

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 5 OCTOBER 2010**

The Mayor (Councillor Allen) (ex-officio), Chairman of the P & O Board (Councillor Hook) (ex-officio); Councillor Ms Ballard (P), Carter CR (Chairman) (P), Edwards (P), Henshaw (P), Hylands (P), Langdon (P), Ronayne, Scard (P), Miss West (P) and Wright (P).

It was reported that, in accordance with Standing Orders, Councillor Burgess had been nominated to replace Councillor Ronayne for this meeting.

75 APOLOGIES

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

76 DECLARATIONS OF INTEREST

Councillor Carter declared a personal and prejudicial interest in agenda item 6 Historic Building Grant Offer, 2 Crescent Road and agenda item 7 Historic Building Grant Offer, 3 Crescent Road.

Councillor Scard declared a personal and prejudicial interest in agenda item 6 Historic Building Grant Offer, 2 Crescent Road and agenda item 7 Historic Building Grant Offer, 3 Crescent Road.

77 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 7 September 2010 be approved and signed by the Chairman as a true and correct record.

78 DEPUTATIONS

Deputations were received on item K17533/1 - 389-391 Fareham Road and K4761/8 – Acorn Lodge, 3 Spring Garden Lane,

79 PUBLIC QUESTIONS

No public questions had been received.

PART II

80 HISTORIC BUILDING GRANT OFFER – 2 CRESCENT ROAD, GOSPORT

Note: Councillors Carter and Scard declared personal and prejudicial interests in this item, left the meeting room and took no further part in the discussion or voting thereon. Councillor Edwards chaired the meeting for

the duration of agenda item 6.

Members considered the report of the Borough Solicitor for an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the reinstatement of four timber sash windows and the reinstatement of Portland coping stones and iron railings to the front boundary wall.

RESOLVED: That an offer of £1,806.75 for the reinstatement of four timber sash windows and the reinstatement of Portland coping stones and iron railings to the front boundary wall at 2 Crescent Road be approved.

81 HISTORIC BUILDING GRANT OFFER – 3 CRESCENT ROAD, GOSPORT

Note: Councillors Carter and Scard declared personal and prejudicial interests in this item, left the meeting room and took no further part in the discussion or voting thereon. Councillor Edwards chaired the meeting for the duration of agenda item 7.

Members considered the report of the Borough Solicitor for an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the reinstatement of Portland coping stones and iron railings to front and side boundary walls.

RESOLVED: That a grant offer of £1,989.94 for the reinstatement of Portland coping stones and iron railings to front and side boundary walls at 3 Crescent Road be approved.

**82 K17671/3, K17671/2 & K17671/4 – PLANNING APPLICATIONS FOR
(i) APPROVAL OF MATTERS RESERVED UNDER CONDITION 12 OF
OUTLINE CONSENT K17671 FOR PHASE 2 OF THE ROWNER
RENEWAL SCHEME,
(ii) ALTERATIONS TO THE GRANGE ROAD/NIMROD DRIVE JUNCTION
LAYOUT (AMENDMENT TO ACCESS DETAILS APPROVED UNDER
OUTLINE PLANNING PERMISSION K17671) AND
iii) APPROVAL OF TELECOMMUNICATION EQUIPMENT TO REPLACE
EXISTING PROVISION ON LIVINGSTONE COURT
AND
(iv) PROPOSED AMENDMENTS TO PHASING DEMOLITION AND
CONSTRUCTION PLANS APPROVED PURSUANT TO CONDITIONS 6
AND 7 OF OUTLINE PERMISSION K17671**

Members considered the report of the Borough Solicitor in relation to land at, and to the south west of, the junction of Nimrod Drive and Grange Road, Rowner, Gosport:-

(i) application K17671/3 for approval of details relating to Layout, Scale, Appearance and Landscaping reserved under condition 12 of Outline Planning Permission K17671 for Phase 2 of the Rowner Renewal Scheme - erection of 101 residential units, foodstore and 3 retail units with parking and open space

(including a LEAP) (as amplified by emails dated 15.9.10 and 16.9.10 and amended by plans received 16.9.10).

(ii) application K17671/2 for approval of alterations to the Grange Road/Nimrod Drive junction layout to provide access to the retail food store and MOD site (Phase 2 of Rowner Renewal Scheme) (amendment to access details approved under Outline Planning Permission K17671).

iii) application K17671/4 for approval of telecommunication equipment on the roof of the tower proposed in Phase 2 to replace existing telecommunication provision on the roof of Livingstone Court.

And

(iv) Proposed amendments to the demolition and construction phasing for Phase 2 pursuant to conditions 6 and 7 of Outline Consent K17671.

In answer to a Member's question, the Board were advised that the parking provision for the residential units reflected the smaller units within this phase and the overall parking provision for the development would be monitored as the development progressed to ensure compliance with the overall parking level approved under the Outline permission. It was also clarified that the level of parking provision for the foodstore reflected the car parking demand for this type of development as set out in the supporting studies submitted with the planning application.

It was hoped that the design of the cycle storage would be such that people were unable to climb into the facilities. Officers confirmed that the developers were seeking to achieve Secured by Design standards and the security of the cycle stores would be addressed through this process. Advice received from the Crime Prevention and Design Officer received through the planning consultation process had been passed on to the developer.

RESOLVED: That the following be approved:

(i) application K17671/3: details relating to Layout, Scale, Appearance and Landscaping reserved under condition 12 of Outline Planning Permission K17671 for Phase 2 of the Rowner Renewal Scheme - erection of 101 residential units, foodstore and 3 retail units with parking and open space (including a LEAP) (as amplified by emails dated 15.9.10 and 16.9.10 and amended by plans received 16.9.10);

(ii) application K17671/2: alterations to the Grange Road/Nimrod Drive junction layout to provide access to the retail food store and MOD site (Phase 2 of Rowner Renewal Scheme) (amendment to access details approved under Outline Planning Permission K17671);

iii) application K17671/4: telecommunication equipment on the roof of the tower proposed in Phase 2 to replace existing telecommunication provision on the roof of Livingstone Court; and

(iv) proposed amendments to the demolition and construction phasing for Phase 2 pursuant to conditions 6 and 7 of Outline Consent K17671.

83 REPORT OF THE BOROUGH SOLICITOR

The Borough Solicitor 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:

**84 K17533/1 - DEMOLITION OF 2NO. DWELLINGS AND ERECTION OF 12NO. THREE BEDROOM DWELLINGS WITH ASSOCIATED ACCESS AND PARKING (as amended by plans received 06.09.10 and amplified by Road Safety Audit received 01.09.10 and Ecological Survey received 15.07.10 and 10.09.10)
389-391 Fareham Road Gosport PO13 0AD**

Members were advised that an additional letter of objection had been received. It raised no additional issues, but advised that it was felt that neighbouring properties were not notified in sufficient time prior to the application being heard by the Regulatory Board.

Members were advised that all parties that had made representation on the application had been notified of the arrangements a week prior to the Board, at the same time that the agenda was despatched, in accordance with the Council's standard procedures.

Mr Warlow was invited to address the Board. He advised that the footprint of the proposal reflected that of a previously approved application for 6 larger detached homes.

The proposal was to construct 12 semi detached affordable family homes on a currently unsightly and underused site. He felt that the development would be of a high quality, sustainable and would enhance the appearance of the area.

In addition, Mr Warlow advised the Board that the development would not impact on the amenity of neighbouring properties, that it would retain green space and include a screen of trees at the road side.

The Board were advised that an independent Road Safety Audit had been undertaken and that the Local Highway Authority had no objection to the proposal.

In answer to a Member's question, the Board were advised that sewage disposal and surface water drainage would be dealt with by planning condition.

Concern was expressed that the proposal was to be constructed on the already congested A32. It was felt that ingress and egress by an additional 18 cars would contribute to more traffic congestion.

Concern was also expressed that to approve this development would set a precedent for the development of other sites along Fareham Road.

Members recognised the need for additional affordable housing within the Borough. It was requested that a planning policy for Fareham Road be investigated.

RESOLVED: That application K17533/1 – 389-391 Fareham Road, Gosport be approved subject to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the payment of a commuted sum towards transport infrastructure, services and facilities and the provision of affordable housing and subject to the conditions set out in the report of the Borough Solicitor for the reason below:

- 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 density and due to its siting and orientation will not harm the character of the area, the visual amenity of the locality, the amenities of existing or prospective residents, highway safety or the ecological interests of the site. The proposal provides 12no. affordable units of accommodation and adequate provision has been made for access, car parking, cycle parking, refuse storage and collection, drainage, open space and highway and infrastructure improvements. As such, the development complies with Planning Policy Statements 3 and 25 (PPS3 and PPS25) and Policies R/DP1, R/DP3, R/T2, R/T3, R/T4, R/T10, R/T11, R/OS8, R/OS13, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

85 K4761/8 - PROPOSED ERECTION OF TWO STOREY REAR EXTENSION TO EXISTING CARE HOME FOLLOWING DEMOLITION OF SINGLE STOREY REAR EXTENSION, REALIGNMENT OF STAIRCASE ON NORTH ELEVATION, INSTALLATION OF ADDITIONAL WINDOWS AT FIRST FLOOR LEVEL AND ROOF LIGHTS IN NORTH ELEVATION, AND INSTALLATION OF ADDITIONAL WINDOWS AT FIRST AND SECOND FLOOR LEVEL IN SOUTH ELEVATION AND CREATION OF CYCLE STORE (CONSERVATION AREA)

Acorn Lodge 3 Spring Garden Lane Gosport Hampshire PO12 1HY

Mr Barlow was invited to address the Board. He advised that the management company of the care home had recently gone into administration.

Members were advised that the proposal included additional rooms. The design and layout of the proposal would improve the streetscene and the amenity space

for residents.

RESOLVED: That application K4761/8 – Acorn Lodge, Spring Garden Lane, Gosport be approved subject to the payment of a commuted sum towards transport infrastructure and services and subject to the conditions set out in the report of the Borough Solicitor for the reason below:

- i That having due regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the principle of the development is acceptable in this location. It will enhance the character of the St George Barracks South Conservation Area and surrounding locality; there will be no harmful impacts on the neighbouring properties, the amenity of existing and future occupants of the development will be acceptable and there will be no harmful impacts on the transport network. The proposal therefore complies with Policies R/DP1, R/BH1, R/H8, R/T2, R/T4, R/T10, R/T11 and R/DP3 of the Gosport Borough Local Plan Review.

**86 K13788/7 - CONVERSION OF GROUND FLOOR TO SHOP (CLASS A1), SUBDIVISION OF FIRST FLOOR TO 2NO. TWO BEDROOM FLATS AND ERECTION OF A TWO STOREY BLOCK OF 2NO. FLATS (1 WITH TWO BEDROOMS, 1 WITH ONE BEDROOM) (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans received 20.08.10)
The Royal Arms, 37 Stoke Road Gosport Hampshire PO12 1LS**

Members welcomed the restoration of a currently disused Listed building.

RESOLVED: That application K13788/7 – The Royal Arms, 37 Stoke Road, Gosport, be approved subject to the conditions set out in the report of the Borough Solicitor for the reasons below:

- 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. It will ensure the retention of this Listed Building and have no detrimental impact on its historic character or architectural features or its setting. The new properties will reflect the character of nearby properties located to the rear of Stoke Road and enhance the setting of the Listed Building. The development will enhance the appearance of the Stoke Road Conservation Area. The proposal will not have a detrimental impact on the amenities of neighbouring or prospective occupiers or highway safety. The development will not have an adverse impact on the interests of nature conservation. Adequate provision is made for open space and cycle and refuse storage. Necessary archaeological works are to be undertaken. As such the development complies with Policies R/DP1, R/DP3, R/H4, R/BH1, R/BH3, R/S3, R/S6, R/S7, R/T4, R/T11, R/OS8 and R/OS13 of the Gosport Borough Local Plan Review.

87 K13788/8 - LISTED BUILDING APPLICATION - DEMOLITION OF FLAT ROOFED REAR EXTENSION AND CONVERSION OF GROUND FLOOR

TO SHOP (CLASS A1), INTERNAL ALTERATIONS AND SUB-DIVISION OF FIRST FLOOR TO 2NO. FLATS AND ERECTION OF A TWO STOREY BLOCK OF 2NO. FLATS (CONSERVATION AREA) (as amended by plans received 20.08.10)

The Royal Arms, 37 Stoke Road, Gosport Hampshire PO12 1LS

RESOLVED: That Listed Building Consent be granted to application K13788/8 – The Royal Arms, 37 Stoke Road, Gosport subject to the conditions set out in the report of the Borough Solicitor for the reason below:

- i That having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design and does not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review.

**88 K17848 - CHANGE OF USE OF LAND FROM GRASSLAND TO OVERFLOW CAR PARK PROVIDING FORTY PARKING SPACES
Land to the East of Aerodrome Road Gosport Hampshire PO13 0GW**

Members welcomed extra parking facilities at this well used facility.

RESOLVED: That change of use application K17848 – Land to the East of Aerodrome Road, Gosport be approved subject to the conditions set out in the report of the Borough Solicitor for the reasons below:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other materials considerations, the proposal will not have a harmful impact on the appearance of the area, or features of nature conservation interest and will improve the parking facilities available to an existing business. The proposal therefore accords with the aims and objectives of Policies R/OS1 and R/CH1 and Policies R/DP1, R/T11 and R/OS13 of the Gosport Borough Local Plan Review.

**89 K4505/3 - CHANGE OF USE FROM SHOP (CLASS A1) TO RESTAURANT/CAFE (CLASS A3) (CONSERVATION AREA)
41 High Street Gosport Hampshire PO12 1DL**

RESOLVED: That application K4505/3 – 41 High Street, Gosport be approved subject to the conditions set out in the report of the Borough Solicitor for the following reason:

Members welcomed that an empty building would be brought into use.

- 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 Gosport Town Centre Principal Shopping Centre. It will preserve the character and appearance of the

Conservation Area. It will not have a significant detrimental impact on the traffic or parking conditions in the locality, the amenities of nearby residents through noise or smell generation, or servicing arrangements. As such, the proposal complies with Policies R/DP1, R/S3, R/BH1, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

90 K8493/28 – REGULATION 3 CONSTRUCTION OF DISABLED PERSONS RAMP TO CIVIC ENTERANCE (CONSERVATION AREA)

RESOLVED: That Regulation 3 application K8493/28 – Town Hall, High Street, Gosport be approved subject to the conditions set out in the report of the Borough Solicitor 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, will preserve the character and appearance of the Conservation Area, will provide safer access to the building and will not have a detrimental impact on the visual amenities of the area. As such, the proposal complies with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

91 ANY OTHER ITEMS

There were none.

The meeting commenced at 6.00pm and concluded at 6.36pm.

CHAIRMAN