area in accordance with Saved Policy R/DP1 of the Gosport Borough Local Plan 2006 Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014) and the NPPF

5. The vehicular accesses and car parking spaces for the B1(b), B1 (c) and B8 uses shown on amended drawing no.990-01 shall be retained and made available for those uses at all times.

Reason - In the interests of highway and pedestrian safety in accordance with Saved Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review 2006, Policies LP10 and LP23 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version 2014) and the NPPF.

6. No B1(b), B1(c), B8 use, hereby permitted, shall commence until a noise survey and assessment (including mitigation measures where appropriate) has been submitted to and agreed, in writing, by the Local Planning Authority. Any mitigation measures identified in the approved noise survey and assessment shall be implemented prior to first use of the site for B1(b), B(c), and B8 use, and shall thereafter be retained as approved.

Reason - To protect the amenity of neighbouring residential properties in accordance with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014) and the NPPF.

7. No noise emitted from the B1(b), B1(c) and B8 uses, hereby permitted, shall exceed 5dB(A) Leq90 above the noise level agreed by condition no.6 when measured at boundary of the nearest property.

Reason - To protect the amenity of neighbouring residential properties in accordance with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014) and the NPPF.

8. The B1(b), B1(c), B8 uses (excluding B8 self-storage) hereby permitted, shall only be open for deliveries (both sales and stock) between the hours of 06:00-21:00 Monday to Friday, 07:00-20:00 on Saturdays, and 09:00-16:00 on Sundays and at no time on public or bank holidays.

Reason - To protect the amenity of neighbouring residential properties in accordance with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

9. The sui generis use for the importation, storage and processing of plastic, glass, steel and aluminium, hereby permitted, shall only operate between the hours of 07.00 to 18.00 Monday to Friday inclusive and 07.00 to 12.00 on Saturdays with Saturday afternoon working once per month.

Reason - To safeguard the amenity of nearby residents in accordance with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

10. Deliveries for the sui generis use for the importation, storage and processing of plastic, glass, steel and aluminium, hereby permitted, shall only operate between the hours of 04.30 to 18.00 Monday and Friday inclusive and between the hours of 04.30 to 12.00 on Saturdays with Saturday afternoon working once per month, and shall involve the use of two HGV's on a Monday and one HGV on Fridays and Saturdays.

Reason - To safeguard the amenity of nearby residents in accordance with Saved Policy R/DP1 of the Gosport Borough Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

11. No more than a maximum of 5,000 tonnes per annum of plastic, glass, steel and aluminium shall be imported into the sui generis use, hereby permitted, for the importation, storage and processing of plastic, glass, steel and aluminium.

Reason - To recognise the Certificate of Lawful Use (K.L130) as the sui generis use for the importation, storage and processing of plastic, glass, steel and aluminium, hereby permitted, is not a preferable employment generating use in accordance with Policy LP16 of the emerging Gosport Borough which allocates the site for B1, B2 and B8 uses.

12. The sui generis use for the importation, storage and processing of plastic, glass, steel and aluminium, hereby permitted, shall only operate transport on the site between the hours of 04:30-18:00 on Monday and Friday and between the hours of 04:30 and 12:00 on Saturdays with Saturday afternoons operating once a month.

Reason - To recognise the Certificate of Lawful Use (K.L130) as the sui generis use for the importation, storage and processing of plastic, glass, steel and aluminium, hereby permitted, is not a preferable employment generating use in accordance with Policy LP16 of the emerging Gosport Borough which allocates the site for B1, B2 and B8 uses.

13. Excluding transport operations the sui generis use for the importation, storage and processing of plastic, glass, steel and aluminium, hereby permitted, shall only operate between the hours of 07:00 to 18:00 Monday to Friday inclusive and 17:00 to 12:00 on Saturdays with Saturday afternoons working once a month.

Reason - To recognise the Certificate of Lawful Use (K.L130) as the sui generis use for the importation, storage and processing of plastic, glass, steel and aluminium, hereby permitted, is not a preferable employment generating use in accordance with Policy LP16 of the emerging Gosport Borough which allocates the site for B1, B2 and B8 uses.

ITEM NUMBER: 07.
APPLICATION NUMBER: 15/00088/FULL
APPLICANT: Mrs Anthea Hurst
DATE REGISTERED: 09.03.2015

RETENTION OF AND FURTHER WORKS FOR THE CONTINUED USE OF LAND AS GARDEN AND RETENTION OF BOUNDARY WALL
4 The Coppice Gosport Hampshire PO13 0WX

The Site and the proposal

1. The application property is an end of terrace dwelling to the north west of The Coppice cul-de-sac. The area of land for which permission is sought has been purchased by the applicant, from Gosport Borough Council, and it is located to the front (north eastern) elevation of the property, at the terminus of the cul-de-sac. This area was formerly a play area surrounded by a low brick wall to the south and an approximately 2m high wall to the north. This northern wall separates the estate from the disused railway line that runs alongside Tichbourne Way.
2. The area of land has been enclosed by a 1.8m high brick wall and the land has been included within the residential curtilage of number 4 The Coppice.
3. The properties on the opposite side of The Coppice, numbers 5-10 (sequential), face the application site and are separated by an area of planting on the northern edge of the estate and the highway. These properties are located a minimum of 17m away from the application site and have low fencing along their front boundaries.
4. The proposal is for the continued use of the area of land as garden and the retention of the brick wall. The works are now substantially complete, however, no permanent gate has yet been fitted into the pedestrian opening in the wall.

Relevant Planning History

Nil

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

The adopted development plan is the Gosport Borough Local Plan Review, 2006. The emerging Gosport Borough Local Plan, 2011 – 2029 has been the subject of two public consultations and is currently being examined in Public. It is due for adoption in summer 2015. The policies within this document therefore also need to be given weight in decision making, where appropriate.

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

Gosport Borough Local Plan, 2011 – 2029 (Publication Version 2014):

LP10

Design

Consultations

Nil

Response to Public Advertisement

3 letters of objection

Issues raised:-

- no notice of the works was given prior to commencement
- area would be better used for additional parking
- the application contains discrepancies
- queries on land ownership
- harmful loss of a play area
- concerns that the site could be developed further without planning consent
- the main property has been extended in the past, without submission of a planning application
- noise and disturbance should the hard surfacing within the area be broken up
- the wall may have damaged adjacent trees
- wall is too high and intrusive and is harmful to visual appearance of the area
- the wall is too high for a front boundary
- application does not indicate details of gate, which could be visually inappropriate and impede access to neighbouring properties

1 letter of support

Issues raised:-

- wall is not offensive or an obstruction
- enclosure of land prevents children from being a nuisance in the play area

Principal Issues

1. There is provision within planning legislation for applications to be submitted retrospectively and each application is required to be considered, as submitted, on its own merits in light of the relevant national and local planning policies. The submitted application forms and plans are of adequate detail and, in conjunction with the Officer's site visit, are sufficient to enable the application to be determined. The area of land is under the ownership of the applicant and the correct Ownership Certificate has been completed. The play area was not a defined Open Space under the Gosport Borough Local Plan Review 2006 or the emerging Gosport Borough Local Plan 2011-2029. Should any development on the site take place in the future requiring planning permission, this would be investigated and any application required would be publicly advertised and considered on its own merits. A certain level of general disturbance is inevitable during any building works, however, should any works on site in the future adversely affect the amenity of the area and become a statutory nuisance, the Council has powers to take action should it be considered necessary. The works to erect the wall have now been completed and the adjacent trees remain and appear healthy and these trees are nevertheless not worthy of protection. The main issues in this case, therefore, are whether the proposal has a harmful impact on the character and appearance of the property and surrounding area and the impact upon the amenities of the occupiers of neighbouring properties.

2. The former play area that was bounded by a low brick wall did not make any significant contribution to the streetscene. There is an existing area of planting adjacent to the area and the site is well screened by the estate boundary wall to the north and the site is only visible from within the cul-de-sac. There are other walls within the estate of comparable height and although the wall is higher than the previous boundary, it is viewed against the backdrop of the pre-existing estate boundary wall. Its design and siting, therefore, does not have a harmful impact on the character and appearance of the area. The use of the land as a garden associated with number 4 The Coppice and the wall erected does not have a harmful impact on the amenities of the occupiers of the neighbouring properties in terms of loss of light, outlook or privacy. In terms of activity, there would not be a harmful increase in noise and disturbance within the area over and above its former use as a play area. The application does not propose a gate within the pedestrian opening, however, the appearance and opening mechanism of any gate would need to be controlled by condition. Overall, therefore, the proposal is appropriate to this locality, in compliance with the NPPF and Policies R/DP1 of the Gosport Borough Local Plan Review and LP10 of the Gosport Borough Local Plan 2011-2029.

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

1. No gate shall be installed until details of the gate, to include its construction materials and opening mechanism, have been submitted to and approved, in writing, by the Local Planning Authority. The gate shall thereafter be installed and retained in accordance with the approved details.

Reason - In the interests of amenity and to comply with the NPPF and Policies R/DP1 of the Gosport Borough Local Plan Review and LP10 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 08.
APPLICATION NUMBER: 15/00311/FULL
APPLICANT: Ms Qunying Deng
DATE REGISTERED: 22.06.2015

CONTINUED USE AS WELLBEING SALON (CONSERVATION AREA)
49 High Street Gosport Hampshire PO12 1DF

The Site and the proposal

1. The application site is located on the north side of High Street and comprises the ground floor of a three-storey building that is approximately 4m in width. The unit comprises a small reception/waiting area, a treatment room, where there is a massage table, a wash up area and w/c. There are vinyls on the inside of the parts of the shopfront windows, however, these do not prevent views through to the reception area. To the west of the property is an undercroft/passageway which forms part of a cycle shop and to the east is a charity shop. The property is located within a Principal Shopping Centre, as designated within the Gosport Borough Local Plan Review 2006 and within the emerging Gosport Borough Local Plan 2011-2029 (Publication Version).

2. This proposal is for the continued use of the property as a 'well being' salon. The applicant has indicated that the use is open 7 days a week until 9pm, for walk in massage, or by prior appointment. They have identified some of the benefits of Chinese massage, within their supporting information. The applicant's view is that the use falls within Class D1, however, whilst there may be some medical benefit from massage, it is the Local Planning Authority's view that the use would be Sui Generis.

Relevant Planning History

Nil

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

The adopted development plan is the Gosport Borough Local Plan Review, 2006. The emerging Gosport Borough Local Plan, 2011 – 2029 has been the subject of two public consultations and is currently being examined in Public. It is due for adoption in summer 2015. The policies within this document therefore also need to be given weight in decision making, where appropriate.

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/S3
- Principal & District Shopping Centres
- R/S5
- Non 'Class A' Uses in Shopping Centres at Ground Floor
- R/BH1
- Development in Conservation Areas

Gosport Borough Local Plan, 2011 – 2029 (Publication Version 2014):

- LP27
- Principal, District and Neighbourhood Centres
- LP28
- Uses in Centres
- LP11
- Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens

Consultations

The Gosport Society

No response.

Response to Public Advertisement

1 letter of support

Issues raised:-

- expressing personal experience and support for the wellbeing salon
- following an injury they have been very helpful
- always clean and inviting

Principal Issues

1. The main issues in this case are the effect of the use on the retail function of the Principal Shopping Centre, the impact on the character and appearance of the Conservation Area and the amenities of neighbouring occupiers.
2. The Gosport Borough Local Plan Review 2006, through saved policy R/S3, defines Gosport Town Centre as a Principal Shopping Centre in order to facilitate an appropriate mix of uses to secure the long term vitality and viability of the Centre. The policy seeks to ensure that a minimum of 67% of ground floor uses/frontages are A1 or A2 uses with a maximum of 33% allocated for others uses. If a non Class A use is proposed then Saved Policy R/S5 applies and sets three criteria for acceptability; whether the use provides a service appropriate to a shopping centre, whether individually or cumulatively the change would lead to a significant reduction in vitality and viability and whether a shop frontage is maintained.
3. Policy LP28 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version) continues the intention of Saved Policies R/S3 and R/S5 and the same tests (albeit also supporting C1 (hotel), D1 (non-residential institution) and D2 (assembly and leisure) and other appropriate town centre uses as part of the permissible 33%) can be found within this emerging policy. The NPPF (para 23, third bullet point) supports this approach. Policy LP27 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version) indicates that the vitality and viability of the Borough's centres will be maintained and improved.
4. The continued use of the 'well being' salon would increase the total proportion of non Class A1 and A2 uses to 34.1% from 33.9%, marginally further exceeding the 33% limit within Policy R/S5 of the Gosport Borough Local Plan Review 2006. As noted above, emerging Policy LP28 has a similar restriction for non A1 and A2 uses, however, the calculation differs from the current Local Plan as it is based on defined frontages. The continued use of the 'well being' salon, when considered against the frontage calculation would increase by 0.3% from 33.5% to 33.8%.
5. The Local Planning Authority shopping survey records indicate that this property was vacant between 2010 and 2013, when the 'well being' salon use commenced. Prior to 2010 it was a travel agent. The applicant has indicated that a newsagent occupied the unit in 2012, however, this is understood to have only been for a very short period of time before it became vacant again. Being located within the High Street and Principal Shopping Centre, the opportunity for alternative uses to operate before there is a harmful impact on the vitality and viability of the centre is greater due to the overall number of commercial units available, compared with neighbourhood and local centres where there are fewer commercial units. Paragraph 11.53 of the emerging Local Plan indicates that in order for centres to compete they must offer a wider range of uses to attract people to centres. This unit offers an alternative service based use and in view of its current opening hours until 9pm, also encourages more activity as part of the evening economy which is acknowledged within the emerging Local Plan as weak (para 11.55). Whilst the continued use of the unit for non Class A purposes would marginally further exceed the 33 % percentage threshold within Policy R/S5 and emerging Policy LP28, it is considered to be an acceptable use within a town centre location,

offering both walk in and prior booked appointments, with an active and appropriate shop front and display. Having regard to this and it being one of the smallest shop frontages within the town centre and the fact that it was vacant for around 3 years before this use commenced, its continued use is considered to have a positive effect on the vitality and viability of the centre in compliance with Policy LP27 of the Gosport Borough Local Plan 2011-2029 (Publication Version) and, on balance, its continued use is acceptable.

6. No external changes have been undertaken and the comings and goings are similar to a Class A retail unit therefore the continued use would preserve the character and appearance of the High Street Conservation Area in compliance with Policy R/BH1 of the Gosport Borough Local Plan Review 2006 and LP11 of the Gosport Borough Local Plan 2011-2029 (Publication Version).

RECOMMENDATION: Grant Permission