

A MEETING OF THE REGULATORY BOARD

WAS HELD ON 15 JANUARY 2007

The Mayor (Councillor Mrs Cully) (ex-officio), Councillors Allen (P), Carter (P), Chegwyn (P), Davis (P), Foster (P), Hicks, Smith, Taylor (P), Train (P) and Ward.

It was reported that, in accordance with Standing Order 2.3.6, notice had been received that Councillors Carr, Gill and Langdon would replace Councillors Hicks, Smith and Ward respectively for the duration of this meeting.

Councillor Davis was welcomed to the meeting as a permanent replacement for Councillor Farr.

153 APOLOGIES

Apologies for inability to attend the meeting were received from the Mayor (Councillor Mrs Cully), Councillor Hicks, Councillor Smith and Councillor Ward.

154 ELECTION OF CHAIRMAN

RESOLVED: That Councillor Davis be appointed Chairman.

155 ELECTION OF VICE CHAIRMAN

RESOLVED: That Councillor Train be appointed Vice-Chairman.

156 DECLARATIONS OF INTEREST

Councillor Gill declared a Personal & Prejudicial Interest in Item 3 (K11600/4 – 40 Crescent Road, Gosport)

157 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 12 December 2006 be approved and signed by the Chairman as a true and correct record.

158 DEPUTATIONS

There were no deputations.

159 PUBLIC QUESTIONS

No public questions had been received.

PART II

160 REPORT OF THE DEVELOPMENT SERVICES MANAGER

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

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

**161 K2576/3 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2.5 STOREY BUILDING COMPRISING 3NO. 2 BED AND 2NO. 3 BED FLATS WITH ASSOCIATED PARKING, CYCLE AND REFUSE FACILITIES.
40 High Street Lee-On-The-Solent Hampshire PO13 9BZ**

RESOLVED: That planning application K2576/3 – 40 High Street, Lee-On-The-Solent be approved subject to a Section 106 agreement relating to the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the reason listed below. In the event that the Section 106 is not completed by 5 February 2007, authority is delegated to the Head of Development Control to refuse the application.

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location and will not adversely impact on the character and appearance of the area, the amenities of adjoining occupiers or highway safety. Appropriate provision has been made for parking of vehicles, cycle storage, refuse storage and open space. As such the proposal complies with Policies R/DP1, R/DP4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**162 K17106/1 - CHANGE OF USE FROM OFFICE (CLASS B1) TO DENTAL SURGERY (CLASS D1)
Unit 4 Oaklands Office Park Aerodrome Road Gosport Hampshire
PO13 0GY**

Officers clarified that there were 32 available bays in the neighbouring car park. Councillors welcomed the prospect of an additional NHS dentist in the Borough.

RESOLVED: That planning application K17106/1 – Unit 4 Oaklands Office Park, Aerodrome Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason.

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in this location in land use terms and will not be harmful to the

economic vitality and viability of Frater Gate and the Borough of Gosport. As such the development complies with Policies R/DP1, R/EMP1, R/EMP3, R/EMP7, R/T2, RT11 and R/CF1 of the Gosport Borough Local Plan Review.

- 163 K11600/4 – ERECTION OF TWO STOREY REAR EXTENSION INCLUDING FIRST FLOOR BALCONY, ROOF TO FORM PORCH ON SIDE AND DETACHED GARAGE TO FRONT (CONSERVATION AREA) (as amplified by email dated 7.12.06 and amended by plans received 19.12.06)
40 Crescent Road Gosport Hampshire PO12 2DN**

Note: Councillor Gill declared a personal and prejudicial interest in this item, left the room and took no further part in any discussion or voting thereon.

Members were advised that in paragraph 2 of the report, *The Site and the Proposal*, the existing front door was to be repositioned on the 'west elevation' rather than the 'east elevation'.

Members acknowledged that the proposal site was situated within a conservation area and that the area was also of historical interest. In order to visualise the full impact of the proposal it was considered that a site visit would assist them in making a decision on the application.

RESOLVED: That planning application K11600/4 – 40 Crescent Road, Gosport be deferred for a site visit.

The meeting commenced at 6.00pm and concluded at 6.12pm

CHAIRMAN