

A MEETING OF THE REGULATORY BOARD

WAS HELD ON 17 JULY 2007

The Mayor (Councillor Gill) (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, Smith (P), Taylor (P), Train (P) and Ward (P).

It was reported that, in accordance with Standing Order 2.3.6., notice had been received that Councillor Carr would replace Councillor Hicks for the duration of this meeting.

42 APOLOGIES

Apologies for inability to attend the meeting were received from The Mayor and Councillors Cully and Hicks.

43 DECLARATIONS OF INTEREST

- Councillors Davis and Train declared personal & prejudicial interests in item 7/01 (K7888/3 – 179 Forton Road)
- Councillor Allen declared a personal & prejudicial interest in item 7/07 (K7022/16 – Gosport War Memorial Hospital)

It was agreed that in the absence of both the Chairman (Councillor Davis) and Vice-Chairman (Councillor Train) for item 7/01, Councillor Carr would take the Chair for this item.

44 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 19 June 2007 be approved and signed by the Chairman as a true and correct record.

45 DEPUTATIONS

It was reported that a request to address the Board had been received from a Ward Councillor on the following applications:-

- Item 7/06 (K7022/15 – Gosport War Memorial Hospital, Bury Road, Gosport)
- Item 7/07 (K7022/16 – Gosport War Memorial Hospital, Bury Road, Gosport)

46 PUBLIC QUESTIONS

No public questions had been received.

PART II

47 THE STANDARD APPLICATION FORM AND VALIDATION OF PLANNING APPLICATIONS: PROPOSED CONSULTATION

Members considered the report of the Development Services Manager (a copy of which is attached in the Minute Book as Appendix 'A') which set out the background to the introduction of a standard national planning application form and the new legislative provision which allowed Planning Authorities to set their own list of documents that must be submitted in order for an application to be accepted as valid and registered. In accordance with government advice, stakeholders would be consulted on the list of documents required for each type of application.

RESOLVED: That the proposed list of documents required for the validation of planning applications, as set out in Appendix A of the report, be approved for consultation.

48 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 'B').

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

49 K7888/3 – CHANGE OF USE FROM SHOP (CLASS A1) TO ADVICE CENTRE (as amended by email dated 03.07.07) 179 Forton Road Gosport Hampshire PO12 3HB

Note: Councillors Davis and Train declared a personal and prejudicial interest in this item, left the room and took no part in any discussion or voting thereon. Councillor Carr took the Chair for the duration of this item.

Members were advised that due to technical issues the alterations to the shopfront were no longer to be considered as part of this application. A separate application would be submitted for these shop front alterations. The application for consideration was therefore only in relation to the change of use. As a subsequent application for alterations to the shopfront may include a reduction in the size of the windows because of problems with vandalism the recommendation had been amended by removing the condition to retain a shopwindow display.

A Member questioned the difference between an advice centre and an office, and felt that the window being smashed was not reason enough to change the shopfront. He added that this was the first occasion on which the window had been smashed in two years and that there was a CCTV camera stationed directly outside as a preventative measure. He was further concerned about the loss of another retail shop and the impact this would have on the viability of the other shops in the parade.

Members discussed the potential injection of funds into the area from Hampshire County Council to help improve the junction, but agreed that this was not relevant to the determination of this application.

It was moved that the application should be refused as the change of use would contribute to a significant reduction in the vitality of the area, contrary to Policy R/S5 of the Gosport Borough Local Plan Review. A vote was taken and the proposal to refuse the application was approved.

RESOLVED: That planning application K7888/3 – 179 Forton Road, Gosport be refused for the following reason.

- i. The proposal will result in a loss of a retail unit and contribute to a significant reduction in the vitality of the Forton Road/The Crossways Local Shopping Centre contrary to Policy R/S5 of the Gosport Borough Local Plan Review.

**50 K17255/1 – RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR GENERAL REFURBISHMENT AND FORMATION OF 3 no. FLATS OVER No. 27 AND REINSTATEMENT OF FLAT OVER No. 31, REMOVAL OF CANOPY, EXTENSION TO SHOPS AT REAR
25-31 Rowner Road Gosport**

RESOLVED: That planning application K17255/1 – 25-31 Rowner Road, Gosport be approved subject to the provision of 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 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 and will enhance the facilities of the Local Shopping Centre. Appropriate provision is made for vehicle and cycle parking, storage of waste, amenity space and outdoor playing space within the Borough. As such it complies with Policies R/DP1, R/S7, R/S9, R/OS8, and R/T11 of the Gosport Borough Local Plan Review.

**51 K17384 – CHANGE OF USE AND ERECTION OF TWO STOREY EXTENSIONS AND ALTERATIONS TO CONVERT EXISTING SHOP AND 2 FLATS INTO 8 ONE BEDROOMED FLATS TOGETHER WITH CAR PARKING AND ANCILLARY FACILITIES (as amended by letter dated 02.07.07 and plans received 03.07.07)
63-65 Fareham Road Gosport Hampshire**

The previous use of the property was discussed and a Member clarified that the 2 storey building in question was originally two family homes. Some Members felt that there were too many 1 bedroom flats and not enough family homes in the Borough.

It was moved that the application should be refused as the proposal would not provide a mix of dwelling sizes and types to reflect the needs of those seeking houses in the Borough, contrary to Policy R/H4 of the Gosport Borough Local Plan Review. A vote was taken and the proposal to refuse the application was approved.

RESOLVED: That application K17384 – 63-65 Fareham Road, Gosport be refused for the following reason:

- i. The proposed development does not provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough and is therefore contrary to Policy H4 of the Gosport Borough Local Plan Review

**52 K15086/2 – ERECTION OF A PAIR OF SEMI-DETACHED BUNGALOWS (as amended by letter dated 30.05.07, plans received 30.05.07 and ecological assessment received 4.6.07)
Land To The Rear Of 1-9 The Redan Gosport Hampshire**

Members were informed that an additional 2 letters of objection had been received. Issues raised included: stink pipes, which was a Building Control issue; potential problems with parked cars blocking access to the garages, which was a private right of way issue; the need to consider the hibernation period of slow worms for translocation, a requirement that is covered by Condition 7 in the report of the Development Service Manager; that there was no disabled access, although Members noted that the site is level and there were no access issues; and that approval would set a precedent for the erection of more bungalows, to which Officers explained that each application is considered on its own merits.

Officers clarified that Natural England would be contacted at a later stage concerning the translocation of slow worms. One Member expressed concern that there might be a badger set on the site, but Officers advised that there was no evidence to suggest this and that works would have to stop immediately if any habitation became evident during construction.

RESOLVED: That planning application K15086/2 – Land To The Rear Of 1-9 The Redan, Gosport be approved subject 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 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 at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. There will be no adverse effect on the character and appearance of the area, or the amenities of neighbouring or prospective occupiers, or the interests of nature conservation or highway safety. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP6, R/H4, R/T3, R/T11, R/OS8 and R/OS13 of the Gosport Borough Local Plan Review.

**53 K17346/1 – GPDO PART 24 CONSULTATION - ERECTION OF 11.7 METRE HIGH MONOPOLE TELECOMMUNICATIONS MAST, 3 STANDARD ANTENNA AND EQUIPMENT CABINETS (AMENDED SCHEME)
Highway Verge Broom Way Lee On The Solent**

Members were advised that the period for which responses to the public advertisement were to be accepted had now passed and there had been no additional letters received. Traffic Management had responded by stating that the position of the mast would not prejudice any future implementation of a cycle way at that location.

RESOLVED: That planning application K17346/1 – Highway Verge Broom Way, Lee-On-The-Solent 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 and as such complies with Policies R/DP1, R/ENV13 of the Gosport Borough Local Plan Review.

**54 K7022/15 – SINGLE STOREY GLAZED ENTRANCE LOBBY AND EXTERNAL ENTRANCE CANOPY (CONSERVATION AREA)
Gosport War Memorial Hospital Bury Road Gosport Hampshire PO12 3PW**

Note: Councillor Allen declared a personal and prejudicial interest in the application, left the room and took no part in any discussion or voting thereon. Members agreed that rather than Cllr Edgar addressing the Board twice, the deputations for applications K7022/15 and /16 would be received together.

Councillor Edgar (Alverstoke Ward) was invited to address the Board. Councillor Edgar stated that he was currently Spokesperson for the Haslar Task Force but explained that he was addressing the Board on behalf of the many people who had made clear their fears for the future parking and access problems in light of the War Memorial Hospital refurbishment. He felt that there should be a Highways Officer present to answer questions about this application. Councillor Edgar spoke about the increase in the number of vehicles travelling to and from the site, due to additional facilities such as the extension to the X-Ray department. He was also concerned about the parking provision made for what would eventually be a significant increase in patients, stating that he did not feel the long term redevelopment project was feasible. Councillor Edgar was also disappointed that what would eventually constitute a complete overhaul of the Hospital was being submitted as a collection of small piecemeal applications.

Members discussed the need for a transport assessment and a traffic plan and felt that they should know exactly what the PCT were planning to do over the forthcoming years, rather than considering each minor structural alteration individually.

It was moved that the application should be refused as it would generate a significant level of travel demand and did not include a traffic plan to support the application, contrary to Policy R/T2 of the Gosport Borough Local Plan Review. A vote was taken and the proposal

was refused.

It was then moved that the application should be deferred to allow the Head of Development Control, in consultation with the Borough Solicitor, to write to the PCT requesting an explanation of the proposals for the site and the submission of a transport assessment and travel plan. A vote was taken and the proposal to defer the application was approved.

RESOLVED: That planning application K7022/15 – Gosport War Memorial Hospital, Bury Road, Gosport be deferred.

**55 K7022/16 – SINGLE STOREY EXTENSION TO XRAY DEPARTMENT
(CONSERVATION AREA)
Gosport War Memorial Hospital Bury Road Gosport Hampshire PO12 3PW**

Note: Councillor Allen declared a personal and prejudicial interest in the application, left the room and took no part in any discussion or voting thereon.

Members considered and discussed this proposal along with the previous item (K7022/15) as the applications were said to be intrinsically linked, both being for development at the War Memorial Hospital.

It was then moved that the application should be deferred to allow the Head of Development Control, in consultation with the Borough Solicitor, to write to the PCT requesting an explanation of the proposals for the site and the submission of a transport assessment and travel plan. A vote was taken and the proposal to defer the application was approved.

RESOLVED: That planning application K7022/16 – Gosport War Memorial Hospital, Bury Road, Gosport be deferred.

**56 K5970/2 – CHANGE OF USE FROM LAUNDERETTE TO RETAIL SHOP (CLASS A1)
178 Nobes Avenue Gosport Hampshire PO13 0HY**

Members were pleased to see that the premises were to be turned back into a retail shop.

RESOLVED: That planning application K5970/2 – 178 Nobes Avenue, 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 proposed change of use is acceptable and will not have a detrimental impact on vitality or viability of the neighbourhood centre. As such, the proposal complies with Policy R/S4 of the Gosport Borough Local Plan Review.

57 ANY OTHER BUSINESS

There was no other business to discuss.

The meeting commenced at 6pm and concluded at 6.52pm

CHAIRMAN