

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 19 JANUARY 2010**

The Mayor (Councillor Mrs Searle) (ex-officio), Chairman of the P & O Board (Councillor Hook) (ex-officio), Councillors Allen (P), Mrs Bailey, Carter (Chairman) (P), Chegwyn, (P), Dickson (P), Geddes (P), Hicks (P), Hylands (P), Miss West (P) and Wright (P).

It was reported that, in accordance with Standing Orders, notice had been received that Councillor Ms Ballard would replace Councillor Mrs Bailey for this meeting.

126 ONE MINUTE'S SILENCE

In order to express their sympathy regarding the recent death of Councillor Jackie Carr, Members of the Regulatory Board stood in silent tribute for one minute.

127 APOLOGIES

Apologies for inability to attend the meeting were received from the Mayor and Councillor Mrs Bailey.

128 DECLARATIONS OF INTEREST

- Councillor Carter declared a personal and prejudicial interest in item K7934/2 – 1 Milvil Road Court, Milvil Road
- Councillor Hylands declared a personal interest in item K7934/2 – 1 Milvil Court, Milvil Road
- The Director of Planning and Economic Development Services declared a personal and prejudicial interest in item K17379/1 – Gosport Marina, Mumby Road

129 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 8 December 2009 be approved and signed by the Chairman as a true and correct record.

130 DEPUTATIONS

No deputations had been received.

131 PUBLIC QUESTIONS

No public questions had been received.

PART II

132 REPORTS OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES.

The Director of Planning and Economic Development Services 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 the decisions be taken on each application for planning consent as detailed below:

**133 K17742 - DEMOLITION OF 24NO.OLDER PERSONS FLATS AND ERECTION OF 39NO.OLDER PERSONS FLATS WITH LANDSCAPED COURTYARD, ACCESS AND PARKING AND ASSOCIATED EXTERNAL WORKS (as amended by Ecological Report received 15.10.09, email dated 11.12.09 and plans received 14.12.09 & 11.01.10)
Rogers House Elmore Road Lee-On-The-Solent Hampshire PO13 9DX**

Members welcomed the redevelopment of the site and acknowledged that the facilities provided would benefit the surrounding community as well as the residents of Rogers House.

RESOLVED: That application K17742 – Rogers House, Elmore Road, Lee-on-the-Solent be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services, for the following reason:

- i The 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 and will enhance the variety and quality of housing accommodation for older persons within the Borough. The proposal will not have a harmful affect on the amenities of prospective or adjoining occupiers or highway safety conditions in the locality or the interests of nature conservation. The proposal also includes measures to promote the use of renewable energy and makes adequate provision for cycle parking, refuse storage, open space, affordable housing and transport infrastructure. As such, the proposal complies with Policies R/DP1, R/DP3, R/H4, R/H5, R/H8, R/OS8, R/OS13, R/T2, R/T4, R/T10, R/T11, R/ENV4, R/ENV10, R/ENV12 and R/ENV15 of the Gosport Borough Local Plan

**134 K9356/2 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT THREE STOREY BUILDING COMPRISING 6NO. ONE BEDROOMED FLATS WITH ASSOCIATED PARKING AND AMENITY SPACE (CONSERVATION AREA) (as amplified by ecological report received 24.11.09)
116 - 118 Priory Road Gosport Hampshire PO12 4LQ**

Members sought clarification as to whether the applicant was a local company as it was felt important that this proposal was handled carefully due to its sensitive location.

Members acknowledged that the application site formed part of an historic row of houses, often shown in pictures of Hardway from the Second World War. Members expressed concern that the streetscene would be altered by the proposal.

Members queried the proposed wording of condition 2 relating to the timing of the demolition in relation to the redevelopment of the site. Members were concerned that in the current financial climate the condition could not be enforced should the developer cease trading.

Members were advised that it was not unusual for conditions to be attached to developments requiring the demolition and redevelopment of the site to take place concurrently.

Members were of the opinion that any alterations to the site should retain the character of the existing properties. Concern was expressed that a previous application to convert the application property into flats had been refused by the Regulatory Board.

It was proposed that the application be deferred pending a site visit by Members of the Regulatory Board.

RESOLVED: That application K9356/2 – 116-118 Priory Road, Gosport, be deferred pending a site visit by Members of the Regulatory Board.

**135 K9356/3- CONSERVATION AREA APPLICATION - DEMOLITION OF
EXISTING TWO STOREY DWELLING
116 - 118 Priory Road Gosport Hampshire PO12 4LQ**

RESOLVED: That Conservation Area application K9356/3 – 116-118 Priory Road, Gosport, be deferred pending a site visit by Members of the Regulatory Board

**136 K7934/2- CHANGE OF USE FROM SHOP (CLASS A1) TO TEA ROOM
(CLASS A3) AND INSTALLATION OF INTERNAL EXTRACTION DUCTS
WITH 2NO.EXTERNAL EXHAUST LOUVRE VENTS ON SIDE
ELEVATION
1 Milvil Court, Milvil Road Lee-On-The-Solent Hampshire PO13 9LY**

Note: Councillor Carter declared a Personal and Prejudicial Interest in this item, left the meeting room and took no part in the discussion or voting thereon.

Councillor Hylands declared a Personal Interest in this item, remained in

the meeting room and took part in the discussion and voting thereon.

Members were advised of the following updates:

The name of the applicant had been omitted from the report as a result of a technical error. The applicant was confirmed as Miss S Jewell.

Two further letters of objection had been received that raised two additional issues; the potential increase in waste overloading the refuse bins and cooking odours. Members were advised that the existing bins were suitable and adequate for any additional waste and that the proposed extraction system was suitable for the proposed use.

It was clarified that the arrangements for refuse storage were adequate.

RESOLVED: That application K7934/2 – 1 Milvil Court, Milvil Road, Lee-on-the-Solent, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 in this location. The development will enhance the vitality and viability of the Lee-on-the-Solent Town Centre District Shopping Centre and will generate additional employment opportunities. It will not have any detrimental impact on the design of the building or the character of the Marine Parade Area of Special Character. It will not have a detrimental impact on the traffic or parking conditions in the locality, the amenities of nearby residents through noise or smell generation, or adjacent uses. As such, the proposal complies with Policies R/DP1, R/DP10, R/S3, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

**137 K17379/1- CONTINUED USE OF LAND AS ANCILLARY CAR PARK
AND BOAT STORAGE AREA
Gosport Marina, Mumby Road, Gosport, Hampshire PO12 1AH**

Note: The Director of Planning and Economic Development Services declared a Personal and Prejudicial Interest in this item, left the meeting room and took no part in the discussion or voting thereon.

Members queried why the application was being recommended for full consent for continued use of the land as an ancillary car park and boat storage area as opposed to temporary consent, as previously permitted. This was of particular concern as the site falls within an area identified for redevelopment for mixed use /employment purposes .

Members were advised that Government guidance states that it is inappropriate to grant repeated temporary consents for extended periods of time. Members were advised that the proposal was an appropriate water related use in this location and that granting full consent in this instance would not prejudice the future redevelopment of the area as the applicant was working in partnership with Gosport Borough Council to develop the Masterplan for the redevelopment of the area.

Officers clarified that the application had originally been made for the renewal of the temporary consent for a period of 15 years and but the recommendation had been made to grant full permission to accord with Government guidelines.

It was proposed that the application be deferred pending further consideration.

RESOLVED: That application K17379/1, Gosport Marina, Mumby Road, Gosport, be deferred pending further consideration.

**138 K10020/4 - REGULATION 3 - CONSTRUCTION OF ACCESS RAMP, STEPS AND HAND RAILS (as amended by plans received 22.12.09)
Gloucester House Holly Street Gosport Hampshire PO12 1RP**

RESOLVED: That application K10020/4 – Gloucester House, Holly Street, Gosport, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 development is acceptable in this location. It is of an appropriate design and will provide safe and convenient access to the building and will not have a detrimental impact on the visual amenities of the area. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

**139 K17765 - GPDO PART 24 CONSULTATION - ERECTION OF 15 METRE HIGH TELECOMMUNICATIONS POLE WITH 1NO. TRI-SECTOR ANTENNA AND 1NO. EQUIPMENT CABINET
Highway Verge Adjacent To Haslar Road Gosport PO12 2AJ**

RESOLVED: That GPDO PART 24 CONSULTATION - K17765 Highway Verge adjacent to Haslar Road, Gosport, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 siting and appearance are acceptable in this location in compliance with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

The meeting commenced at 6.00pm and concluded at 6.35 pm

CHAIRMAN