

A MEETING OF THE REGULATORY BOARD

WAS HELD ON 17 APRIL 2007

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

195 APOLOGIES

Apologies for inability to attend the meeting were received from the Mayor (Councillor Mrs Cully), the Chairman of the Policy and Organisation Board (Councillor Cully) and Councillor Taylor.

196 DECLARATIONS OF INTEREST

There were no declarations of interest.

197 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 13 March 2007 be approved and signed by the Chairman as a true and correct record.

198 DEPUTATIONS

No deputations had been received.

199 PUBLIC QUESTIONS

No public questions had been received.

PART II

200 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:

**201 K16420/6 - RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR THE ERECTION OF 1NO HOT FOOD TAKEAWAY, 1NO RETAIL UNIT AND 29 FLATS WITH ASSOCIATED SERVICING, PARKING AND AMENITY SPACE, TO INCLUDE EXTERNAL FIRE ESCAPE STAIRCASE, AMENDED LANDSCAPE SCHEME, REVISED ROOF FORM AND DOOR AND WINDOW DETAILS AND DWELLING MIX (AMENDED SCHEME TO K16420/4 AND K16420/5) (as amended by email dated 2.3.07 and plans received 4.4.07)
32 Forton Road Gosport Hampshire PO12 4TH**

An amended recommendation was tabled at the meeting as the Section 106 Agreement had not yet been completed.

Members discussed the proposed changes to the original plan, the impact on traffic and the provision for parking.

Some Members were concerned that the scheme would have a detrimental impact on the amenities of the surrounding area. It was proposed that the application should be refused on the grounds of overdevelopment by reason of the alteration in the mix of 1 and 2 bedroom flats, which would be contrary to Policy R/DP1 of the Gosport Borough Local Plan Review; A vote was taken on the proposal and the application was refused.

RESOLVED: That planning application K16420/6 – 32 Forton Road, Gosport, Hampshire

1. be refused for the following reason,
 - i. The proposal constitutes overdevelopment by reason of the alteration in the mix of 1 and 2 bedroom flats. It will result in a higher car parking demand than that provided. It would have a detrimental impact on the character and appearance of the area and a reduction in the residential amenities of existing and future occupiers and, as such, the development will be contrary to Policy R/DP1 of the Gosport Borough Local Plan Review; and
2. Authority be delegated to the Borough Solicitor to negotiate and enter into a Section 106 Agreement by 11 May 2007 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space as without this agreement an additional ground for refusal would be raised.

**202 K6126/1 - ERECTION OF 2no. FLATS (as amended by plans received 03.04.07)
27 Marine Parade West Lee-On-The-Solent Hampshire PO13 9LW**

Members were informed that one additional letter of observation had been received. An amended recommendation was tabled at the meeting as the Section 106 Agreement had not yet been completed.

RESOLVED: That planning application K6126/1 – 27 Marine Parade West, Lee-On-The-Solent, Hampshire be approved subject to a Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space 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 4 May 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 proposal is acceptable in this location in land use and design terms, will be in keeping with the character and appearance of the Marine Parade Area of Special Character and will not be harmful to the amenities of existing and prospective occupiers. As such the development complies with Policies R/DP1, R/DP10, R/H4, R/T11 and R/OS7 of the Gosport Borough Local Plan Review.

203 K17203/1 - ERECTION OF A TWO BEDROOMED DETACHED CHALET BUNGALOW WITH INTEGRAL GARAGE (as amplified by letters dated 30.01.07 and 09.02.07)
Land To The Rear Of 12 Burney Road Gosport

Members were advised that in paragraph 3 of the report of the Development Services Manager, 16 and 18 Burney Road were a pair of semi detached houses rather than 18 and 20.

RESOLVED: That planning application K17203/1, Land to the Rear of 12 Burney Road, Gosport 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 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 development as proposed is acceptable in this location. It is of an appropriate design and will not have any detrimental impact on the visual amenities of the area, adjoining and prospective residents or highway safety. As such the proposal complies with Policies R/DP1, R/H4, R/T3, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

204 K14030/4 - CHANGE OF USE AND EXTENSION OF EXISTING GARAGE TO FORM DWELLING WITH CAR PARKING (as amended by letter dated 26.3.07)
65 Bury Crescent Gosport Hampshire PO12 3TZ

An amended recommendation was tabled at the meeting as the Section 106 Agreement had not yet been completed.

RESOLVED: That planning application K14030/4 - 65 Bury Crescent, Gosport

- 1 be refused, for the following reasons,

- i. The proposed development, by reason of its location and design, would appear incongruous in the street scene, compared with the more uniform pattern and scale of development in Bury Crescent, and, as such, would be detrimental of the character and appearance of the area contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
 - ii. Having regard to the resulting relationship between the proposed dwelling and the neighbouring residential properties, the proposed development by reason of its location and design would be detrimental to the privacy and living conditions of nos. 63 and 65 Bury Crescent and the amenities of the occupiers of the prospective dwelling, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
- 2 Authority be delegated to the Borough Solicitor to negotiate and enter into a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space as without this agreement an additional ground for refusal would be raised.

205 K8699/1 - ERECTION OF FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSIONS (ADJOINING CONSERVATION AREA) (as amplified/amended by letter dated 22.12.06)
1 Little Green Gosport Hampshire PO12 2EU

RESOLVED: That planning application K8699/1 – 1 Little Green, 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 development as proposed is acceptable in this location. It is of an appropriate design and will not have a detrimental impact on the character and appearance of the adjoining Conservation Area, street scene, amenities of adjoining residents or highway safety. As such the proposal complies with Policies R/DP1, R/DP7, R/BH1 and R/T11 of the Gosport Borough Local Plan Review.

206 K17312/1 - GPDO PART 24 CONSULTATION - ERECTION OF 15 METRE HIGH MONOPOLE TELECOMMUNICATIONS MAST WITH SHROUDED ANTENNA
Land To South Of Junction Of Brune Lane And Shoot Lane Lee On The Solent Hampshire PO13 9PB

Members were informed that this application had been withdrawn.

207 K13789/26 - ERECTION OF REPLACEMENT CAFE WITH ASSOCIATED TIMBER DECKING,BIN AND CYCLE STORES,REVISED CAR PARK LAYOUT AND RE-ROUTING TO THE MILLENNIUM WALKWAY (as amended by email dated 30.03.07)

Unit 20 Mumby Road Industrial Estate Gosport Marina Mumby Road Gosport Hampshire

RESOLVED: That planning application K13789/26 – Unit 20 Mumby Road Industrial Estate, 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 development is acceptable in this location and will enhance the existing marina facility. The building is of an appropriate design and will not be detrimental to the visual amenities of the area or the amenities of adjoining residents. The development will not be harmful to nature conservation interests, result in the pollution of controlled waters or adversely affect traffic/parking conditions in the locality. It will result in the completion of a section of the Millennium Walkway. As such the proposal complies with Policies R/DP1, R/DP4, R/CH1, R/CH2, R/OS10, R/OS11, R/ENV1, R/ENV2, R/ENV10 and R/T11 of the Gosport Borough Local Plan Review.

208 K12995/16 - ERECTION OF REPLACEMENT TRAINING SCHOOL BUILDING (ANCIENT MONUMENT)

Fort Monckton Fort Road Gosport PO12 2AT

Members were advised that English Heritage had replied with no objection, and that the Department for Culture, Media and Sport had granted non-statutory scheduled monument consent in consultation with English Heritage.

RESOLVED: That planning application K12995/16 – Fort Monckton, Fort 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 development as proposed is acceptable in terms of its setting outside of the Urban Area Boundary and effect on the surrounding area and as such complies with Policies R/OS1, R/BH8 and R/MOD1 of the Gosport Borough Local Plan Review.

**209 K14129/26 - IMPLEMENTATION OF BANK STABILISATION SCHEME, RESURFACING OF EXISTING CAR PARK, ERECTION OF REPLACEMENT BOUNDARY FENCING REALIGNMENT AND RESURFACING OF PERIMETER FOOTPATH TO INCLUDE LIGHTING AND NEW LANDSCAPE PLANTING
Haslar Marina Haslar Road Gosport Hampshire**

RESOLVED: That planning application K14129/26 – Haslar Marina, Haslar 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 will not diminish the Haslar Lake Urban Gap visually or physically, and will not be detrimental to landward or seaward views or the character and appearance of the area, or the interests of nature conservation, or the amenities of nearby residents. Furthermore the proposal will improve highway and pedestrian safety conditions and access to the coast. As such, the development complies with Policies R/T3, R/T11, R/CH1, R/CH2, R/DP6, R/OS1, R/OS3, R/OS10, R/OS11, R/ENV1, R/ENV2 and R/ENV11 of the Gosport Borough Local Plan Review.

210 ANY OTHER BUSINESS

Planning Appeal Decision

Members were advised that the decision to refuse application K15438/14, land adjoining 15 St. Thomas's Road, had been overturned by the inspector. It was confirmed that, due to a well constructed case by officers, costs had been avoided.

Councillor Davis thanked the Members of the Board and the Officers for their hard work and assistance during the year.

The meeting commenced at 6.00pm and concluded at 7.00pm

CHAIRMAN