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12 June 2018

S U M M O N S

MEETING: Regulatory Board
DATE: 20 June 2018
TIME: 6.00 pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Lisa Young

MICHAEL LAWThER
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

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

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

Councillor Bateman	Councillor Hammond
Councillor Mrs Batty	Councillor Herridge
Councillor Casey	Councillor Miss Kelly
Councillor Earle	Councillor Raffaelli
Councillor Farr	Councillor Scard
Councillor Foster-Reed	

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 are required to disclose, at this point in the meeting or as soon as possible thereafter, any disclosable pecuniary interest or personal interest in any item(s) being considered at this meeting.

3. DEPUTATIONS – STANDING ORDER 3.4

(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 Monday, 18 June 2018. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

4. PUBLIC QUESTIONS – STANDING ORDER 3.5

(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 Monday, 18th June 2018).

5. REPORT OF THE HEAD OF PLANNING AND REGENERATION

*Schedule of planning applications with recommendations.
(grey sheets pages 1-35)*

Debbie Gore
5455

6. ANY OTHER ITEMS

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

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

20th June 2018

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.	03-08	18/00082/FULL	Bayside Cabin Road Gosport Hampshire PO12 2QT	Stokes Bay	Refuse
02.	09-28	17/00599/OUT	Priddys Hard Gosport Hampshire PO12 4LE	Heritage Way	Grant Permission subject to Conditions / s106
03.	29-35	17/00600/LBA	Priddys Hard Gosport Hampshire PO12 4LE	Heritage Way	Grant Listed Building Consent subject to Conditions

ITEM NUMBER: 01.
APPLICATION NUMBER: 18/00082/FULL
APPLICANT: Mrs Katherine Ackroyd Bayside Cabin Ltd
DATE REGISTERED: 06.03.2018

ERECTION OF EXTENSION TO CAFE (DEPARTURE FROM LOCAL PLAN)
Bayside Cabin Stokes Bay Road Gosport Hampshire PO12 2QT

The Site and the proposal

1. This application was considered by the Regulatory Board on 30 May 2018 where Members resolved to defer the matter for a site visit.
2. The application site is located on the south western side of Stokes Bay Road and contains a part single, part two storey café, currently operating as the Bayside Cabin. The application site is owned by Gosport Borough Council but leased and operated by a third party. The site is located outside of the Urban Area Boundary and within the Settlement Gap as defined by the Policies Map of the Gosport Borough Local Plan, 2011-2029 (GBLP). The area to the south is protected as Existing Open Space under the GBLP and is also an area of vegetated shingle habitat with potential to support protected and notable species. The site is immediately adjacent to the Browndown SSSI. To the north of the site is the Grade II* Listed No 2 Battery which is currently used as a museum. To the east is the No 2 Battery West Car Park and to the west is the River Alver. The nearest residential properties are within the Stokes Bay Home Park to the north, some 40m away, on the opposite side of No 2 Battery.
3. Bayside Cabin was approved in 2003 and constructed in 2006. It is finished in red brick under a barn hipped, slate roof. The southern elevation has a curved single storey projection. Attached to the curved section is a single volume, glazed extension that has been constructed without planning permission. The main part of the extension is 12m long and 8m wide and has a pitched roof with an eaves height of 2.2m and an overall height of 3.2m. It is constructed in three bays and has sliding doors on the eastern, western and southern elevations with the northernmost bay on each side being clad in horizontal timber panels. The roof is retractable uPVC. It is linked to the main Bayside Cabin building via a 3.5m long and 2.8m high conservatory style structure. The site is bound by an approximately 1.2m high metal fence with a pair of gates on the southern boundary.
4. The application proposes the retention of the glazed extension and link, as built.

Relevant Planning History

K12255/2 - erection of single/two storey catering facility with first floor balcony, covered seating area and landscaping - permitted 01.07.03

Relevant Policies

Gosport Borough Local Plan, 2011 – 2029:

- LP3
- Spatial Strategy
- LP10
- Design
- LP11
- Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens
- LP18
- Tourism
- LP23
- Layout of Sites and Parking
- LP29

Proposals for Retail and other Town Centre Uses outside of Centres
LP45
Flood Risk and Coastal Erosion

Supplementary Planning Documents:

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

National Planning Policy Framework (NPPF), March 2012

Consultations

Eastern Solent Coastal Partnership

No objection in principle to this retrospective application, but are able to offer the following comments and advice:

The site is shown to currently lie within the Environment Agency's Flood Zone 1, and is therefore considered to be at low risk (<1:1000 year annual probability) of experiencing an extreme tidal flood event. However, by 2085 the site is predicted to lie wholly within Flood Zones 2 and 3, and may therefore be at risk of experiencing a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, the present day 1:200 year extreme tidal flood level for the Gosport and Lee-on-the-Solent open coast is 3.1mAOD, increasing to a predicted 4.2mAOD by the year 2115 due to the effects of climate change.

Whilst no flood risk assessment (FRA) or details of the finished floor levels have been submitted in support of the application, the development is classed as 'less vulnerable', and appears to be somewhat temporary/semi-permanent and essentially adds a demountable cover to the existing terrace. Nevertheless, the ESCP do strongly advise that finished floor levels of this extension are set either no lower than those of the existing building or a minimum of 300mm above the external ground levels, in accordance with the Environment Agency's Flood Risk Standing Advice. It is recommended that this be secured by planning condition.

Furthermore, the ESCP also recommend that all occupants of the building sign up to the Government's Flood Warning Service, and that a Flood Warning and Evacuation Plan be prepared in accordance with advice from the Environment Agency, to ensure adequate warning is received prior to any extreme tidal flood event.

HCC Ecology	No objection, on the basis that the secure fence at the boundary will be sufficient to prevent increased footfall. In terms of the footprint of the proposed works, this would be entirely within an area of hardstanding and no vegetation removal would be necessary. No significant concerns are raised, although the southern boundary abuts a small but valuable area of vegetated shingle habitat (a Priority Habitat) and the site is immediately adjacent to Browndown SSSI. The only other potential impact would be increased noise disturbance although this is not considered to be significant: the existing site contains outdoor seating and therefore the addition of a roofed structure would help mitigate this.
Property Services	Property Services are the landlord for the premises. No objection.
Environmental Health	No objection.

Response to Public Advertisement

9 letters of support

Issues raised:-

- absolutely love the new area and can't see any reason why it should be changed
- any way of increasing income for the area has to be a positive thing
- extension is used as meeting point for weekly rubbish picking groups and others
- extension has positive impact on beach
- excellent local business
- extension is visually appropriate, welcoming and increases business for local area and facilitates year round use

Principal Issues

1. The main issues in this case are the acceptability of the principle of the proposal in land use terms and its impact on the visual amenity of the locality, the function and the visual and physical character of the Settlement Gap, the amenities of the occupiers of neighbouring properties, highway and pedestrian safety, flood risk and nature conservation.
2. The application site is located outside of the Urban Area Boundary and within the Settlement Gap under Policy LP3 of the GBLP. Policy LP3: Spatial Strategy sets out the Council's planning strategy for delivering the homes and jobs the Borough needs over the plan period to 2029. The focus for delivering this planned development is within the Urban Area Boundary, making the most efficient use of brownfield land. The focus of development on brownfield land assists in safeguarding the finite resource of green open spaces (including the open coast) in one of the most built up areas in the South East.
3. Policy LP3 states that "...areas outside of the urban area will be safeguarded from development unless they are for appropriate recreational uses or development essential to the operational requirements of public and other essential services." and advises that such exceptions will need to accord with Policy LP10: Design. The supporting text to Policy LP3 confirms that 'appropriate recreational uses' are defined as 'outdoor recreational uses'. Furthermore, it goes on to state that "...the character and function of the settlement gaps (as shown on the Policies Map) between Gosport/Fareham and Lee-on-the-Solent/Stubbington will be preserved." Policy LP3 is very clear that although there may be some instances where there will be a need for particular types of

development to be located outside of the Urban Area Boundary, "...the need for such a proposal must be clearly demonstrated by the applicant and the reasons why the development cannot be located within the urban area and why the particular site outside of the Urban Area Boundary has been chosen. Such exceptions must be integrated into the surrounding environment in order to protect the open character of the urban fringe as well as its ecological and recreational value. Proposals that would diminish the function and the visual and physical character of the area will not be permitted."

4. It considered that the extension to the existing commercial establishment is not an appropriate outdoor recreational use nor is it required for the operation of public and other essential services for the purposes of Policy LP3. The use of the land for seating associated with the Bayside Cabin is established, however, it has not been demonstrated that the erection of a large structure over this area is required.

5. In design terms, the existing Bayside Cabin has a barn hipped roof that has been designed to reduce its visual impact and it, and the nearby public convenience building, have curved elements that reflect the appearance of the adjacent, Listed No 2 Battery. The glazed extension that has been erected is rectangular in shape and projects forward of the existing building by 15.5m and, as such, detracts from the open character of Stokes Bay. It has no regard to the design features of the adjacent structures and although it has a negligible impact on the setting of the adjacent No 2 Battery and is largely glazed to the side elevations, its size, mass and form is such that it is an incongruent addition to the existing building.

6. Overall, therefore, notwithstanding the commercial and community benefits of the proposal, the development is of poor design that is not in keeping with the general open recreational use of Stokes Bay and harmfully diminishes the function and the visual and physical character of the Settlement Gap with no justification provided, contrary to the aims and objectives of Policies LP3 and LP10 of the Gosport Borough Local Plan, 2011-2029.

7. The development is located a significant distance from the nearest residential properties. In light of this, and its position relative to the existing Bayside Cabin, the development is not harmful to the amenities of neighbouring occupiers. In this respect, the development, therefore, complies with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

8. The site is located adjacent to a large public car park and there are a number of other car parks and bus stops along Stokes Bay Road. Whilst it may encourage increased use throughout the year, the formalisation of the established seating by the erection of an extension of the Bayside Cabin has not harmed traffic conditions in the locality or resulted in harmful overspill parking in the local road network, to the detriment of highway and pedestrian safety. The proposal, therefore, complies with Policy LP23 of the Gosport Borough Local Plan, 2011-2029.

9. The application site is located adjacent to an area of vegetated shingle habitat (a Priority Habitat) and the Browndown SSSI and is predicted to be within Flood Zones 2 and 3 by 2085. The site is bound by a robust metal fence and although there are gates on the southern side, the erection of the building on the site would not result in increased use of these gates. Measures to control the use of the gates and to control the height of the finished floor level together with the preparation of a Flood Warning and Evacuation Plan could be imposed if the development was considered acceptable in all other respects. In light of this, and as the site and surrounding area is already frequently used for recreational activities, including dog walking, the development has not resulted in harmful impacts on the interests of nature conservation or flood risk, in accordance with Policies LP43, LP44 and LP45 of the Gosport Borough Local Plan, 2011-2029.

RECOMMENDATION: Refuse

For the following reason(s):-

1. The development is not for an appropriate outdoor recreational use and harmfully diminishes the visual and physical character of the Settlement Gap and its overall function with no justification provided to clearly demonstrate its need or why it has been located outside of the Urban Area Boundary, contrary to the aims and objectives of Policy LP3 of the Gosport Borough Local Plan, 2011-2029.

2. The development, by virtue of its size, location, mass and overall poor design is an incongruent addition to the existing building that is not in keeping with the open appearance of Stokes Bay and harmfully diminishes the visual and physical character of the Settlement Gap and its overall function, contrary to the aims and objectives of Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

ITEM NUMBER: 02.

APPLICATION NUMBER: 17/00599/OUT

APPLICANT: Mr Peter Goodship PNBPT & Elite Homes Heritage Way Ltd

DATE REGISTERED: 17.04.2018

HYBRID APPLICATION COMPRISING - OUTLINE APPLICATION FOR ERECTION OF THREE DETACHED DWELLINGS IN RAMPARTS (WITH ALL MATTERS RESERVED) AND FULL APPLICATION FOR (I) ERECTION OF 17 THREE-STOREY TERRACED DWELLINGS IN SOUTHERN DEMI-BASTION, (II) DEMOLITION OF FORMER COOK HOUSE AND ERECTION OF 4 THREE-STOREY TERRACED DWELLINGS, (III) CHANGE OF USE OF FORMER SHELL PAINTING ROOM TO FORM 4 DWELLINGS, (IV) DEMOLITION OF QUICK FIRE SHELL PAINTING ROOM AND ERECTION OF 2 THREE-STOREY DETACHED DWELLINGS, (V) CHANGE OF USE OF E MAGAZINE AND FORMER PROOF HOUSE TO DISTILLERY (CLASS B1), CHANGE OF USE OF FORMER SHELL STORE (BUILDING Q) TO STORE FOR DISTILLERY (CLASS B8), CHANGE OF USE OF PART OF CASE STORE EXHIBITION AND CONFERENCE CENTRE (BUILDING M) TO FORM 1 UNIT OF HOLIDAY ACCOMMODATION (CLASS C3), CHANGE OF USE OF FORMER SHIFTING HOUSE (BUILDING U) TO FORM 1 UNIT OF HOLIDAY ACCOMMODATION (CLASS C3), CHANGE OF USE OF FORMER MINES AND COUNTERMEASURES STORE (BUILDING P) TO COASTAL FORCES MUSEUM (CLASS D1), (VI) ERECTION OF SINGLE STOREY BUILDING TO FORM HOLIDAY ACCOMMODATION (CLASS C3) (LISTED BUILDINGS IN CONSERVATION AREA AND SCHEDULED MONUMENT) (as amended by plans received 10.05.2018, additional ecological information received 21.05.2018 and 30.05.2018, additional transport information received 29.05.2018, additional flooding information received 1.6.2018 and as amplified by emails received 17.5.18)

Priddys Hard Heritage Way Gosport Hampshire PO12 4LE

The Site and the proposal

1. The application site is located within Priddy's Hard which was formerly the site of a Royal Ordnance Yard whose purpose was to arm the ships of the Royal Navy. Priddy's Hard was first developed following the construction of the ramparts around 1760, when this isolated and defensible site became the location for a large gunpowder magazine for the Royal Navy. This magazine soon expanded into ancillary stores and rooms for the manipulation of explosives, in addition to a Camber quay, offices and accommodation. By the mid-19th Century the facility had further expanded to include a laboratory complex and associated cottages and by the end of the 19th Century the facilities had expanded further with numerous stores and four separate magazines. By World War One the facility had also developed beyond the ramparts and subsequently continued to expand at Bedenham. The site remained in use by the Royal Navy until the 1980's and was used to arm the fleet during the Falkland's War.

2. Priddy's Hard retains many listed buildings, including a Grade I and three Grade II* Listed Buildings, in addition to a large Scheduled Ancient Monument. The whole site, including the ramparts, is within the Priddy's Hard Conservation Area. Priddy's Hard is arguably the most important historic ordnance complex in England and retains a wide range of historic buildings spanning over two centuries of use: all purpose-built to provide ordnance to the Royal Navy.

3. The ramparts are a designated Scheduled Ancient Monument. Within the boundary of the monument there is evidence for a number of phases of development both with respect to the ramparts, but also with buildings that have appeared over the last 150 years. Understanding the relative significance of the layers of historic earthworks and structures that survive within the area of the ramparts is essential in evaluating the impact of the current proposal.

4. The first phase of the ramparts originated around 1760 when two demi-bastions were constructed facing westward, set between, and linked, by linear defences. The ramparts were formed from raised earth banks accessed by earth ramps onto a terre-plein (the level area where cannon and

troops were deployed to fire over the defences). A dry moat and a small glacis (a gently sloping earthwork beyond the ramparts) were formed to the immediate west of the ramparts, and an entrance to the site was via a tunnel towards the northern end of the defences. The historic evidence indicates that these initial defences were soon neglected but were hastily repaired on news of an imminent invasion scare in 1779. The number of gun positions in the 18th Century suggests some degree of remodelling within the early history of the ramparts but the first significant upgrade took place c1846. At this date the ramparts received extensive re-working, a caponiere (firing position facing at right angles to the ramparts) and fire step were added at the northern and southern ends; the dry moat was clay-lined and turned into a wet moat; the gun positions were moved; a sally port was inserted and the entrance was reformed. The central portion of the moat was simplified by linking the moat west of the north and south demi-bastions with a shortened connecting moat between the two, and infilling the area to its east. New ramps for artillery also seem to have been added within the demi-bastions.

5. By 1880 further changes occurred by which time new gun positions had been constructed, the tunnel entrance modified once more, and ready use magazines and shell recesses appeared. Within the southern (left) demi-bastion four shell recesses and two expense powder magazines also appear to have been added as part of either the 1846 remodelling or within the decades thereafter. By the late 19th Century, however, the purpose and function of the ramparts had long been abandoned and the military began to populate the area with buildings associated with the manufacture or storage of naval munitions. The northern demi-bastion was completely filled by E Magazine, which also resulted in the loss of the artillery ramps to its terre-plein. At the southern end of the defences buildings associated with the Shell Filling Rooms also appeared in phases. Most significantly, around the turn of the 19th to 20th Century, a series of laboratory buildings and associated concrete traverse walls and railed platform resulted in extensive modifications to the southern half of the ramparts. This included cutting the profile of the ramparts back and lowering the height of the southern demi-bastion and the defences to its south; building a series of concrete traverse walls cutting into the same area; remodelling most of the glacis to the south of the demi-bastion; inserting new earth traverses around new buildings in this same area (including the Paint Store); and largely backfilling the moat to facilitate the construction of the concrete platforms for the rails running through a significant portion of the moated area. Further changes included the demolition of the northern tunnelled entrance to the site; widening of the access road; the demolition of most of the southern caponiere; the removal of various shell recesses and stores; and the addition of further buildings through the first half of the 20th Century.

6. The result is a complex series of layers of earthworks and buildings. The best surviving portion of the ramparts is undoubtedly the outer face of the northern demi-bastion. This demi-bastion did not experience the significant remodelling of the southern demi-bastion and additionally retains its wet moat (at least in part). Apart from the loss of the entrance tunnel, the most severe change has occurred to the southern demi-bastion and the land to its south where it can be particularly difficult to appreciate the context of the original earthworks.

7. To the south-west of the site is the recently completed Shell Filling Rooms development, to the north is an area of grassed open space forming the cordon sanitaire outside the defences beyond which is a modern residential development, to the east is the remainder of the Heritage Area which includes a number of other historic buildings and the residential development competed by Crest Nicholson and to the south is the Millennium bridge providing cycle and footpath access to the Town Centre via Royal Clarence Yard. The site is located adjacent to Portsmouth Harbour which is designated as a Special Protection Area (SPA), a Ramsar Site and a Site of Special Scientific Interest (SSSI). The harbour is of international importance to Brent geese and wading birds with noteworthy flora. Parts of site are located within Flood Zones 2 and 3.

8. This proposal relates to a number of existing buildings and separate parcels of land all within the wider Priddy's Hard Heritage Area and accessed via Heritage Way and the existing highway network. The wider area also includes a number of houses and flats built in the first decade of this century, and the Explosion Museum located principally within the Grade I Listed former Grand Magazine and adjoining buildings. Full planning permission is sought for the following:

- the erection of 17 three-storey terraced dwellings in the southern demi-bastion;
- the demolition of the former cook house and the erection of 4 three-storey terraced dwellings;
- the change of use of the former Shell Painting Room to form 4 dwellings;
- the demolition of the Quick Fire Shell Filling Room and the erection of 2 three-storey detached dwellings;
- the change of use of E Magazine and former proof house to a distillery (Class B1);
- the change of use of the former Shell Store (Building Q) to a store for the distillery (Class B8);
- the change of use of part of the Case Store exhibition and conference centre (Building M) to form a unit of holiday accommodation (Class C3);
- the change of use of the former Shifting House (Building U) to form a unit of holiday accommodation (Class C3);
- the change of use of the former Mines and Countermines Store (Building P) to a coastal forces museum (Class D1); and,
- the erection of a single storey building to form a unit of holiday accommodation (Class C3) adjacent to the former shifting house.

The application also seeks outline planning permission (with all matters reserved) for the erection of three detached dwellings in the southern part of the ramparts.

9. The proposals relate to a number of key listed buildings which would be brought into use as a result of the application including: E Magazine (Grade II*); the Mines and Counter Mines Store (Grade II); C Magazine (Grade II*); Shell Store (Grade II); Shifting House (Grade II); the Shell Painting Room (Grade II); Expense Magazine (Grade II); the Case Store and Conference Rooms and Rolling Way (Grade II). The former Proof House, although not listed in its own right, is historically significant and would also be brought into use. Two historic buildings, the heavily altered Quick Fire Shell Filling Room and the remains of the Cook House (which has been delisted) are proposed to be demolished.

10. The 17 proposed dwellings within the southern demi-bastion would be aligned roughly north-south in three parallel rows. Those to the east are located to align with the existing buildings to their north and south, but to a more modest scale, with the remaining buildings set within the demi-bastion to minimise closing views to the defences from within the area. The new build follows a balanced neo-classical style in design and proportioning which complements the character of some of the historic buildings on the site. The proposals include the use of a mottled red brick and slate roof to ensure the buildings relate well to their wider context.

11. The short terrace, proposed to replace the former cook house, follows the general design indicated for the southern demi-bastion, with the exception of its east elevation which would include a connecting row of dormers on its third floor to ensure the lower two-thirds of the elevation balances with the building to its north. The south elevation also includes a single vertical window where the development would be adjacent to the bend in the access road to the former Shell Filling Rooms.

12. The Grade II Listed Shell Painting Room dates to c.1900 and is built with a metal frame interspersed with red brick panels. At the upper level is a continuous run of timber windows beneath a hipped slate roof. Internally the space is open plan with no features of interest. A blast wall had at some point been inserted behind what appear to be later southern doors. The proposal to convert the building into four residential units would result in the eastern and northern elevations remaining unaltered, a modest change to the southern elevation to enable access via a new flight of steps; and alterations along the western façade that are design to complement the rhythm of the existing design whilst facilitating new entrances to each unit. At a lower level proposed new doors would be faced in timber, and some upper sections of window would be dropped to enable access to a small balcony area above a new bin/bike store.

13. As part of the proposals for the former Shell Painting Room the earth traverse, to its west, would be lowered to provide an area of parking and landscaping and open up views to the Creek. The lowering of this traverse would revert the form of the landscape to nearer its appearance prior to c.1900.

14. The Quick Fire Shell Filling Room dates from c.1887-9 and was heavily altered in the 20th Century when its original pitched slate roof was removed and replaced with a flat roof. It formed part of the wider Shell Filling complex which included the former Shell Filling Rooms and the Expense Magazine (Grade II Listed), to the south-west. The landscape to the south and south-west of the building was completely changed with the raising of brick and earth traverses, the addition of railed access for narrow gauge trains, and insertion of above ground pipes: all associated with the shell production process.

15. The proposals would result in the replacement of the existing building with a new pair of three storey red-brick units (one in the same location as the Quick Fire Shell Filling Room and one to its east), together with the retention of a large part of the earth traverse that surrounds the existing building. The proposal also includes the reuse of the adjacent Expense Magazine as an ancillary outbuilding to the proposed dwellings. The contemporary design is intended to complement the recently built red-brick dwellings on the site of the former Shell Filling Rooms to the south-west, whilst being cut away on their upper-western side to lessen their mass and replicate the pitch of the traverse banks and ramps.

16. The large E Magazine (Grade II* Listed) was built c1878 and was remodelled within a few years of completion when the tunnels to its east were blocked and a new railed link formed near the south-eastern corner of the building. It served initially as a Powder Magazine and subsequently as a Cordite Magazine. A viewing point was added to the roof c.1939. A section of the interior floor and timber structure has been lost in the southern of the two interior chambers following historic fire damage. E Magazine has been vacant for a considerable time and is at increasing risk of deterioration. The proposal is to convert the interior for use as a distillery. This would involve virtually no alteration to the internal north range, but to facilitate the installation of machinery the missing section of the southern range floor would not be replaced and the existing internal depth would be utilised for distillery equipment.

17. To enable machinery to be inserted into the building a section located towards the south-east corner of the south elevation would be opened up. Opposite this new entrance a small yard would be created by removing earth forming part of the current traverse and inserting timber doors through two sections of the brick wall constructed around this traverse. Externally the plans indicate an extensive amount of repair and restoration works with a few modest additions: new steel doors; a fire curtain and ramp between the yard and magazine, and discretely located external plant. Internally the new work includes hardwood fire doors; a new raised floor area; double glazed screen; raising of two door lintels; insertion of a concrete slab for distillery equipment; a new metal deck walkway; a small disabled toilet and laboratory, and some new surface treatment and timber boarding infill-panels between the north and south ranges. As part of the works two of the tunnels would be reopened within the traverse to the east.

18. The Proof House (also known as Building 335) was first built between 1897 and 1900. It was reconstructed in 1921 after an explosion and largely dates from that period. It is built in red brick with a pitched roof and has a lean-to single storey southern extension and a veranda on its north side. The proposed works comprise the restoration of the Proof House and the reconstruction of the veranda following good conservation practice and with minimal alteration. The rear extension is to be replaced with a new building in similar proportions with timber clad external walls and an insulated corrugated metal roof.

19. The Grade II Shell Store (Building Q) was built around 1879 and was substantially enlarged in 1892. It is built in red brick with a pitched slate roof and retains small windows at its upper level. Built as a secure store it is proposed to be used as a store for the proposed distillery in E Magazine.

20. A Covered Rolling Way was built connecting the Grand Magazine complex to the Laboratory complex sometime after 1865. Three Case Stores were later added to its south: two built c.1881 and one around 1901. The southernmost Case Store was rebuilt in 1938 with a flat roof. These buildings are Grade II Listed and are currently in use as museum offices and as a small exhibition/conference centre. The proposals include the demolition of southernmost building (dating

from 1938) together with the conversion of the middle case store (the exhibition/conference centre) to form holiday accommodation. The northern part of the building would remain as offices.

21. The former Shifting House (subsequently known as the Royal Laboratory Examining Room), is Grade II Listed and dates to 1847/8, and was possibly rebuilt in brick at a later date. Built in red brick with a hipped slate roof the only internal details of note relate to the existing timber roof structure. The proposed conversion to a holiday let would involve some internal subdivision with partition walls inserted to ensure the roof structure is unharmed and remains exposed. The eastern double-doors and door on the south elevation are proposed to have a new glazed door inserted behind each.

22. The former Mines and Countermines Store was constructed in 1899-1900 at a time when mining engineering had become a significant new branch of the military to enhance the defences of Spithead and provide support to the Royal Navy. Built in red brick with a pitched roof the buildings comprise one large open plan store with a small attached store at its south-eastern corner. The proposals include the insertion of new doors at the southern end of the main building to facilitate access for large historic coastal forces vessels to be placed on permanent display. Internally, only a small connecting door and a small pod for a toilet are proposed as part of its conversion to a Coastal Forces museum.

23. A proposed new-build holiday let would be located to the north of the Shifting House in approximately the location of a (now demolished) WW2 surface shelter. Historically a number of other buildings were located on the Camber to its east. The single storey scale and traditional design of the proposed new building is intended to complement that of the adjacent Grade II Listed former Shifting House.

24. The ramparts were altered around 1900 with the insertion of many laboratory buildings and a raised concrete platform for a narrow gauge train. The proposed dwellings, for which outline permission is sought, would be in the location of three of these former buildings: set between the existing concrete and earth traverse walls. These three units would be screened from the east by existing buildings. The buildings formally on the site were relatively low rise; if the proposed dwellings can be protected from flooding it may be feasible to reduce their height from the suggested three storeys, while still allowing for a view over the ramparts from an upper floor. The proposed design is very similar to those dwellings recently constructed to the south-west, between the brick traverse walls of the former Shell Filling Rooms.

25. The application is accompanied by details of the provision of car parking to serve the various elements of the proposal that would, in part, reuse existing spaces that are in the control of the Portsmouth Naval Base Property Trust who own those parts of the Priddy's Hard Heritage Area that do not form part of the residential development built by Crest Nicholson. Overall the proposals demonstrate that parking, including for future residents, staff and visitors, for the various element of the proposal would be provided in accordance with the requirements of the Parking SPD.

26. The application is supported by a range of documentation including Design and Access Statements, Heritage Statements, Transport Statement, Ecological information and Flood Risk Assessments.

27. Amended plans and additional information have been submitted to address concerns raised about ecology, highway matters and viability.

Relevant Planning History

Priddys Hard

98/26230/GD - Outline - erection of up to 700 residential units - permitted 24.02.1998

99/00336/FULL - construction of extensions & refurbishment of existing buildings, together with car parking facilities to provide museum - permitted 08.12.1999

04/00613/FULL - mixed use development consisting of 198 residential units with associated roads, parking and landscaping and the change of use of existing buildings and land to leisure, commercial and community uses and open space - permitted 21.03.2005

Former Shell Filling Rooms

05/00306/FULL - conversion of existing buildings to form 5no. dwellings and erection of 4 new dwellings with associated landscaping, parking, flood defences and access road - permitted 22.08.2005

07/00020/FULL - demolition of 6 shell filling rooms and associated structures and construction of 9 dwellings with associated access, landscaping, parking and ancillary structures - permitted 24.04.2007

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 - permitted 24.07.2015

16/00325/FULL - erection of a detached, two storey, three bed dwelling with two covered parking spaces - permitted 09.11.2016

Relevant Policies

Gosport Borough Local Plan, 2011 – 2029:

LP1

Sustainable Development

LP2

Infrastructure

LP3

Spatial Strategy

LP9A

Allocations outside of Regeneration Areas: Mixed Use site

LP10

Design

LP11

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

LP12

Designated Heritage Assets: Conservation Areas

LP18

Tourism

LP22

Accessibility to New Development

LP23

Layout of Sites and Parking

LP24

Housing

LP32

Community, Cultural and Built Leisure Facilities

LP41

Green Infrastructure

LP42

International and Nationally Important Habitats

LP44

Protecting Species and Other Features of Nature Conservation Importance

LP45

Flood Risk and Coastal Erosion

LP47

Contamination and Unstable Land

Supplementary Planning Documents:

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

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

National Planning Policy Framework (NPPF), March 2012

Consultations

Portsmouth LPA	No response received.
Defence Infrastructure Organisation	No objection.
Environment Agency (Hants & IOW)	Object on grounds that the submitted Flood Risk Assessment does not demonstrate that the flood defences needed to protect the site are deliverable and consequently that the site would not be at risk from flooding.
Historic England	<p>Priddy's Hard is an outstanding ensemble of heritage assets. It is suffering considerably from disuse and its regeneration potential has for many years been frustrated by a wide range of environmental constraints and challenging local market conditions. This scheme would be a major step towards securing a beneficial future for the whole site, including its many redundant listed buildings and scheduled ancient monument. We think this would be a significant public benefit.</p> <p>These applications would nonetheless entail a high level of harm to the significance of the scheduled earthwork defences at Priddy's Hard. They are also contrary to your Council's local plan, which allocates these defences for public open space, not residential development. However, we recognise that there are exceptional circumstances in this case which mean that some form of enabling development (i.e. development that is contrary to policy but justified to secure important heritage benefits) may be necessary if conservation of the site's many heritage assets, including its defences, is to be secured in the medium to long term.</p> <p>The present proposal incorporates grant aid from various sources. This funding minimises the amount of enabling development (and harm) that is necessary to secure that conservation. Although the harm associated with this development remains high, we would not object in this case if your Council determines that this scheme represents the least harmful means of securing the considerable public benefit of the site's long-</p>

	term conservation, and that these benefits outweigh the disbenefits of departing from your local plan policies.
Joint Committee Of The National Amenity Societies	No response received.
Natural England	No objection subject to mitigation measures set out in the Appropriate Assessment being secured.
Royal Society For The Protection Of Birds	No response received.
The Gosport Society	Support proposals in principle. No objection to proposals for works to Listed Buildings outside of Ramparts area. Raise concerns about harm to Scheduled Monument from development in Ramparts area. Raise concern about scale of development on Cookhouse site. Object to lack of detail about provision of public access to Ramparts and waterfront. Object to lack of information about nature conservation mitigation and management.
Eastern Solent Coastal Partnership	Object on grounds that submitted Flood Risk Assessment and Flood Risk Statement do not sufficiently outline how flood risk will be mitigated, do not demonstrate that the development will not increase the risk of flooding elsewhere.
Crime Prevention & Design	No objection. Highlights opportunities to reduce crime and recommends incorporation of crime prevention measures.
Hampshire Fire And Rescue Service	No objection.
HCC Ecology	No objection subject to ecological mitigation measures being secured.
Local Highway Authority	No objection to overall level of development and trip generation. No objection to road layout. Request submission of further information to demonstrate proposed shared surfaces are safe, adequate visibility can be provided and vehicles can turn. Request financial contribution towards off-site cycleway improvements.
HCC Local Lead Flood Authority	Initial objection on grounds of inadequate Flood Risk Assessment and drainage details. Update to be provided.
HCC Landscape Planning & Heritage	No response received.
Queen's Harbour Master	No response received.

Building Control	No response received.
Economic Prosperity	Welcome and supports continued redevelopment of Priddy's Hard Heritage Area. Provision of new museum and distillery as tourist attractions as well as holiday accommodation will enhance Priddy's Hard as a tourist/visitor destination and add to the Boroughs overall tourism/visitor offer. Proposals will also create new job opportunities for residents.
Environmental Health	No objection subject to conditions relating to contaminated land.
Housing Services Strategic	No response received.
Streetscene Parks & Horticulture	No objection.
Streetscene Waste & Cleansing	No objection.

Response to Public Advertisement

15 letters of objection.

Issues raised:-

- impact on heritage assets;
- impact on wildlife;
- loss of habitat;
- loss of open space
- public opposition to development in ramparts
- graveled roads inappropriate;
- existing roads narrow and unsuitable for more traffic;
- inadequate parking;
- loss of parking;
- exacerbation of existing drainage issues;
- distillery out of character;
- potential for fumes from distillery;
- disruption caused by construction;
- loss of privacy;
- loss of light;
- no mention of land contamination;
- concern about use of modern/inappropriate materials;
- increased demand on existing health and education facilities;
- potential for fire/explosion at distillery;
- modern design inappropriate in Ramparts area;
- no benefit to existing residents;
- consultation period should be extended to allow for amount of application to be considered;
- loss of sea view;
- loss of property value.

1 letter in support has been received that also raises concerns about lack of cycle parking and waterside access.

A petition with 91 signatures has been received objecting to development in the Ramparts area on heritage and ecological grounds.

Principal Issues

1. The application has been publicised in accordance with the Council's Statement of Community Involvement. The loss of view from an existing property and the loss of property value are not material planning considerations. The main issues are therefore whether the principle of the development is acceptable and whether the proposals are acceptable in design, heritage, amenity, highways, ecological and flooding terms.
2. Policy LP9A of the Local Plan relates to much of the Priddy's Hard Heritage Area and allocates the wider site for a mix of uses including residential (up to 100 dwellings), commercial, community and leisure. The current application is the first phase of wider proposals to complete the redevelopment of the former armaments facility and deliver the repair, refurbishment and reuse of all of the vacant Listed Buildings and the opening up of the ramparts to the public. The mix of uses proposed accords with Policy LP9A in this respect and includes a mix of uses that would expand the tourism potential of the site.
3. The ramparts are allocated in the Local Plan as Open Space with the intention of providing a publicly accessible park. The proposed residential development within the ramparts area would conflict with this aspiration; however regard must be had to the existence of the current and historic presence of buildings on the sites of all but one of the proposed dwellings. The current proposals would not prejudice the delivery of a publicly accessible park on the remainder of the ramparts which would be unaffected by the current proposals and which it is intended to deliver in a future phase of development. Overall, although there is harm through the extent of the development in the Ramparts, the proposals are considered acceptable in principle and in accordance with Policy LP9A of the Local Plan.
4. The proposals include development within the boundary of the Scheduled Monument (SAM) and therefore will require a separate Consent from Historic England in order for those elements to be carried out. Nevertheless the designation of the SAM and the impact of the proposals upon it is a matter to be considered as part of this planning application.
5. It is accepted that some harm to the wider setting of the ramparts would result from the proposed construction of the pair of buildings on the site of the former Quick Fire Shell Filling rooms. However, this harm has to be balanced with the extensive benefits brought about by the reuse of many listed buildings and the improved landscaping in the context of this largely damaged area of the ramparts. This landscape could be managed and improved as a result of the current proposals.
6. The proposed lowering of the traverse adjacent to the former Shell Painting Room would improve the setting of the ramparts and revert the form of the landscape to nearer its appearance prior to c.1900 at which date significant alterations were carried out as the armaments facility expanded. Given the history of the site and its alteration over time, it is considered appropriate to impose a planning condition to secure an archaeological investigation alongside the development.
7. Although the proposals would result in harm to the setting of the ramparts, some of the proposed changes could be viewed as positive enhancement in that they would effectively undo 20th Century alterations and lead to the restoration of the historic form of part of the landscape west of the southern end of the ramparts. The level of harm is less than substantial and must be weighed against any wider public benefits of the overall scheme.
8. The proposals would result in the repair, restoration and reuse of a number of important listed buildings including E Magazine (Grade II*); the Mines and Counter Mines Store (Grade II); C Magazine (Grade II*); Shell Store (Grade II); Shifting House (Grade II); the Paint Store (Grade II); Expense Magazine (Grade II). These buildings are currently unused or in limited use. The proposed uses are all considered appropriate and compatible with the listed status of the buildings. The associated external alterations to the buildings are all considered acceptable such that they would not harm the special architectural and historic interest of the buildings. The proposals therefore comply with Policy LP11 of the Local Plan.

9. The character of the Priddy's Hard Conservation Area is predominately focused on the complex of historic buildings associated with the former armaments facility, however, the existing newer residential development also makes a positive contribution. The proposed works to the listed buildings to bring them into active use would constitute an enhancement to the character and appearance of the Conservation Area. The scale, siting and detailing of the proposed new build elements would complement the more modern residential development that forms the existing built environment and whilst some harm to the setting of the ramparts may result, on balance the benefits of the wider scheme are considered to outweigh the harm. The submission and approval of external facing materials and architectural details could be secured by the imposition of suitably worded planning conditions. The proposals would, on balance, harm the character and appearance of part of the Conservation Area within the context of the ramparts, but would help secure the future use of key heritage assets, and therefore complies with Policy LP11 and LP12 of the Local Plan with regard to the impact on heritage assets and their setting, and the character and appearance of the Conservation Area.

10. The proposed new build dwellings that would front Heritage Way and Searle Drive would be sited over 20 metres from the facing buildings on the opposite side of the existing road network (Whiston House, Issac House and Rutherford House) that are three and four storeys in height. The separation between the existing and proposed blocks are comparable to, and in some cases are greater than, those between existing buildings in the Heritage Area. The separation distances between the existing and proposed buildings are considered acceptable such that there would be no significant harm to the residential amenities of existing occupiers.

11. The separation distances between the new build dwellings within the demi-bastion are below the guidelines set out in the Design SPD, however the relationship and orientation of the dwellings are considered to provide an appropriate standard of amenity for future occupiers. Given the limited depth of the gardens proposed within the demi-bastion, it would be appropriate to remove permitted development rights for extensions to ensure that adequate external amenity space were retained for future occupiers. It must be recognised that this part of the site is constrained by the surrounding Scheduled Monument and the need to allow a degree of separation to safeguard its setting. This limits how the proposed level of new development (which is required to support the restoration of the listed buildings) can be accommodated within the demi-bastion.

12. The new dwellings proposed within and adjacent to the ramparts would be carefully designed and oriented to maximise the opportunities for light and outlook given the surrounding earthwork structures. In this respect they would be similar to those dwellings built within the brick traverses of the former Shell Filling Rooms that have in effect a single aspect at the open end of the traverse. Given the heritage constraints of their location, the standard of amenity that would be provided for future occupiers is considered acceptable.

13. The proposed non-residential elements of the proposal are all considered acceptable such that they would not give rise to a level of activity or pollution that would adversely affect the occupiers of other neighbouring buildings. The proposed distillery has the potential to make use of plant and equipment that may emit noise or odours. However, this could be addressed through the imposition of a suitably worded planning condition. Whilst the use of the former Shell Store as a store for the distillery is considered acceptable, its wider use for storage and distribution purposes could give rise to a degree of vehicle movements that could be prejudicial to the convenience and safety of highway users. Accordingly it is considered reasonable and necessary that a condition be imposed restricting the use of this building as a store to be used in association with the distillery only. On balance it is considered that the development as whole is acceptable in amenity terms and complies with Policy LP10 of the Local Plan.

14. The overall level of traffic that the development and mix of uses would be likely to generate can be accommodated without detrimentally impacting on the highway network. The proposals comply with Policy LP22 of the Local Plan in this regard. Concern has been raised about the use of shared surfaces, whether adequate visibility can be provided and whether vehicles can turn. It is considered that these issues can be addressed through the imposition of suitably worded planning

conditions and that appropriate provision can be achieved and secured. Subject to such conditions the proposals would comply with Policies LP22 and LP23 of the Local Plan in this regard.

15. The proposal would make use of a number of existing parking spaces located throughout the Heritage Area that are currently not used or are used on an informal basis but are under the control of the land owner. Taken together with additional parking spaces that would be created as part of the proposals, the application demonstrates that sufficient parking can be provided to serve the likely day-to-day demands of future occupiers and which would comply with the levels of parking identified in the Parking SPD. The provision, details (including surfacing) and management of the car parking areas could be secured through the imposition of suitably worded planning conditions. Adequate pedestrian and cycle links would be provided to serve all elements of the proposal via the existing highway network. The proposed distillery could be serviced by larger vehicles that may not be able to park off road. In recognition of the potential impact this may have on the free flow of traffic along Heritage Way, it is considered necessary and reasonable to secure funding towards a Traffic Regulation Order to prohibit loading on Heritage Way, which in the area around E Magazine is currently unrestricted.

16. It is recognised that the existing museum car park has a limited capacity some of which would now be shared with other uses. The applicant advises that additional capacity can be provided as and when required (i.e. when events are being held) on the grassed cordon sanitaire which is within their control. The occasional use of the cordon sanitaire to provide a facility for overflow car parking is considered necessary to protect the amenities of existing and future occupiers and to safeguard highway safety and could be secured through a legal agreement.

17. The submitted details indicate provision being made for the parking of cycles and the storage of waste, however no substantive details have been provided. Nevertheless it is considered that the site is capable of providing these facilities in an acceptable manner. A planning condition could be imposed to secure the provision of long and short stay cycle parking. A further planning condition could be imposed to secure the provision of suitable facilities for the storage and collection of waste from both the residential and commercial elements of the proposal.

18. Parts of the site are known to be at risk from flooding such that the introduction of new residential units has the potential to increase the risk to both life and property. Objections have been received from consultees relating to the adequacy of the information submitted, with particular reference to flood defences and their provision. The principle of new residential development in an area at risk of flooding is, in this instance, considered acceptable as the proposed dwellings are needed as an enabling development to contribute towards the costs of the restoration of a number of Listed Buildings. It is acknowledged that the information that has been provided about the flood defences needed to make the development safe from flooding over its lifetime does not deal with their delivery. It is considered that, in this instance given the wider public benefits of the development, details of the delivery of the flood defences needed to make the development safe could be secured by a legal agreement.

19. The three proposed holiday lets would, due to their proximity to the harbour be at a greater risk of flooding and as such their use should be restricted by the imposition of a suitably worded planning condition to prevent them being used as permanent dwellings. Details of ground and floor levels, the incorporation of flood resistance and resilience measures into individual buildings within the development, and the preparation of a flood warning and evacuation plan can all be secured through the imposition of suitably worded planning conditions. Subject to flood prevention and mitigation measures being provided the proposal would comply with Policies LP9A and LP45 of the Local Plan.

20. In recognition of the ecologically sensitive location of the site and its proximity to sites known to host protected species the application is accompanied by a range of supporting ecological information, which has been augmented by additional survey and other details. The Council has undertaken an Appropriate Assessment which concludes that mitigation measures can be implemented that would avoid adverse effects on the integrity of Portsmouth Harbour Special Protection Area (SPA) and Ramsar site, and prevent harm to the special interests of the Site of

Special Scientific Interest (SSSI). Natural England has confirmed that they agree with conclusions of the Appropriate Assessment and raise no objection to the proposals subject to the identified mitigation being secured. Subject to the imposition of suitably worded planning conditions, the proposal would not conflict with Conservation of Habitats and Species Regulations 2017 and would comply with Policies LP42, LP43 and LP44 of the Local Plan.

21. The proposal would introduce new dwellings which are likely to result in increased recreational activity on the coast and a consequential impact on the protected species for which the Portsmouth Harbour SPA, the Solent and Southampton Water SPA and the Chichester and Langstone Harbours SPA are designated. To address this impact, a contribution towards appropriate mitigation, in accordance with the Gosport Bird Disturbance Mitigation Protocol, is required. The applicant has indicated a willingness to provide mitigation in accordance with the Protocol such that the proposal would comply with Policies LP42 and LP44 of the Local Plan. Subject to a legal agreement to secure the delivery of the mitigation this aspect of the proposal would accord with Policies LP42 and LP44 of the Local Plan.

22. In accordance with Policy LP24 of the Local Plan, the applicant would normally be required to enter into a planning obligation to secure the provision of affordable housing on site. This would equate to 12 dwellings being made available on the affordable housing market. In this instance the applicants submission indicates that the proposed new build residential development is in effect a form of enabling development that would bridge the 'conservation deficit' associated with the costs of bring the listed buildings back into use measured against their value once restored. The applicant has provided evidence demonstrating that the funds that would be raised by the sale of the land for the new build elements are essential to deliver the restoration of the Listed Buildings. In these circumstances the non-provision of affordable housing could be considered acceptable and the non-compliance with Policy LP24 is justified. Nevertheless a legal agreement would be required to ensure the delivery of the restoration of the Listed Buildings in a timely manner and to ensure that the new build residential development is not implemented in isolation.

23. Due to the previous use of the land there is potential for contamination to be present on the site. However, this need not prevent the proposal being implemented successfully. Planning conditions could be imposed to secure the investigation and if necessary remediation of any contamination, the proposal would therefore accord with Policy LP47 of the Local Plan.

24. This proposal would deliver the repair, restoration and reuse of a number of important heritage assets, however it would also result in some harm to the ramparts both as a Scheduled Monument and as an area of designated Open Space. This harm would result from the residential development that the applicant submits is necessary to deliver the repair, restoration and reuse of the Listed Buildings. The information provided by the applicant demonstrates that the residential development is required to bridge the conservation deficit and that there is no less harmful way that this could be achieved without potentially prejudicing the delivery of the repair, restoration and reuse of the remaining Listed Buildings through a future phase of development within the wider Heritage Area.

25. It should also be recognised that the delivery of the current proposal has the potential to lead to a significantly increased prospect that the long-term future of the remaining Listed Buildings in the Heritage Area will be secured by a future phase of development.

26. The proposal is considered acceptable in design, Listed Building, ecology, amenity, transport and flooding terms. The harm associated with the proposed residential development in the ramparts is, in this instance, considered to be outweighed by the wider public benefits associated with securing the future of the Listed Buildings and a publicly accessible route through the southern part of the ramparts, and is capable of support.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. securing a methodology for, and the delivery of repairs to the Listed Buildings;
2. controlling the implementation and occupation of the new build dwellings relative to the completion of the repairs to the Listed Buildings;
3. securing the provision of a landscape management plan for the Ramparts (SAM), and the provision of a route from Searle Drive through the southern part of the ramparts to allow future public access;
4. securing the submission and approval of the detailed design and subsequent implementation of improved flood defences;
5. securing the details, delivery and long-term maintenance of barriers to prevent public access to the foreshore adjacent to the SPA;
6. securing the payment of an appropriate financial contribution towards the work of the Solent Recreational Disturbance Mitigation Partnership;
7. securing the provision of an overflow parking facility to cater for increased demand associated with events;
8. securing the payment of a financial contribution of £6,000 towards a Traffic Regulation Order to secure a loading restriction on Heritage Way if required.

Subject to the following condition(s):-

1. The development for which full planning permission is hereby granted 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 of three detached dwellings in the Ramparts for which outline planning permission is hereby granted must be begun either before the expiration of three years from the date of the grant of this permission, or the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved whichever is the later date.

Reason - To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

3. Details relating to the layout, scale and appearance of the proposed development for which outline planning permission is hereby granted, the access thereto and the landscaping of the site, hereinafter called "the reserved matters", shall be submitted to, and approved by, the Local Planning Authority before the development hereby permitted is commenced.

Reason - To ensure that the details of the outline element of the development is properly considered in the interests of controlling its impact on the Scheduled Monument, and the character and appearance of the Conservation Area, and to comply with Policies LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

4. In the case of the reserved matters, application for approval must be made not later than the expiration of three years beginning with the date of the grant of this planning permission.

Reason - To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

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

[list of plans to be added]

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

6. a) No development shall commence until a phasing plan for the development (including a timetable for works to the new build elements, the buildings to be converted and the provision of access and parking areas), has been submitted to and approved, in writing, by the Local Planning Authority.

b) The development shall thereafter be carried out in accordance with the approved phasing plan unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To facilitate the phased delivery of the site and ensure the deliverable and comprehensive development of the site in accordance with Policies LP9A, LP10, LP11, LP12, LP16, and LP23 of the Gosport Borough Local Plan 2011-2029.

7. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011+A1:2013; and unless otherwise agreed in writing by the LPA,

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2011+A1:2013 - Investigation of potentially contaminated sites - Code of Practice; and, unless otherwise agreed in writing by the LPA,

c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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 so that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

8. No phase of the development hereby permitted shall be occupied or brought into use until there has been submitted to and approved in writing by the Local Planning Authority verification by the competent person approved under the provisions of condition 7(c) that any remediation scheme required and approved under the provisions of condition 7(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise;

(a) as built drawings of the implemented scheme;

(b) photographs of the remediation works in progress;

(c) Certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 7(c).

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 so that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

9. a) 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.

b) Development shall thereafter proceed in accordance with the remediation strategy approved pursuant to part a) of this condition.

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 so that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

10. a) No development shall commence until a Road Safety Audit of the shared surface areas and visibility splays have been submitted and approved, in writing, by the Local Planning Authority.

b) Any measures required by the approved Road Safety Audit shall be incorporated into the development prior to the occupation of each phase of the development.

Reason - To ensure that the proposed site layout is safe for all users and to accord with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

11. No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the closest part of the Portsmouth Harbour Special Protection Area to the site shall be undertaken during the bird over wintering period - October to March inclusive.

Reason - To mitigate against the potential adverse effects of the development on nearby protected sites in accordance with Policy LP44 of the Gosport Borough Local Plan, 2011-2029.

12. a) No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall include details of all measures designed to protect on- and off-site ecological features in accordance with the Ecological Appraisal (ref 17.2319 dated May 2018) and should clearly identify roles and responsibilities for implementing the approved strategy.

b) The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in complete accordance with the approved CEMP.

Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with Policy LP44 of the of the Gosport Borough Local Plan 2011-2029.

13. a) No development shall (unless otherwise agreed in writing by the Local Planning Authority) commence until:

i) further field-based ecological surveys have been completed to ascertain the value of vegetation communities and the status of breeding birds (including black redstart) and roosting bats within the buildings to be retained and converted, and to assess the status of badgers and bats beneath the former railway line within the Ramparts; and,

ii) an ecological mitigation, compensation and enhancement strategy to incorporate the outline mitigation and enhancement measures set out within the Ecological Appraisal (HCC, May 2018), Extended Phase 1 Habitat Survey Report & Bat Scoping Assessment (Darwin Ecology, July 2017), Phase 2 Survey Results & Biodiversity Mitigation Plan (Darwin Ecology, October 2017), Biodiversity Mitigation and Enhancement Plan (Darwin Ecology, October 2017) and GCN Surveys report (Darwin Ecology, May 2018) has been submitted to and approved, in writing, by the Local Planning Authority.

b) The development shall, unless otherwise agreed in writing by the Local Planning Authority, thereafter be carried out in accordance with the ecological mitigation, compensation and enhancement strategy approved pursuant to part a) of this condition.

c) The mitigation and enhancement measures provided shall, unless otherwise agreed in writing by the Local Planning Authority, thereafter be maintained and retained in accordance with the ecological mitigation, compensation and enhancement strategy approved pursuant to part a) of this condition, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with Policy LP44 of the of the Gosport Borough Local Plan 2011-2029.

14. a) No development shall commence, unless otherwise agreed in writing by the Local Planning Authority, until details of (i) the proposed means of foul and surface water sewerage disposal, (ii) the measures to be undertaken to protect any existing public sewers infrastructure, and (iii) the details of any 'sustainable urban drainage' systems (including future management and maintenance), shall have been submitted to and approved in writing by the Local Planning Authority, and

b) No part of each phase of the development shall be occupied until the drainage works referred to in (a) above and any required attenuation have been carried out in accordance with the approved details relating to that phase, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policies LP9A, LP45 and LP46 of the Gosport Borough Local Plan 2011-2029.

15. a) No construction above slab level of any of the new build development hereby permitted shall commence until a schedule and samples of all external facing and roofing materials to be used for the new buildings hereby permitted have been submitted to and approved, in writing, by the Local Planning Authority.

b) Each new building shall, unless otherwise agreed in writing by the Local Planning Authority, thereafter be implemented in accordance with the agreed materials and details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

16. a) No construction above slab level of each new building hereby permitted shall commence until the detailed constructional design of key architectural features such as eaves, balconies, entrances, windows/doors at a 1:20 scale (or such other appropriate scale as may be agreed) relating to that building have been submitted to and approved, in writing, by the Local Planning Authority.

b) The construction of each building shall, unless otherwise agreed in writing by the Local Planning Authority, thereafter be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

17. No permanent external lighting shall be installed until details, including siting and levels of illumination, have been submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out as approved and retained thereafter.

Reason - To safeguard the character of the area and protect the amenity of the users and occupiers of neighbouring properties in accordance with Policies LP10 and LP46 of the Gosport Borough Local Plan, 2011-2029.

18. a) The construction of any phase of the development hereby permitted shall not commence until a schedule and samples of all surface treatments and finishes, hard landscaping and floorscape treatments relating to that phase of the development have been submitted to and approved, in writing, by the Local Planning Authority.

b) No building within any phase of the development shall be occupied until the hard landscaping within that phase has been completed in accordance with the agreed materials and details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

19. No part of any phase of the development hereby permitted shall be occupied until boundary treatments relating to that phase have been provided in accordance with a scheme detailing the type, alignment, height, appearance, materials / finishes of any boundary treatment or other gate / fence / railing / barrier / bollard or similar means of enclosure that shall previously be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

20. (a) Works related to the landscaping of any phase of the development hereby permitted shall not take place, unless otherwise agreed in writing by the Local Planning Authority, until a detailed landscaping scheme for the external areas, which shall specify species, planting sizes, spacing and density / numbers of trees / shrubs to be planted; the phasing and timing of planting; a detailed scheme of ground preparation and maintenance for planting areas, and provision for its future maintenance has been submitted to and approved by the Local Planning Authority in writing.

(b) The works approved shall be carried out in the first planting and seeding season following occupation of any building within that phase of the development, or the completion of that phase of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be

replaced in the next planting season with others of the same species, size and number as originally approved.

21. a) No part of any phase of development hereby permitted shall be occupied or brought into use until areas for the parking, turning, loading and unloading of vehicles associated with that phase of development have been provided in accordance with a scheme that shall have been submitted to and approved, in writing, by the Local Planning Authority.

b) The parking, turning and loading areas shall thereafter be retained and kept available at all times for these purposes.

Reason - In the interests of highway safety and to ensure adequate car parking, loading and unloading facilities are provided and retained, and to comply with Policies LP10 and LP23 Gosport Borough Local Plan 2011-2029.

22. Development shall not commence until a Construction and Traffic Management Plan, to include (but not be limited to): the timing of deliveries; the provision to be made on site for contractor's parking, construction compound, site office facilities, construction traffic access, the turning and loading/off-loading of delivery vehicles within the confines of the site, wheel wash facilities, lorry routing from the strategic road network and a programme of works and any temporary traffic restrictions, has been submitted to and approved, in writing, by the Local Planning Authority.

b) The approved Construction and Traffic Management Plan shall be implemented and maintained until the development is complete.

Reason - In the interests of the safety and convenience of users of the surrounding highway network and to comply with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011-2029.

23. a) No part of any phase of the development hereby permitted shall be occupied until secure and weatherproof long-term cycle storage facilities and secure short stay cycle parking facilities serving that phase have been provided in accordance with a detailed scheme that shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

b) The approved facilities shall thereafter be retained.

Reason - To ensure adequate provision for and to promote and encourage cycling as an alternative to use of the private motor car in accordance with Policies LP10 and LP23 of the Gosport Borough Local Plan 2011-2029.

24. a) No part of any phase of the development hereby permitted shall be occupied until facilities for the storage and collection of refuse and recyclable materials generated by that phase have been provided in accordance with a detailed scheme that shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

b) The approved facilities shall thereafter be retained.

Reason - To ensure that adequate provision is made for the storage of refuse and recyclable materials and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

25. a) No development on any phase of shall commence until details of:

i) finished external ground and internal floor levels for that phase; and,

ii) flood resistance and resilience measures to be incorporated into that phase of development, have been submitted to and approved, in writing by the Local Planning Authority.

b) No phase of development shall be occupied or brought into use until:

i) the details and measures approved pursuant to part a) of this condition have been implemented for that phase; and,

ii) a flood warning and evacuation plan (providing details of the procedures for flood warning and evacuation and specifying arrangements for making all future occupiers of the development aware of its contents in perpetuity) for that phase that shall be submitted to and approved, in writing, by the Local Planning Authority has been implemented.

c) the flood resistance and resilience measures and flood warning and evacuation plan shall thereafter be maintained.

Reason - To ensure that the development does not give rise to an increased risk to life or property from flooding and to comply with Policies LP9A and LP45 of the Gosport Borough Local Plan 2011-2029.

26. a) Development shall not commence until:

- i) a Written Scheme of Investigation has been submitted to and approved, in writing, by the Local Planning Authority; and
 - ii) the implementation of a programme of archaeological assessment and mitigation in accordance with the Written Scheme of Investigation approved pursuant to part a) i) of this condition has been agreed in writing by the Local Planning Authority and has been secured.
- b) The development shall, unless otherwise agreed, in writing, by the Local Planning Authority, be carried out in accordance with the approved programme of archaeological assessment and mitigation.

c) The development shall, unless otherwise agreed in writing by the Local Planning Authority, not be occupied until a report interpreting the results of the archaeological fieldwork has been produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason - To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets, to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, to contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011-2029.

27. a) Prior to the installation of any fixed plant or equipment associated with the distillery hereby permitted, a scheme for the protection of neighbouring residential premises from noise or odours generated by any such plant or equipment shall be submitted to and approved, in writing, by the Local Planning Authority.

b) The plant and equipment shall not be brought into use until the approved scheme has been implemented.

c) The approved noise and odour mitigation measures shall thereafter be retained.

Reason - To prevent noise or odour pollution affecting the residential occupiers of ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings neighbouring properties in accordance with policies LP10 and LP46 of the Gosport Borough Local Plan 2011-2029.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking or re-enacting that Order with or without modification), no extensions or outbuildings shall be erected within the curtilages of any of the dwellings hereby permitted, without the prior express permission of the Local Planning Authority.

Reason - In order to maintain an appropriate level of outdoor amenity space for future occupiers and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

29. The use of the former shell store (also known as Building Q) for storage purposes (within Class B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended)) shall only be carried out in association with, and ancillary, to the use of E Magazine as a distillery and for no other purpose whatsoever.

Reason - To prevent the establishment of an independent storage and distribution use in the interests of the amenities and safety of residents, visitors and users of the wider area in accordance with Policies LP9A, LP10 and LP23 of the Gosport Borough Local Plan 2011-2029.

30. The use of the former shifting house (also known as Building U), the partial use of the case store exhibition and conference centre (also known as Building M) and the use of the new build property between C Magazine and the former shifting house (Building U) for residential purposes within Class C3 shall only be for short term lettings of no longer than one calendar month and at no time shall be used as permanent residential accommodation.

Reason - To prevent the establishment of permanent residential accommodation in allocation that is at risk of flooding in accordance with Policy LP45 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 03.

APPLICATION NUMBER: 17/00600/LBA

APPLICANT: Mr Peter Goodship PNBPT & Elite Homes Heritage Way Ltd

DATE REGISTERED: 17.04.2018

LISTED BUILDING APPLICATION - (I) INTERNAL AND EXTERNAL ALTERATIONS TO E MAGAZINE TO FACILITATE CONVERSION TO DISTILLERY, (II) INTERNAL AND EXTERNAL ALTERATIONS TO FORMER SHELL STORE (BUILDING Q) TO FACILITATE CONVERSION TO STORE FOR DISTILLERY, (III) INTERNAL AND EXTERNAL ALTERATIONS TO C MAGAZINE, (IV) INTERNAL AND EXTERNAL ALTERATIONS TO CASE STORE EXHIBITION AND CONFERENCE CENTRE (BUILDING M) TO FACILITATE CONVERSION TO HOLIDAY ACCOMMODATION, (V) INTERNAL AND EXTERNAL ALTERATIONS TO FORMER SHIFTING HOUSE (BUILDING U) TO FACILITATE CONVERSION TO HOLIDAY ACCOMMODATION, (VI) INTERNAL AND EXTERNAL ALTERATIONS TO FORMER MINES AND COUNTERMEASURES STORE (BUILDING P) TO FACILITATE CONVERSION TO MUSEUM (CONSERVATION AREA AND SCHEDULED MONUMENT)

Priddys Hard Heritage Way Gosport Hampshire PO12 4LE

The Site and the proposal

1. A broad description of the application site and surroundings is contained in the report accompanying the planning application reference 17/00599/OUT. For the purposes of this application, the description will focus on the Listed Buildings themselves. There are 25 groups of listed buildings within the Priddy's Hard Conservation Area: including one Grade I and three Grade II*, in addition to a large Scheduled Ancient Monument. Priddy's Hard is considered to be the most important historic ordnance complex in England and retains a wide range of buildings spanning over two centuries of use: all purpose-built to provide ordnance for the Royal Navy.

2. The earliest buildings are clustered around the late 18th Century Grand Magazine (Grade I Listed) and during the course of the 19th Century buildings gradually expanded across the site. The great majority of buildings are built in red brick with slate roofs. All the buildings are equivalent to single or two storeys in height, with the Magazines and Mine and Countermine Store having the largest internal volume. The buildings are generally set at right angles to each other: excepting E Magazine, the Shifting House, Paint Store and Expense Magazine which differ in layout due to the constraints of the historic landscape. After the closure of the site for military purposes 'Explosion' Museum was opened utilising the Grand Magazine (also known as A Magazine) and buildings within its context. The Camber Quay (Grade II Listed) was restored around the same time. Subsequently Crest Homes developed the central core of the site. The Portsmouth Naval Base Property Trust manages the remaining land with the National Museum of the Royal Navy now running the museum.

3. The present application proposed varying uses for each of the following listed buildings: E Magazine; the Mines and Countermine Store (Building P); C Magazine (Building C); Shell Store (Building Q); Shifting House (Building U); Case Store and Rolling Way (Building M). The two magazines are Listed Grade II* and the other buildings Grade II.

4. The Case Stores (Building M) comprises a covered rolling way constructed to link the buildings related to the Grand Magazine to the Laboratory complex sometime after 1865. Three Case Stores were later added to its south, two built c.1881 and one around 1901. The southernmost Case Store was rebuilt in 1938 with a flat roof. It is proposed to demolish the 1938 part of the building and to convert the remaining structure to one three bedroom holiday let whilst retaining an office at the northern end.

5. The large E Magazine was built c1878 and remodelled within a few years when the tunnels to its east were blocked and a new railed link formed near the south-eastern corner of the magazine. It served initially as a Powder Magazine and subsequently as a Cordite Magazine. A brick built

observation post was added to the roof c.1939. Internally the building comprises two long chambers accessed by door at the eastern end of each. These chambers were subdivided into a number of bays by open timber screens. The other three sides of the building retain deep-set shuttered windows. Internally the two chambers retain their vaulted brick ceilings and walls and are connected via openings along the central spine wall. The substantial roof covers and conceals an open chamber above the internal vaulted chambers. The building is surrounded by an area of paving beyond which is a high and robust red-brick wall. This red brick wall is the inner face of the earth filled traverse which encloses the building on three sides. A further red brick wall encloses the outer face of the same traverse and cuts into the north demi-bastion. The eastern side of the building is shielded by a further earth traverse through which three tunnels connected the building to the core of the site (two for narrow gauge trains and one for pedestrians). This eastern traverse is physically connected to E Magazine by a vaulted section above the entrance doors. Part of the internal southern chamber was lost to fire damage at some point in the past. The northern chamber is intact. It is proposed to convert the building to a distillery.

6. The Shell Store (Building Q) was built around 1879 and substantially enlarged in 1892. It is built in red brick with a pitched slate roof and retains small metal-framed windows high on the external walls. It is accessed by doors on each elevation. Built as a secure store its interior has partially been infilled by a squash court but otherwise retains its historic form.

7. C Magazine (Building C) was built as a Powder Magazine around 1860. Substantially smaller than E and A Magazines, to its north-west and north-east it is surrounded by a high red brick blast wall. The roof, and the south-west and south-east elevations, are encased in earth: intended to reduce harm were the building to explode. This single storey building is divided internally into 9 bays: one forming a small lobby and the remaining bays for stacking barrels. Access is through a door on its north-eastern elevation and there are four shuttered windows along the north-western elevation. The proposal is to convert the building to form the Portsmouth Naval Base Trust volunteers' headquarters.

8. The Shifting House (Building U) was subsequently known as the Royal Laboratory Examining Room. This listed building dates to 1847/8, although it was possibly rebuilt at a slightly later date. Built in red brick with a hipped slate roof, the only internal details of note relate to the existing timber roof structure. Externally there a single door on its southern elevation, double doors leading onto the camber at its east end, and three windows on the northern elevation and two on the southern. It is proposed to convert the building to a holiday let.

9. The Mines and Countermines Store (Building P) was constructed in 1899-1900 at a time when mining engineering had become a significant new branch of the military to enhance the defences of Spithead and provide support to the Royal Navy. Built in red brick with a pitched roof this substantial building comprises one large open plan store with a small attached store at its south-eastern corner. It has 15 bays with high level windows on its longer north-eastern and south-western elevations, and pairs of windows and double doors on the two gable ends. It is proposed to convert this building into a Coastal Forces Museum which will include two historic coastal forces vessels as permanent exhibitions within the interior.

Relevant Planning History

Museum

00/00377/LBA - installation of 'history of Naval Armaments Exhibition' - Listed Building Consent Granted 2.8.00

Relevant Policies

Gosport Borough Local Plan, 2011 – 2029:

LP11

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

LP12

Designated Heritage Assets: Conservation Areas

National Planning Policy Framework (NPPF), March 2012

Consultations

The Gosport Society	No response received.
Joint Committee Of The National Amenity Societies	No response received.
Historic England	<p>Priddy's Hard is an outstanding ensemble of heritage assets. It is suffering considerably from disuse and its regeneration potential has for many years been frustrated by a wide range of environmental constraints and challenging local market conditions. This scheme would be a major step towards securing a beneficial future for the whole site, including its many redundant listed buildings and scheduled ancient monument. We think this would be a significant public benefit.</p> <p>These applications would nonetheless entail a high level of harm to the significance of the scheduled earthwork defences at Priddy's Hard. They are also contrary to your Council's local plan, which allocates these defences for public open space, not residential development. However, we recognise that there are exceptional circumstances in this case which mean that some form of enabling development (i.e. development that is contrary to policy but justified to secure important heritage benefits) may be necessary if conservation of the site's many heritage assets, including its defences, is to be secured in the medium to long term.</p> <p>The present proposal incorporates grant aid from various sources. This funding minimises the amount of enabling development (and harm) that is necessary to secure that conservation. Although the harm associated with this development remains high, we would not object in this case if your Council determines that this scheme represents the least harmful means of securing the considerable public benefit of the site's long-term conservation, and that these benefits outweigh the disbenefits of departing from your local plan policies.</p>
Joint Committee Of The National Amenity Societies	No response received
The Gosport Society	

Response to Public Advertisement

5 letters of objection

Issues raised:-

- maintenance issues with original open space and remaining natural areas and listed buildings should be protected
- noise, disturbance, highway safety issues and smells from distillery which is not conducive to tourism
- industrial use of the heritage area inappropriate, alternative site's available
- overdevelopment, loss of garden land and open aspect, space should be used as a playground with cafe and restaurant and local shop
- overlooking and loss of privacy
- loss of view
- overshadowing and loss of light
- disturbance during construction works
- sewage system inadequate
- buildings out of keeping, overbearing, out of scale and will reduce quality of area and house prices
- consultation period should be extended due to volume of information
- lack of direct consultation
- conflict with Local Plan and green infrastructure and open space background paper
- wildlife habitats damaged by other works
- broadly in support but concerns regarding lack of cycle promotion and facilities at the museum and distillery for staff and visitors, lack of signage, lack of outside drying space and storage of holiday related equipment, improvements to pedestrian access required, nature of fencing, management of access to holiday lets, design of building replacing shell painting room and lack of waterfront and public access

Principal Issues

1. The issues raised in the letters of representation will be considered and addressed under the associated planning application, not being matters that can be taken into account when considering an application for Listed Building consent which deals only with the direct impact on the fabric and special architectural and historic character of the individual buildings. Some of the issues raised are also not material planning considerations. The only issues in this case, therefore, are the impact of the proposals on the Listed Buildings having special regard to the desirability of preserving the buildings and any features of special architectural or historic interest which they possess.

2. The proposals involve the conversion or reuse of eight listed buildings. As the buildings are being brought into different uses, key issues are highlighted on a building by building basis.

3. The existing Case Stores (Building M), currently used as the museum office and a small conference room, is proposed to be split into one three bedroomed holiday let and retained office. It is proposed to demolish the southernmost Case Store, dating to 1938, which is of limited architectural merit having been built in common 'Fletton' bricks typical of hastily erected buildings of the early to mid-20th Century and which visually detracts from the character of the buildings to which it is attached. With the 1938 building demolished, the exposed southern end of the remaining range would integrate new glazed doors below a brick gable with a circular brick architectural feature. With the exception of this elevation, and the replacement of some rooflights with slates, the exterior of the building would remain virtually unchanged. The proposed internal alterations are formed around the existing historic fabric and retain the open character of the historic rolling way. The area around the building is to be landscaped using a simple pallet of materials, including some new railing and gates.

4. E Magazine has been vacant for a considerable time and is physically deteriorating. The proposal to convert the interior for use as a distillery will involve virtually no alteration to the internal northern

chamber but to facilitate the insertion of machinery the missing section of the southern range timber floor would not be reinstated: the exposed depth would instead be utilised for distillery equipment. To enable machinery to be inserted into the building a section located towards the south-east corner of the south elevation, where there is currently a window, would be opened up. Opposite this new entrance a small yard would be created by removing earth forming part of the current traverse and inserting timber doors through two sections of the brick wall constructed around this traverse. Externally the plans indicate an extensive amount of repair and restoration works with a few modest additions (new steel doors; a fire curtain and ramp between the yard and magazine, and discretely located external plant). Internally the new work includes hardwood fire doors; a new raised floor area; double glazed screen; raising of two door lintels; insertion of a concrete slab for distillery equipment; a new metal deck walkway; a small disabled toilet and laboratory; some new surface treatment, and timber boarding infill-panels between the north and south ranges. As part of the works two of the tunnels would be reopened within the traverse to the east. Overall whilst there is some alteration to the building these alterations are considered modest considering the scale of the building and the active use that would result. The details submitted by the conservation architect demonstrate a thorough understanding of the significance of the building and its context.

5. The proposed works to the Shell Store (Building Q) almost entirely relate to repairs. These works would result in the reuse of this listed building as a store ancillary to the distillery.

6. C Magazine is proposed to be used as volunteers' headquarters for the site. Works to the building are minimal and involve a new partition to create a WC; a small kitchen unit, and a fixed exit ladder to ensure a secondary means of escape from the building through an existing window. These minor changes would not harm the internal form or character of the building.

7. The proposed works to the Shifting House (Building U) involve some internal subdivision, with partition walls inserted such that the timber roof structure is unharmed and remains exposed. The eastern double-doors and door on the south elevation are proposed to have a new glazed door inserted behind each. The proposal makes efficient use of the limited space with no alterations to the building's exterior. The area around the building would be landscaped using a simple pallet of materials in keeping with the setting.

8. The Mines and Countermines Store (Building P) is proposed for conversion to a Coastal Forces Museum. To enable two large historic vessels to be placed within the building as exhibits, the external alteration to the building would require a pair of large double doors at the southern end of the building. These are proposed to be stylistically correct for the building. Internally only a small connecting door and a small pod for a toilet are proposed. A small modern partition at the south-western corner of the main building would be removed. The proposals would provide an additional visitor attraction to the existing museum and promote Gosport's connection to the history of the Coastal Forces.

9. In conclusion the range of works to the above listed buildings is considered to work well with the form and character of each building. The application is supported by a detailed understanding of each building and follows good conservation practice in accordance with guidance in the NPPF and Policy LP11 Gosport Borough Local Plan, 2011 - 2029. The methodology of repair and restoration works and the timing of the implementation of these works will be controlled by a legal agreement under the associated planning application. The restoration and active use of the buildings will ensure a long term future for the buildings and prevent their further deterioration. For the above reasons it is considered that the proposals would not harm the features of special historic and architectural interest that the buildings possess and will facilitate their long term use and e Given all of the above, the

RECOMMENDATION: Grant Listed Building Consent

Subject to the following condition(s):-

1. The works hereby consented must be begun within a period of three years beginning with the date on which this consent is granted.

Reason - To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act, 1990 (as amended).

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

To be added in the event that consent is granted.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. No works shall commence on any Listed Building until the methodology for the insertion of new internal fixtures; partition walls; floors and ceilings, for that building, clearly indicating how these would impact on the surrounding historic fabric, have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out as approved.

Reason - To ensure that the development would not harm the special historic or architectural interest of the Listed Building and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011 - 2029.

4. No works shall commence on any Listed Building until typical window and door details for that building, including elevations and sections at 1:20, and glazing bar details at 1:5, have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out as approved.

Reason - To ensure that each detail is appropriate to each affected listed building and that the development would not harm the special historic or architectural interest of the Listed Building and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011 - 2029.

5. No works shall commence on any Listed Building until samples of all new facing materials for that building have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out as approved.

Reason - To ensure an appropriate match to each listed buildings and ensure that the development would not harm the special historic or architectural interest of the Listed Building and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011 - 2029.

6. No works to the Case Store (Building M) shall commence until full details of the brick bond, mortar and method of pointing, for the proposed new southern elevation, including full details of the circular brick feature on that gable-end, have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out as approved.

Reason - To ensure that the development would not harm the special historic or architectural interest of the Listed Building and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011 - 2029.

7. No works to E Magazine shall commence until the following details have been submitted to and approved, in writing, by the Local Planning Authority: i) a methodology for cutting the opening towards the south-east corner of the southern elevation, and the raising of the lintels to two internal doors: to ensure the method is precisely controlled and the openings are appropriately repaired; ii) a methodology for the safe storage of internal flooring and partitions dismantled within the southern range: to ensure this fabric is protected and can be utilised for future repairs; iii) full details of the extract plant and grilles: to ensure the proposed detail is appropriate to its setting; iv) a full record of the historic graffiti on the tunnel walls south-east of E Magazine, including a methodology to protect the graffiti, due to its historic interest. The works shall thereafter be carried out as approved.

Reason - To ensure that the development would not harm the special historic or architectural interest of the Listed Building and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011 - 2029.