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22nd May 2015

S U M M O N S

MEETING: Regulatory Board
DATE: 2 June 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)

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

Please note that mobile phones should be switched off or on silent for the duration of the meeting.

This meeting may be filmed or otherwise recorded. By attending this meeting, you are consenting to any broadcast of your image and being recorded.

IMPORTANT NOTICE:

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

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 7 APRIL 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, 29th May 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, 29th May 2015).

6. REPORTS OF THE BOROUGH SOLICITOR AND DEPUTY CHIEF EXECUTIVE
*Schedule of planning applications with recommendations.
(grey sheets – pages 1-18)*

PART II
Contact Officer:
Debbie Gore
Ext: 5455

7. 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 7 APRIL 2015 AT 6PM
Subject to approval**

The Mayor (Councillor Gill)(ex-officio); Chairman of the P & O Board (Councillor Hook) (P), Councillors Allen (P), Bateman, Carter (P), Dickson (P), Ms Diffey, Farr (P), Hicks (P), Hazel (P), Mrs Hook (P), Jessop (P), Langdon (P), and Wright (P).

It was reported that in accordance with Standing Order 2.3.6 Councillors Hook and Hylands had been nominated to replace Councillors Bateman and Mrs Diffey respectively for this meeting.

91. APOLOGIES

Apologies for inability to attend the meeting were submitted on behalf of Councillors Mrs Diffey and Bateman.

92. DECLARATIONS OF INTEREST

- Councillor Gill advised that in respect of item 2, 3 and 4 of the grey pages of the report of the Borough Solicitor & Deputy Chief Executive he had met with the deputies prior to the meeting. He also advised he was the ward Councillor for these applications however; he was not entitled to vote as he was an ex-officio Member of the Board.
- Councillor Wright and Hicks declared a personal interest in respect of agenda item 5 of the grey pages of the report of the Borough Solicitor & Deputy Chief Executive.
- Councillor Carter advised that in respect of item number 6 of the grey pages of the report of the Borough Solicitor & Deputy Chief Executive his property was shown on the location plan of Land North of Manor Way & West of Bayntum Drive/Redmill Drive at HMS Daedalus Lee-on-the-Solent and requested this be noted. However as his property was located a distance from the proposal site he had no interest in the application.
- Councillor Dickson declared a personal interest in respect of item number 7 of the grey pages of the report of the Borough Solicitor & Deputy Chief Executive and advised that he would leave the room and take no part in the discussion or voting thereon.

93. MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 24 February 2015, be approved and signed by the Chairman as a true and correct record.

94. DEPUTATIONS

Deputations had been received on the following item:

- Item 1 of the grey pages- 14/000619/FULL – Leesland C of E Controlled Junior School
- Item 2 of the grey pages- 15/00029/FULL – Land Adjacent 2 Grays Close
- Item 3 of the grey pages- 15/00030/FULL – Land Adjacent 75 St Helens Road
- Item 4 of the grey pages- 15/00031/FULL – Land Adjacent 45 Gomer Lane
- Item 5 of the grey pages- 15/00053/OUT – 7 Monckton Road
- Item 7 of the grey pages- 14/00469/FULL – 108 Queens Road
- Item 9 of the grey pages- 14/00606/VOC – St Georges Barracks (South) Mumby Road

95. PUBLIC QUESTIONS

No public questions had been received.

PART II

96. REPORT 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 decisions be taken on each application for planning consent as detailed below:

97. 14/00619/FULL – ERECTION OF SINGLE STOREY DAY NURSERY BUILDING AND ERECTION OF ACOUSTIC FENCE (as amplified by plan received 30.01.15, emails received 02.02.15, 06/02.15 and 11.02.15 and information received 13.03.15) LEESLAND C OF E CONTROLLED JUNIOR SCHOOL, GOSPORT

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00619/FULL

Mr Sandal was invited to address the Board.

Members were advised that since the publication of the report, four additional letters of objections had been received three of which had raised the following new issues:

- Disagreement with additional information provided, the proposed parking did not meet the Parking SPD and the parking remained inadequate;
- Rumours that plans were in place to increase the number of classes within the school;
- Use of rear service road could result in damage to adjacent dwelling.

The Head of Development Control advised that the parking issues had been considered and discussed within paragraph 4 of the Principal Issues section of the Officers report. She also advised that in the event that planning permission was required for new classes, any application would be considered on their own merits. In conclusion, Members were advised that any damage to private property would be a private legal matter and/or a matter for the Police.

Mr Sandal thanked Members for the opportunity to raise his objection to the planning application. He advised that whilst in principle residents of Whitworth Close did not object to the nursery building he felt, that the unit would result in additional traffic congestion and parking pressures along Whitworth Close.

Mr Sandal advised Members that the surrounding area to the School was currently overtaxed by the level of traffic flow going to and from the school. Mr Sandal further advised that he felt working parents would be the main users of the nursery and would use the fastest mode of transport available which would add to the traffic problems.

Mr Sandal expressed his concern in relation to the narrow entrance to Whitworth Close and reported that as of last week an emergency service vehicle had trouble exiting the road.

In conclusion, Mr Sandal advised Members that the security and safety to children should be considered when determining the application.

Councillor Chegwyn was invited to address the Board whereby he thanked Members for the opportunity to speak on this application as Ward Councillor.

He advised Members that whilst he had no objection to the provision of the nursery, his concerns purely focused on parking issues and access to Whitworth Close which he felt had become more congested since the opening of the nursery.

He further advised that there was already an issue with cars that illegally parked opposite Buildbase which obstructed a narrow road and restricted visibility. In respect to parking spaces available inside the school grounds he advised that this space was quite full throughout the day and that staff/volunteers from the 2 schools used Whitworth Close as an overflow along with all of the other school traffic.

A Member advised that there were currently 26 children at the nursery with 2 children being driven.

Following discussions it was proposed and seconded that a site visit be undertaken to determine the traffic problems. A vote was taken and subsequently lost. Members felt that they were familiar with the area and that a site visit would not be necessary.

Members of the Board recognised that there were ongoing difficulties in regards to transport at all schools however felt, that nursery facilities were required and that schools should promote healthy initiatives to encourage a green environment.

RESOLVED: That planning application 14/00619/FULL – Leesland C Of E Controlled Junior School, Gordon Road, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

98. 15/00029/FULL – ERECTION OF 1NO. THREE BEDROOM DETACHED DWELLING (as amended by Ecological Report received 05/03/15) LAND ADJACENT 2 GRAYS CLOSE GOSPORT

Councillor Gill advised that he had met the deputies before the meeting although he was not entitled to vote as he is an ex-officio Member of the Board.

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00029/FULL.

Mrs McLaren was invited to address the Board.

Members were advised by the Planning Officer that there were two updates to the report. Firstly, a further representation of objection had been received taking the total to 33 objections in addition to the 204 signature petition. It was advised by the Planning Officer that the issues raised were addressed in the Officer report.

Secondly, a consultation response had been received from Southern Water who had objected to the application as there was a public sewer which ran through the site that would require diverting. It was further advised that the application was recommended for refusal and therefore, as the relocation of the sewer could be achieved in principle and details secured via planning condition; it was not proposed to add an additional reason for refusal. Therefore, Members were advised that the Officer recommendation remained the same.

Mrs McLaren advised that she lived at 2 Grays close and would be directly affected by the proposed new property. She advised that she was representing the local community who were objecting to the planning application submitted on environmental health and safety grounds she further felt that the felling of seven healthy trees on the three plots of land carried out on the day the application was submitted without consulting residents, was unacceptable.

Members were advised by Mrs McLaren that Gomer was an open estate with few green spaces and mature trees, giving character to the area and being a prized asset for the Town of Gosport as it was the main road leading to Stokes Bay.

Mrs McLaren advised that properties were generally more expensive and that this was accepted due to the presence of greenery and open spaces. She further advised that amenity areas were for the benefit of the local residents and a valued asset as per the reaction from people who had objected, and not merely amenity land as described by Bilton Land Ltd.

Mrs McLaren advised Members that all three new houses would be obstructing the view and natural light of the adjacent properties for example; 2 Grays Close was the only property to have three side windows. Her dining room view would be a brick wall and the light to all three windows would be totally obscured by the new building.

Members were advised by Mrs McLaren that the house at 75 St Helens Road was turned 90 degrees and was the only house to individually overlook the land adjacent to it; originally designed that way by Bilton Homes some 50 years ago. As a result, it was felt that these new properties would go entirely against the original plans for the estate.

In respect to Health & Safety the proposed building on the corner plot adjacent to 2 Grays Close showed the boundary encompassing the current foot and cycle path. Mrs McLaren advised that the path was used on a daily basis by the high volume of students from Bay House School/Gomer Infant and Junior Schools during the school terms and by families going to Stokes Bay at weekends and during the summer. It was felt that the proposed building so close to the road, would reduce the size of the path, reduce the visibility and create an unnecessary safety risk for anyone using the pathway. A bus stop was also situated just opposite St Helen's road junction and it was advised that when buses were stationary, the visibility into St Helens Road for drivers coming from Bay House direction would be considerably reduced as the corner would be closed off by the new property.

Members were advised by Mrs McLaren that Grays Close was a single access road and that two more houses and cars would make access difficult should an emergency occur.

Mrs McLaren asked that the Committee take into account the views of the local residents when making their final decision. 204 people had signed the petition objecting to the 3 planning applications, 32 had written letters, and some were also showing their objection by their presence at the meeting.

Mrs McLaren advised that she had brought a few photos to show the location and the changes already made by the felling of the trees.

Furthermore, Mrs McLaren advised that there was going to be a new development on the site at Haslar Hospital with a population of over 1000. Alver Village had just been built, Daedalus and previously Cherque Farm & Priddy's Hard. Plenty of new residences had been built, on an already overcrowded island. She advised that she felt Gosport was a dormitory overflow for Portsmouth, but that it was not getting the extra infrastructure, or leisure facilities, and that the density was already well above the national average.

Members were further advised by Mrs McLaren that the presence of amenity grassland and trees were becoming a deciding factor when planning on building new estates so why take 3 areas of green spaces which were already established. Mrs McLaren advised a well-established estate should at least deserve the same right and thanked the Board for listening.

In conclusion, Mrs McLaren felt that if every piece of green land was built on, what legacy would be left for future generations as not everyone wanted to live in an overcrowded urban area.

Councillor Mrs Forder was invited to address the Board whereby she thanked Members for the opportunity to speak on this application as Ward Councillor. She advised Members that the proposed site for this building was too narrow and would be squashed between the pavement and number 2 Grays Close.

Councillor Mrs Forder advised that there was simply not enough space to accommodate additional parking given that the road was unsuitable for any on street parking.

Members were advised that the Estate was built in 1960, it had a distinct character and that green open space set the tone of the area. Councillor Mrs Forder felt that if planning permission was to be approved it would conflict with the policies in the 2011-2029 Local Plan.

Councillor Mrs Forder felt that the removal of 7 trees had showed no consideration to any of the residents in the Estate.

Following discussions, Members unanimously agreed with the reasons for refusal set out within the Report of the Borough Solicitor and the Deputy Chief Executive.

RESOLVED: That planning application 15/00029/FULL- 2 Grays Close be refused for the following reason(s):-

1. The proposal would introduce built form to an area of open grassed space, located at the entrance to the estate from Gomer Lane, which plays a key role in establishing the distinctive character of the area. This would fail to promote or reinforce local distinctiveness resulting in significant harm to the character of the surrounding area through not respecting the distinctive built and natural environment. This is in conflict with Saved Policy R/DP1 of the Gosport Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014), the Gosport Borough Council Design Guidance Supplementary Planning Document February 2014 and the NPPF.

2. The proposal would not provide adequate off-street parking provision resulting in vehicles that utilise the proposed driveway unacceptably projecting onto the footpath and an expected need for unacceptable on-street parking close to the junction of Grays Close and St Helens Road. No acceptable justification has been provided for this under provision. This is in conflict with Saved Policy R/T11 of the Gosport Borough Local Plan Review 2006, Policy LP23 of the emerging Local Plan 2011-2029 (Publication Review July 2014) and the Gosport Borough Council Parking: Supplementary Planning Document February 2014.

3. The proposal does not make adequate provision to secure improvements to highway and transport infrastructure and outdoor playing space. This is contrary to Saved Policy R/DP3 of the Local Plan 2006, Policy LP2 of the emerging Local Plan 2011-2029 and Hampshire County Council Transport Contributions Policy: A New Approach to Calculating Transport Contributions in Hampshire September 2007, Saved Policies R/DP3 and R/OS8 and Appendix O of the Local Plan 2006 and Policies LP2 and LP34 of the emerging Local Plan 2011-2029.

**99. 15/00030/FULL – ERECTION OF 1NO. 2 BEDROOM DWELLING (as amended by Ecological Report received 05/03/15)
LAND ADJACENT 75 ST HELENS ROAD, GOSPORT**

Councillor Gill advised that he had met the deputies before the meeting although he was not entitled to vote as he is an ex-officio Member of the Board.

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00030/FULL.

Mrs Hurst was invited to address Board.

Members were advised that since the publication of the report, that there were two further updates.

Firstly, the Planning office had received one further representation of objection taking it to 33 objections in addition to the 204 signature petition. The issues raised were addressed in the Officer report.

Secondly, a consultation response had been received from Southern Water who had objected to the application as there was a public sewer which ran through the site that would require diverting. It was further advised that the application was recommended for refusal and therefore, as the relocation of the sewer could be achieved in principle and details secured via planning condition; it was not proposed to add an additional reason for refusal. Therefore, Members were advised that the Officer recommendation remained the same.

Mrs Hurst advised Members that she had lived at number 75 St Helens Road for 49 years and raised concerns that the proposed building of a bungalow directly adjacent to her property would unacceptably impact upon her privacy and obstruct her views.

Members were advised that 75 St Helens Road was a unique property in the road with windows on each side of the property facing the green open space. It was felt by Mrs Hurst that the proposed application would result in the change of character to the area.

Mrs Hurst advised that the proposed garage would be attached to her property which would result in her being unable to maintain her wall.

Mrs Hurst raised concerns with the entrance to Grays Close and felt that this was very narrow with parking currently very limited. She further felt that the view of the junction would be restricted and that refuse and emergency vehicles would not be able to access the road.

Councillor Mrs Forder was invited to address the Board as Ward Councillor. She advised that number 75 St Helens Road was the first house that you saw when coming into the road and that the property was designed as an entrance to the estate.

Members were advised by Mrs Forder that the proposed bungalow would completely block the existing view and light of number 75 St Helens Road which was specifically designed to enjoy the green open space.

Following discussions Members unanimously agreed with the reasons for refusal set out within the Report of the Borough Solicitor and the Deputy Chief Executive.

RESOLVED: That planning application 15/00030/FULL- be refused for the following reason(s):-

1. The proposal would introduce built form to an area of open grassed space, located close to the entrance to the estate from Gomer Lane, which plays a key role in establishing the distinctive character of the area. This would fail to promote or reinforce local distinctiveness resulting in significant harm to the character of the surrounding area through not respecting the distinctive built and natural environment. This is in conflict with Saved Policy R/DP1 of the Gosport Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014), the Gosport Borough Council Design Guidance Supplementary Planning Document February 2014 and the NPPF.

2. The proposal, by reason of its proximity to 75 St Helens Road, would result in an unacceptable loss of outlook for the occupiers of 75 St Helens Road whose primary indoor sitting area is served solely by two ground-floor windows on its eastern elevation. This would be contrary to Saved Policy R/DP1 of the Gosport Borough Local Plan 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the intentions of the Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014 (pg.41 and 42).

3. The proposal does not make adequate provision to secure improvements to highway and transport infrastructure and outdoor playing space. This is contrary to Saved Policy R/DP3 of the Local Plan 2006, Policy LP2 of the emerging Local Plan 2011-2029 and Hampshire County Council Transport Contributions Policy: A New Approach to Calculating Transport Contributions in Hampshire September 2007, Saved Policies R/DP3 and R/OS8 and Appendix O of the Local Plan 2006 and Policies LP2 and LP34 of the emerging Local Plan 2011-2029.

**100. 15/00031/FULL – ERECTION OF 1NO. 3 BEDROOM DETACHED DWELLING
(as amended by Ecological Report received 05/03/15)
LAND ADJACENT 45 GOMER LANE, GOSPORT**

Councillor Gill advised that he had met the deputies before the meeting although he was not entitled to vote as he is an ex-officio Member of the Board.

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00031/FULL.

Members were advised that since the publication of the report, one further representation of objection had been received taking it to a total of 33 objections in addition to the 204 signature petition. The issues raised were addressed in the Officer report; therefore, the Officer recommendation remained unchanged.

Councillor Mrs Forder was invited to address the Board whereby she reiterated that she was representing the local community objecting to all 3 of the applications submitted. She advised that she had no further comments to add other than those already provided in her deputation previously made on application 15/00029 FULL.

Following discussions, Members agreed with the reasons for refusal set out within the Report of the Borough Solicitor and the Deputy Chief Executive

RESOLVED: That planning application 15/00031/FULL- be refused for the following reason(s):-

1. The proposal would introduce built form to an area of open grassed space, located at the entrance to the estate from Gomer Lane, which plays a key role in establishing the distinctive character of the area. This would fail to promote or reinforce local distinctiveness resulting in significant harm to the character of the surrounding area through not respecting the distinctive built and natural environment. This is in conflict with Saved Policy R/DP1 of the Gosport Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014), the Gosport Borough Council Design Guidance Supplementary Planning Document February 2014 and the NPPF.

2. The proposal does not make adequate provision to secure improvements to highway and transport infrastructure and outdoor playing space. This is contrary to Saved Policy R/DP3 of the Local Plan 2006, Policy LP2 of the emerging Local Plan 2011-2029 and Hampshire County Council Transport Contributions Policy: A New Approach to Calculating Transport Contributions in Hampshire September 2007, Saved Policies R/DP3 and R/OS8 and Appendix O of the Local Plan 2006 and Policies LP2 and LP34 of the emerging Local Plan 2011-2029.

**101. 15/00053/OUT – DEMOLITION OF BUNGALOW AND ERECTION OF 2NO.
FOUR BEDROOM DWELLINGS
7 MONCKTON ROAD, GOSPORT**

Councillor Wright and Hicks declared a personal interest in respect of this item.

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00053/OUT.

Mr Batt was invited to address the Board.

Members were advised that there were no updates.

Mr Batt advised Members that 75 Monckton Road had been derelict for many years. He advised Members that he believed the application submitted was of a sensitive design which would fit in with neighbouring properties and not be out of character to the surrounding area.

Mr Batt advised that in response to the objections in the Officer's report he was willing to obtain a habitat and ecology report but felt the existing habitat would change once the site was brought back into use.

Mr Batt referred Members to photographs of similar properties in Ashburton Road, Jellicoe Avenue, and Vectis Road and described Monckton Road as having a diversity of character. He further added that he believed that there were adequate provisions for on-street parking.

A Member sought clarification to the reason why Mr Batt was not willing to enter into a Section 106 Agreement. Mr Batt advised that he was only willing to enter into a section 106 Agreement if the application was approved. He referred Members to recently issued guidance from Hampshire County Council which had prompted his decision and advised that he would prefer the matter to remain open for determination by the Inspector at the Appeal stage should the application be refused.

Mr Batt further advised Members that this application was a redevelopment of an existing site and not a new development.

Further to a Members question, Mr Batt stated that he believed that no other semi-detached buildings were currently sited in Monckton Road.

Following discussions, Members agreed with the reasons for refusal set out within the Report of the Borough Solicitor and the Deputy Chief Executive and considered that the applicant had not demonstrated that the two dwellings proposed could be accommodated on the site in an acceptable manner.

RESOLVED: That planning application 15/00053/FULL- be refused for the following reason(s):-

1. The proposal has failed to demonstrate that two semi-detached dwellings could be accommodated on the application site that would promote or reinforce local distinctiveness and respect the distinctive built environment. Therefore, the proposal would result in significant harm to the character of the surrounding area in conflict with Saved Policy R/DP1 of the Gosport Local Plan Review 2006, Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014), the Gosport Borough Council Design Guidance Supplementary Planning Document February 2014 and the NPPF.

2. The proposal does not make adequate provision for improvements to highway and transport infrastructure and outdoor playing space. This is contrary to Saved Policy R/DP3 of the Local Plan 2006, Policy LP2 of the emerging Local Plan 2011-2029 and Hampshire County Council Transport Contributions Policy: A New Approach to Calculating Transport Contributions in Hampshire September 2007, Saved Policies R/DP3 and R/OS8 and Appendix O of the Local Plan 2006 and Policies LP2 and LP34 of the emerging Local Plan 2011-2029.

3. The proposal does not make adequate provision to mitigate the impact upon internationally designated habitat sites. This is contrary to Policy LP42 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014.

4. Inadequate information has been submitted to demonstrate that there would be an acceptable impact upon any protected species that may be present on the application site. Given the sites location within relative proximity to an internationally designated site (Portsmouth Harbour SPA and RAMSAR) the lack of a survey is in conflict with Saved Policy ENV5 of the Gosport Borough Local Plan Review 2006 and Policies LP42 and LP44 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and Section 68(3) of Chapter 2 of The Conservation of Habitats and Species Regulations 2010

102. 14/00369/VOC - VARIATION OF CONDITIONS 2, 7, 8, 10, 12, 13, 15, 16, 18, 21, 22, 23, 25, 26, 27, 28, 29, 30 AND 31 OF PLANNING PERMISSION REFERENCE 13/00431/FULL TO ALLOW REVISED CAR PARKING LAYOUT AND INSTALLATION OF SOLAR PV PANELS (as amplified by specification for archaeological evaluation received 17.3.15 and plans received 25.03.15) LAND NORTH OF MANOR WAY & WEST OF BAYNTUN DRIVE/REDMILL DRIVE AT HMS DAEDALUS LEE-ON-THE-SOLENT HAMPSHIRE

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00369/VOC.

Members were advised that there was an update in the legislation quoted in condition 30 to reflect the latest consolidation of the General Permitted Development Order. The Planning Officer clarified to Members that the application was seeking to vary a number of conditions, which would only result in two amendments to the proposal that Members approved in March 2014.

It was advised that as the applicants had commenced work in advance of discharging some planning conditions, the previous approval could not be amended and a new permission was required. Therefore, whilst the application sought to vary 19 conditions, most of these were to update plan numbers.

Members were further advised that there were only two actual changes to the previous approval which were the relocation of three visitor parking spaces from one part of the site to another to improve highway visibility within the site and secondly to provide solar panels on the dwellings.

RESOLVED: That planning application 14/00369/VOC be approved subject to the variation of the Section 106 Agreement relating to affordable housing; an employment and skills plan; open space provision and management of and mitigation against recreational disturbance and subject to amended condition 9 and the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

**103. 14/00469/FULL - INTERNAL AND EXTERNAL ALTERATIONS TO CREATE 4 NO. RESIDENTIAL UNITS WITH ASSOCIATED CAR PARKING AND REFUSE AND CYCLE STORAGE (as amplified by plans received 06.10.14 and 28.01.15)
108 QUEENS ROAD GOSPORT HAMPSHIRE PO12 1LH**

Councillor Dickson declared a personal interest in respect of this item; he left the meeting room and took no part in the discussion or the 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 14/00469/FULL.

Members were advised that there was an update in the legislation quoted in condition 9 to reflect the latest consolidation of the General Permitted Development Order.

Mr Moseley was invited to address the Board. He advised Members that he had purchased the property 2 years ago with planning consent but felt that the approved planning consent would see the bulk of the site demolished. He advised that he wanted to retain the integrity of the building.

Mr Moseley advised Members that the property had a unique character and charm and his intention was to preserve and develop. He advised Members that the application had been redesigned to accommodate 4 units instead of the 6, which would bring a vacant building back to life, enhance the area and that the property would fit in with the surrounding area.

Further to a question from a Member, it was confirmed that the proposed balconies would be installed on the first floor level.

RESOLVED: That planning application 14/00469/FULL be approved subject to a Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space; the payment of a commuted sum towards measures to mitigate recreational disturbance and subject to amended condition 9 and the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

**104. 15/00065/FULL - ERECTION OF NEW BUILDING, INCLUDING TEN STOREY TOWER, TO PROVIDE 28 NO. ONE BEDROOM AND 20 NO. TWO BEDROOM RETIREMENT APARTMENTS, WITH ASSOCIATED COMMUNAL FACILITIES, ACCESS, CAR PARKING, ELECTRIC BUGGY, CYCLE AND REFUSE STORAGE AND FLOOD DEFENCES (as amplified by Extended Phase 1 Habitat Survey received 11.03.15)
LAND ADJACENT TO HARBOUR ROAD GOSPORT**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00065/FULL.

Members were advised that dialogue was ongoing with the District Valuation Service regarding the viability of the scheme relative to the required planning obligations and that the principle of the scheme had been approved under the previous application and that this proposal was for minor changes to the siting and layout of the building and the location of the access.

Members recognised that this was a prestigious development for the Borough of Gosport.

RESOLVED: That planning application 15/00065/FULL be approved subject to a Section 106 agreement relating to the payment of a commuted sum towards outdoor playing space subject to viability; The payment of a commuted sum towards measures to mitigate the impact of increased recreational activity on Special Protection Areas; the provision of affordable housing at the site or the payment of a commuted sum in lieu of that provision, subject to viability and subject to the payment of a commuted sum towards transport infrastructure, services and facilities, subject to viability and subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

- 105. 14/00606/VOC- AMENDMENT TO APPROVED OPENING TIMES OF VEHICLE AND PEDESTRIAN GATES TO THE SITE, INCLUDING PERMANENT CLOSURE OF NORTH AND SOUTH VEHICLE AND PEDESTRIAN GATES WITH CONTROLLED RESIDENT ACCESS ONLY (REMOVAL OF CONDITION 5 OF APPLICATION K.15660/31) AND AMENDMENT TO ACCESS ARRANGEMENTS APPROVED UNDER APPLICATION K.15660/5 (NORTH GATE) (CONSERVATION AREA)**
St George Barracks (South) Mumby Road Gosport Hampshire

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00606/VOC

Members were advised that there were no updates.

RESOLVED: That planning application 14/00606/VOC be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

106. ANY OTHER BUSINESS

Members were advised of the Planning Inspectorate's decision regarding the Planning Appeal relating to 35 Privett Place.

The Inspector shared the view of the Council that the application did not meet the Supplementary Planning Document and was poor design, however, concluded that it was preferable to have a flat roof extension next to the flat roof extension on the adjacent property as opposed to a hipped roof on this occasion. The Inspector therefore allowed the appeal.

The meeting concluded at 20:05 PM

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

2nd June 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</u> <u>No</u>	<u>Appl. No.</u>	INDEX		<u>Recommendation</u>
			<u>Address</u>		
01.	03-06	15/00081/FULL	66 The Avenue Gosport Hampshire PO12 2JU		Grant Permission subject to Conditions
02.	07-14	15/00124/FULL	Unit A 154 Fareham Road Gosport Hampshire		Grant Permission subject to Conditions / s106
03.	15-18	15/00110/FULL	Huhtamaki (UK) Ltd Grange Road Gosport Hampshire PO13 9UP		Grant Permission subject to Conditions

ITEM NUMBER: 01.
APPLICATION NUMBER: 15/00081/FULL
APPLICANT: Mr Nicholas May
DATE REGISTERED: 18.02.2015

ERECTION OF TWO STOREY FRONT AND REAR EXTENSIONS AND SINGLE STOREY FRONT AND REAR EXTENSIONS
66 The Avenue Gosport Hampshire PO12 2JU

The Site and the proposal

1. The application property is a detached two storey house, located on a large plot, on the western side of The Avenue. The site is rectangular in shape, with a large flat rear and front garden, enclosed by 1.8 metre high boundary fencing and hedging and foliage on the side and rear boundaries. The house is finished in red brick walls, with white uPVC leaded light double glazed windows and a red plain tiled roof. Other neighbouring dwellings have been altered on the front and rear elevation by means of one and two storey extensions.
2. The proposal is for the erection of extensions to the front and rear of the dwelling. The front elevation would be extended by two 2 storey wings at the respective northern and southern ends of the elevation. At the northern end the existing garage (which currently projects out from the front elevation by 6m) would extend forward by a further 0.75 metres and to the side (north) by 0.9 metres, 1.5 metres from the neighbouring boundary to the north. A second storey would also be added, with an eaves height of 4.3m, to facilitate a larger bedroom. At the southern end a two-storey extension is proposed to enlarge the kitchen and bedroom respectively projecting out beyond the face of the existing front elevation by 1.8 metres. These front extensions would be connected by a single storey extension forming the entrance porch.
3. A rear two storey extension would fill in an existing recessed area on the rear elevation and would be constructed in-line with the remainder of the existing walls and roof of the dwelling. A single storey 3.1m high extension would also be located at the rear. The proposal would allow for a new kitchen, lounge, dining room and larger single garage on the ground floor and larger bedrooms with a dressing room and en-suite on the 1st floor. The extensions would be constructed using materials similar to that used on the existing dwelling.

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

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

LP10
Design
LP23
Layout of Sites and Parking

Supplementary Planning Documents:

Gosport Borough Council Parking: Supplementary Planning Document February 2014

Consultations

Nil

Response to Public Advertisement

1 letter of objection.

Issues raised:-

- the proposed two storey front extension would result in light reduction to lounge and bedroom and dominate the front quarter of the house causing significant impact to amenity;
- extensions on other dwellings are in keeping with the building line.

Principal Issues

1. The main issues in this case are the acceptability of the design of the proposed extensions to the front and rear elevations, the impact on the character and visual amenity of the locality and the impact upon the amenity of the occupiers of the neighbouring dwellings in terms of loss of light, outlook and privacy.

2. The scale, height and massing of the proposed front and rear extensions are in proportion to the size of the dwelling and respect the building line along The Avenue, which is predominantly set back from the road but with a number of dwellings benefiting from forward projections (front extensions or garages). The proposal is therefore considered to have an acceptable impact upon the character of the area in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review 2006 and Saved Policy LP10 of the emerging Gosport Borough Local Plan 2011 - 2029.

3. It is considered that the rear extension and additional window to the rear, due to the distances present, would not have a harmful impact upon the amenity of the occupiers of neighbouring properties. It is considered that the proposed extension at the southern end of the front elevation, due to its modest scale, position to the north and the distance present, would not have a harmful impact upon the amenity of the occupiers of No.68 in terms of loss of outlook, light reduction and overlooking. It is considered that the proposed extension at the northern end of the front elevation, due to the distance present between the two property's, the wide outlook from the front of No.64, the lack of side windows in the proposal, consideration of what the windows in No.64 serve (a bedroom and en-suite at first floor and lounge at ground floor) and the location, and size, of the proposed extension to the south-east of No.64 (where loss of sunlight would be minimal), would not have a harmful impact upon the amenity of the occupiers of No.68 in terms of loss of outlook, light reduction and overlooking. Therefore, it is considered that the proposal would not have a harmful impact upon the amenity of occupiers of the neighbouring dwellings 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.

4. The Gosport Borough Parking SPD 2014 requires a four bedroom dwelling to have three off-road parking spaces. Due to the large front driveway there is off-road parking for more than three cars so the proposal is considered in accordance with the Gosport Parking SPD 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 No.s: 1208/01 Plans & Elevations As Existing, 1208/02 Plans & Elevations As Proposed.

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

ITEM NUMBER: 02.
APPLICATION NUMBER: 15/00124/FULL
APPLICANT: First Alliance (Fareham Reach No 3 Ltd)
DATE REGISTERED: 11.03.2015

ERECTION OF BUILDERS MERCHANTS (SUI GENERIS) WITH ASSOCIATED EXTERNAL STORAGE, ACCESS, CAR PARKING AND LANDSCAPING
Unit A 154 Fareham Road Gosport Hampshire

The Site and the proposal

1. The application site is located on the former Cyanamid site and was originally used as the factory sport and social club. The 0.56 ha site is now vacant as the previous buildings were demolished. The application site is adjacent to the A32 (Fareham Road) and detached residential properties are located to the west beyond the A32. To the south, east and west are industrial units in a mixture of B1 (office), B2 (general industry) and B8 (storage and distribution) uses. The application site is flat and devoid of vegetation except for four trees located on the southern boundary. Vehicular access to the site is currently directly from the A32 and is shared with the units to the north and east.
2. The application is a revision of two previous applications, the second of which (08/00380/FULL) was commenced by virtue of the demolition of the previous buildings on the site. The proposal is therefore to erect a builders merchants (single-storey with mezzanine) totalling 1,842m² that is 60m wide, 24.5m deep and 8.5m high. The building would have 410m² (22%) of its internal space for customers to access a trade counter, facilitated by two customer entrances on the western elevation, with the remaining space being for storage and ancillary offices, facilitated by three 5m high roller shutter doors on the western elevation. The building would be finished in profiled metal cladding/sheeting with green (with yellow edging) elevations and a grey roof.
3. Vehicular access and egress would be from the A32 and it is proposed that, from prior to first occupation, the access would no longer be utilised by the users of the existing adjacent car park to the north (which serves Fareham Reach) and a barrier would be installed to ensure that those using this car park use the signal controlled junction instead to enter and exit. The proposal includes 20 parking spaces (one disabled), 2 HGV spaces and 20 cycle parking spaces.
4. The proposal is expected to be operated by Travis Perkins and generate 15 FTE jobs. An operator's statement has been submitted indicating that it is expected that 80% of the proposal will account for trade sales and 20% from sales to the general public. The majority of sales are expected to be made through telephone/fax orders and delivered to the customer directly.

Relevant Planning History

K12345/66 - Change of use from leisure/social club to offices/research and development (class B1a and B1b) and revised access to A32 - Withdrawn 19.04.04

K12345/68 - Change of use and sub-division of existing planning unit into multiple undefined planning units for industrial (class B1 and B2) and storage/distribution (class B8) uses - Permitted 01.4.04

04/00587/FULL - Change of use of former works sports and social club to children's day nursery (class D2) - Permitted 07.10.04

07/00637/FULL - Demolition of existing buildings and erection of a builders merchants (sui generis) with associated access, servicing, car parking and landscaping - Permitted 26.02.06

08/00380/FULL - Demolition of existing building and erection of builders' merchants (sui generis) with associated external storage, access, car parking and landscaping - Permitted 14.10.08

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/CH1
Development within the Coastal Zone
- R/DP1
General Standards of Development within the Urban Area
- R/EMP3
Protection of Existing Employment Sites from Inappropriate Development
- R/EMP5
Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites
- R/EMP7
Low Employment Generating Uses
- R/ENV14
Energy Conservation
- R/ENV15
Renewable Energy
- R/T2
New Development
- R/T3
Internal Layout of Sites
- R/T10
Traffic Management
- R/T11
Access and Parking
- R/ENV5
Contaminated Land

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

- LP1
Sustainable Development
- LP2
Infrastructure
- LP3
Spatial Strategy
- LP16
Employment Land
- LP21
Improving Transport Infrastructure
- LP22
Accessibility to New Development
- LP23
Layout of Sites and Parking
- LP38
Energy Resources
- LP44
Protecting Species and Other Features of Nature Conservation Importance
- LP46
Pollution Control

LP47

Contamination and Unstable Land

Consultations

HCC Ecology	No objection. Landscaping should include native species to encourage biodiversity enhancements.
Transport & Traffic	
Local Highway Authority	No objection subject to planning conditions to control access from the site to the A32 and secure a construction management plan and a legal agreement to secure a travel plan and the safeguarding of a strip of land so that future works to improve the A32/Wych Lane junction are not prejudiced.
Environmental Health	All construction works that result in noise being audible at the site boundary should only be undertaken between 0800 and 1800 Monday to Friday, 0900 and 1300 on Saturday's and not at all on Sunday's or Bank Holiday's. Any lighting should not cause glare or spillage nuisance to neighbouring properties. Smoke and dust on the site should be controlled so as not to cause a nuisance to neighbouring properties. If contamination is found during works a remediation plan must be submitted.
Southern Water	No objection.

Response to Public Advertisement

1 letter of objection.

Issues raised:-

- Floodlights would impact upon residential amenity;
- Late night deliveries, and the noise generated, would impact upon amenity.

Principal Issues

1. The planning permission granted in 2008 (08/00380/FULL) for the erection of a builders merchants has been commenced by virtue of the demolition of the previous buildings on the site so it is considered an extant permission where the building previously permitted could be constructed and operated without the need for further permission. The application proposes a similar use with a reliance on the trade industry secured by condition so that only 22% of the floorspace will be available for customer sales and approximately 80% of sales will be trade sales. Therefore, the principle of the proposal, as an employment generating use, has been established and is in accordance with the Gosport Borough Local Plan Review 2006 and the emerging Gosport Borough Local Plan 2011-2029. Accordingly, the main issues for consideration are the amended access arrangements and parking provision, design of the proposed building and impact upon the character of the area and the impact upon the amenity of occupiers of nearby residential properties.

2. The proposal differs for the extant permission insofar that it proposes both access and egress from the same junction with the A32 (the previous proposal only allowed access). As the junction does not benefit from signal controls it has a finite capacity above which there is an unacceptable

impact upon traffic management flows along the A32. The proposal seeks to mitigate the additional traffic generation by controlling access to the existing car park to the north which serves the adjacent development so that those who use that car park use the signal controlled junction at Fareham Reach. By exercising such controls, which are proposed to be secured by planning condition, the proposal would have a neutral impact upon the A32. Therefore, the proposal is considered to have an acceptable impact upon highway safety and traffic management in accordance with Saved policies R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review 2006 and policies LP21, LP22 and LP23 of the emerging Gosport Borough Local Plan 2011-2029.

3. Whilst the Gosport Parking SPD 2014 does not have specific parking standards for Builders Merchants, as a sui generis use, it is considered appropriate to use the standards recommended for a B8 (storage and distribution) use as this is similar with regard to trip generation rates. The proposal provides the 20 car parking spaces required (in addition to two HGV spaces) and exceeds the eight cycle storage spaces required so is considered 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 and the Gosport Parking SPD 2014.

4. This application must not prejudice the ability to widen the A32 in the future to improve the junction with Wych Lane (by introducing a longer southbound right-turn only lane). Therefore, a S106 agreement is proposed to ensure that an appropriate strip of land adjacent to the A32 is made available, upon request, for permanent transfer to Hampshire County Council (as the Highways Authority) at any time in the next ten years.

5. The extant permission was for a 14m high building set close to the boundary with the A32. The proposed building is both lower and set back into the site which will allow a landscaping strip (including the retention of the trees on the boundary) to be maintained adjacent to the A32. Therefore, subject to planning conditions to control the external materials used, landscaping and boundary treatments and the height of outside storage adjacent to the A32, it is considered that the proposal is of an acceptable design and will have an acceptable impact upon the character of the area in accordance with Saved policy R/DP1 the Gosport Borough Local Plan Review 2006 and policy LP10 of the emerging Gosport Borough Local Plan 2011-2029. An informative is proposed to advise the applicant that they will need to apply for advertisement consent should they wish to erect any adverts.

6. Residential properties on the western side of the A32 are located approximately 21m from the boundary of the site and 65m from the proposed building. It is accepted, both through the presence of an extant permission and the employment allocation, that a commercial use is appropriate for the site and, by reason of the distance present between the proposal and neighbouring residential properties and the proposed landscaping, it is considered that there will be an acceptable impact upon the amenity of occupiers of these residential properties in accordance with Saved policy R/DP1 the Gosport Borough Local Plan Review 2006 and policy LP10 of the emerging Gosport Borough Local Plan 2011-2029. Planning conditions are proposed to control the installation of external lighting, the hours of operation of the Builders Merchants and also to secure a Construction Management Plan to safeguard against any unacceptable disturbance.

7. It is not considered that there is a reasonable likelihood of any protected species being present on the site so no ecological mitigation is required in accordance with policy LP44 of the emerging Gosport Borough Local Plan 2011-2029.

8. There is no known contamination present on site and a planning condition is proposed to retain control should any unexpected contamination be discovered during construction works in accordance with Saved policy R/ENV5 the Gosport Borough Local Plan Review 2006 and policy LP47 of the emerging Gosport Borough Local Plan 2011-2029.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. For the next ten years make, upon request, a strip of land adjacent to the A32 (as shown on approved plan no. 10130 PL001) available for permanent transfer to Hampshire County Council (as the Highways Authority) to facilitate the widening of the A32.

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:

10130 PL 001; 10130 PL 002; 10130 PL 004

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

3. The development, hereby permitted, shall only be operated in accordance with the approved operator statement dated 14 May 2015.

Reason - To ensure that the application site is utilised for an appropriate employment generating use in accordance with Saved Policies EMP/5 and EMP/7 of the Gosport Borough Local Plan Review 2006 and Policies LP1, LP3 and LP16 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

4. The development, hereby permitted, shall not be first occupied until the cycle storage facilities, as shown on approved plan no. 10130 PL002, have been provided. The cycle storage facilities shall thereafter be retained as shown on approved plan no. 10130 PL002.

Reason - To ensure that cycle storage is provided in accordance with Saved Policy R/T11 of the Gosport Borough Local Plan Review 2006 and Policy LP23 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

5. No development above slab level shall commence until details (to include a management and maintenance plan) of landscaping and boundary treatments have been submitted to and agreed, in writing, by the Local Planning Authority. The landscaping and boundary treatments must be implemented and maintained in accordance with the approved details (the approved landscaping scheme must be completed within the first planting season after first occupation). Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed, in writing, by the Local Planning Authority) during the next planting season.

Reason - To safeguard the character of the surrounding area 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 July 2014).

6. No development above slab level shall commence until details of the external materials to be used have been submitted to and approved, in writing, by the Local Planning Authority. The development must be implemented and maintained in accordance with the approved details.

Reason - To safeguard the character of the surrounding area 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 July 2014).

7. The development, hereby permitted, shall not be first occupied until the areas shown on approved plan no 10130 PL002 for the parking, turning, loading and unloading of vehicles have been made available, surfaced and marked out. The areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate car parking, loading and unloading facilities are provided and retained in accordance with Saved Policy R/T3 of the Gosport Borough Local Plan Review 2006 and Policy LP23 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014).

8. No materials (including pallets) shall be stored above 2.4m in the area adjacent to the A32 (as outlined and hatched blue on approved plan no. 10130 PL 002 P1).

Reason - To safeguard the character of the surrounding area 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 July 2014).

9. No development above slab level shall commence until details (including hours of operation and location) of any external lighting have been submitted to and approved, in writing, by the Local Planning Authority. The external lighting must be implemented and retained in accordance with the approved details.

Reason - To safeguard the amenities of neighbouring residents and to safeguard the character of the area 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 July 2014).

10. No development shall commence until details of the timing of implementation and management (i.e. opening times, those permitted access) of the proposed vehicle barrier, as shown on approved plan no. 10130 PL002, have been submitted to and approved, in writing, by the Local Planning Authority. The vehicle barrier must be installed prior to first occupation of the development, hereby permitted, and must be implemented, operated and retained in accordance with the agreed details.

Reason - To ensure that the development has an acceptable impact upon highway safety in accordance with Saved Policies R/T2, R/T3 and R/T10 of the Gosport Borough Local Plan Review 2006, Policies LP22 and LP23 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

11. The development, hereby permitted, shall only be open to customers and for deliveries (both sales and stock) between the hours of 07:00-19:00 Monday to Friday, 08:00-18:00 on Saturdays and 09:00-17:00 on Sundays.

Reason - To safeguard the amenity of residents to the west 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.

12. In the event that contamination is found at any time when carrying out the approved development works must cease and it must be reported, in writing, immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared and approved, in writing, by the Local Planning Authority. Following completion of measures identified in the approved remediation

scheme a verification report must be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land are mitigated and that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policy ENV/5 of the Gosport Borough Local Plan Review 2006, Policy LP47 of the emerging Gosport Borough Local Plan 2011-2029 (Publication Version July 2014) and the NPPF.

13. No development shall commence until a Construction Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. The Construction Management Plan must include:

- Hours of construction work;
- The provisions made for the parking of contractors, site operatives and visitors;
- Provision for access to the site for construction vehicles;
- The provision for wheel washing facilities;
- Measures to control the emission of dust, dirt and smoke from the site during construction;
- Details of any temporary external lighting.

The development must be carried out in accordance with the agreed Construction Management Plan.

Reason - In the interests of highway and pedestrian safety and to safeguard the amenity of neighbouring residential properties in accordance with Saved Policies R/DP1, R/ENV10 and R/T2 of the Gosport Borough Local Plan Review 2006, Policy LP46 of the emerging Gosport Borough Local Plan 2011-2029 (Publication version July 2014) and the NPPF.

ITEM NUMBER: 03.
APPLICATION NUMBER: 15/00110/FULL
APPLICANT: Mr Gary Owen Huhtamaki (UK) Ltd
DATE REGISTERED: 23.03.2015

ERECTION OF SINGLE STOREY STORAGE BUILDING/EXTENSION (as amplified by plan received 13.05.15)
Huhtamaki (UK) Ltd Grange Road Gosport Hampshire PO13 9UP

The Site and the proposal

1. The application site is located to the east of Grange Road and at the roundabout junction with Rowner Road. There is a direct vehicular access to the site from the roundabout. Within the site there is an existing large factory building, approximately 10.6m high, silos and outside service and storage areas. There is an existing car parking area, balancing pond and an open grassed area located adjacent to Grange Road, on the west side of the site. On the eastern side of the factory is a storage building, approximately 4m high, located on a grassed area adjacent to the factory, but detached from it. On the eastern boundary is an existing fence with open storage behind and dense planting on its eastern side adjacent to the cycleway. The remainder of the boundaries are secured by fencing and planting.
2. To the east of the site is the existing footpath/cycleway, beyond which is Brune Park School. There is a footpath to the south of the site with the MOD establishments of Centurion and Sultan beyond. To the north and west are Rowner Road and Grange Road respectively with residential properties beyond.
3. The proposal is for the erection of a storage building on the eastern side of the existing factory building. The building is proposed to be located on the area currently occupied by the smaller storage building and the adjacent grassed area. The building would have a pitched roof and be of sandwich panel UPVC construction set away from the existing building by 1m. The building would be 50m in length and 25m in width and 10.3m in height, 0.3m lower than the factory building. A new opening and link is to be provided between the proposed storage building and the factory towards the southern end of the western elevation.

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/ENV5

Contaminated Land

R/DP1

General Standards of Development within the Urban Area

R/T11

Access and Parking

R/EMP5

Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites

R/OS13

Protection of Habitats Supporting Protected Species
R/ENV10
Noise Pollution

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

LP47
Contamination and Unstable Land
LP10
Design
LP16
Employment Land
LP23
Layout of Sites and Parking
LP44
Protecting Species and Other Features of Nature Conservation Importance
LP46
Pollution Control

Supplementary Planning Documents:

Gosport Borough Council Parking: Supplementary Planning Document February 2014

Consultations

Southern Water	No objection. The applicant would need to contact Southern Water, should they wish to investigate connection to the nearby sewer.
Local Highway Authority	No objection subject to a condition requiring provision of cycle storage.
Building Control	No response received.
Environmental Health	No objection. A phase 1 contamination assessment is not required, however, a discovery strategy should be used if contamination is found during the works. Works should be undertaken in accordance with recommended working practices in relation to noise, air quality and light pollution.
HCC Ecology	No objection.

Response to Public Advertisement

Nil

Principal Issues

1. The main issues for consideration are whether the proposed storage building is an appropriate addition to the existing employment site and whether it would have a detrimental impact on the occupiers of adjoining properties, highway safety or biodiversity interests.

2. This is an existing employment site as identified within the Gosport Borough Local Plan Review, 2006 and within the Gosport Borough Local Plan, 2011-2029 Publication Version. The proposals would introduce additional storage, for this existing and long established use, to meet the needs of the current operation and as such is considered to be an appropriate use of this partially utilised area of land within the site. The appearance of the proposed building is functional and industrial in

nature, however, this is appropriate within this employment site and the building is significantly screened from public view by its position to the east of the existing main factory building and the existing boundary planting to the east. A condition requiring details of the proposed external materials is considered appropriate. The proposal would, therefore, comply with Policies R/DP1 and R/EMP5 of the Gosport Borough Local Plan Review, 2006 and Policies LP10 and LP16 of the Gosport Borough Local Plan, 2011-2029 Publication Version.

3. As noted above, the building would be largely screened from surrounding areas and the closest residential property is approximately 80m from the proposed building and across an elevated section of Rowner Road. The building would, therefore, not have a detrimental impact on adjoining occupiers in terms of loss of light, outlook, or privacy. The applicants have indicated that the proposed use of the building is for storage only. If it were to be used for other activities it would be necessary to consider impacts from manufacturing, or other operations that could result in noise being audible from outside of the site and it is, therefore, considered appropriate to restrict the use to storage only by planning condition. Subject to this condition the proposal would not have a detrimental impact on adjoining occupiers in accordance with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review, 2006 and Policies LP10 and LP46 of the Gosport Borough Local Plan, 2011-2029, Publication Version.

4. The applicant has indicated that there would be no increase in employees as it is part of a re-modelling of the unit, and, as noted above, the use of the building will be conditioned solely for storage purposes. Notwithstanding this, the level of car parking on site complies with the adopted Parking SPD in terms of the increased floor area and there is sufficient car parking within the site. As this application does not result in an increase in staff it is not considered reasonable to impose a condition requiring additional cycle storage in this instance. The proposals would, therefore, comply with of Policy R/T11 of the Gosport Borough Local Plan Review, 2006 and LP23 of the Gosport Borough Local Plan, 2011-2029 Publication Version.

5. The applicants have provided supporting information regarding the ecology of the site due to the existence of the balancing pond. The existing grassed area where the building is to be located is of no particular ecological value and there is no evidence of any other ecological constraints on the site and the proposal would, therefore, comply with Policy R/OS13 of the Gosport Borough Local Plan Review, 2006 and LP44 of the Gosport Borough Local Plan 2011-2029, Publication Version. Whilst a more detailed survey is not required in this instance, it is proposed to impose a condition to address the issue of contamination should this be discovered during the works and to comply with Policy R/ENV5 of the Gosport Borough Local Plan Review and Policy LP47 of the Gosport Borough Local Plan 2011-2029, Publication Version.

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: 22888/01 and 22888/04.

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

3. Details of the colour of the external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review and LP10 of the Gosport Borough Local Plan 2011-2029, Publication Version.

4. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that order), the development shall only be used for storage purposes ancillary to the main factory use and for no other purpose whatsoever.

Reason - In the interest of the amenity of the area and highway safety and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review and LP10 and LP46 of the Gosport Borough Local Plan 2011-2029, Publication Version.

5. If contamination 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 thereafter proceed in accordance with the approved 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 and Policy R/ENV5 of the Gosport Borough Local Plan Review and Policy LP47 of the Gosport Borough Local Plan 2011-2029, Publication Version.