

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 7 DECEMBER 2010**

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

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

112 APOLOGIES

An apology for inability to attend the meeting was received from the Mayor, Councillor Edwards and Councillor Ms Ballard.

113 DECLARATIONS OF INTEREST

Councillor Carter declared a Personal and Prejudicial interest in item K9393/7 and a Personal interest in item K17873.

Councillor Hook declared a Personal and Prejudicial interest in items K9393/7, K6624/11, K8888/3, K5799/2 and a personal interest in item K17863.

Councillor Langdon declared a Personal and Prejudicial interest in item K9393/7

Councillor Jessop declared a Personal and Prejudicial interest in item K9393/7

Councillor Scard declared a Personal and Prejudicial interest in item K9393/7

Councillor Wright declared a Personal and Prejudicial interest in item K16086/2

114 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 9 November 2010 be approved and signed by the Chairman as a true and correct record.

115 DEPUTATIONS

Deputations were received on items

K9393/7 – Land to the rear of 63-65 High Street, Lee-on-the-Solent

K16086/2 – 7 Ellachie Mews, Gosport

K17864/1 – Land Adjacent to the Wych Way Inn, 163 Wych Lane, Gosport

K17855 – 20 Wellington Drive. Lee-on-the-Solent

K17880 – Land at the rear of 90a-92 Fareham Road, Gosport

116 PUBLIC QUESTIONS

No public questions had been received.

PART II

117 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:

**118 K9393/7 - DEMOLITION OF STORE AND ERECTION OF CLASS B1(A) OFFICE UNIT (as amended by plans received 31.08.10)
Land To The Rear Of 63-65 High Street Lee-on-the-Solent
Hampshire PO13 9BU**

Note: Councillors Carter, Langdon, Jessop and Scard declared a Personal and Prejudicial interest in the item, left the meeting room and took no further part in the discussion or voting thereon. Councillor Hook declared a Personal and Prejudicial interest in this item left the meeting and took no further part in the discussion thereon. Councillor Ronayne was elected to chair the meeting for the duration of this item.

Members were advised that to address the concern of overlooking of properties in Marine Parade East the applicant had agreed to an additional condition requiring the installation of obscure glazed windows on the southern elevation.

Members had earlier attended a site visit.

Mr Duncan-Brown was invited to address the Board. He advised that he resided in Marine Parade East and was addressing the Board on behalf of a number of local residents.

He advised the Board that he felt the size of the proposed building would be unacceptably overbearing on the properties in Marine Parade East. He accepted that the applicants had agreed to a condition requiring the windows on the roof of the southern elevation to prevent overlooking.

Mr Duncan-Brown advised the Board that the rear access way was already congested with refuse collections, shop deliveries and staff gaining access to the rear of shops. He felt that there was not adequate parking for the proposal and that cars using the site would jut out into the access way causing more congestion.

Sarah Cornwell was invited to address the Board. She advised that a photographic montage had been produced and sent to Members of the Regulatory Board showing the scale and design of the proposal.

The Board were advised that there would be no change of use for the site and

the proposal would generate employment opportunities. There was to be a small increase in the floor space and that to address concerns of overlooking the applicant had agreed to obscure glaze some of the southern facing windows.

The Board were advised that the owner/occupiers of the Chinese take away had not objected to the proposal and, in addition, the proposed development would be sited 25m from the properties in Marine Parade East, which exceeded the required distance.

The Board were advised that the boundary wall did not encroach onto the adjoining property and searches had been undertaken with The Land Registry to ensure that the current siting was correct.

To conclude, the Board were advised that the application conformed with the Local Plan and that there were no reasons on planning grounds to refuse it.

Members felt that, following their visit to the site, the proposed building was obtrusive, oversized and inappropriately sited on a rear access way. It was felt that it was large, out of character and would result in the loss of amenity for local residents.

It was proposed and agreed that the application be refused on the grounds that the application was obtrusive, oversized and would result in a loss of amenity to local residents.

RESOLVED: That application K9393/7 – Land to the Rear of 63-65 High Street, Lee-on-the-Solent be refused for the following reason

- i By reason of its excessive size, scale and mass the proposed development would be out of character with the area and have an overbearing impact on the occupiers of neighbouring properties detrimental to their amenity. As such the development would be contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

**119 K16086/2 - APPLICATION TO REMOVE CONDITION 9 OF K16086/1 RELATING TO OBSCURE GLAZING OF WINDOW ON THE NORTH WEST ELEVATION (CONSERVATION AREA)
7 Ellachie Mews Gosport Hampshire PO12 2DR**

Note: Councillor Wright declared a Personal and Prejudicial interest in the item, left the meeting room and took no further part in the discussion or voting thereon.

Dr North was invited to address the Board. She advised that there were a number of points that she wished to raise.

Dr North advised the Board that she had a copy of the original minutes which included the inclusion of a condition requiring the window to be obscure glazed. The Board were advised that nothing had changed and that there was no reason for the removal of the condition.

Dr North expressed concern that the distance between the properties was assumed to be 30m, but that this had not been confirmed. The Board were advised that the window was of a considerable size; it covered 2 floors and directly overlooked the garden of number 3 Ellachie Road.

Dr North advised that she was considering erecting a conservatory at 3 Ellachie Road, but would not consider doing so with the window in its current format, as it would look directly into the proposed conservatory.

Dr North felt that the privacy of her property was being compromised as a result of the non-enforcement of the condition and that the issue should have been addressed five and a half years ago, on completion of the construction of the building.

A letter from the applicant Mr Wincott was read to the Board. It advised that Mr Wincott was not the original applicant for the construction of the property and had subsequently purchased the property following completion.

The letter advised that the searches undertaken when he purchased the property had not identified the requirement to meet the condition and that the policies used to attach the condition to the original application were no longer in existence.

The letter advised that the window served a non-habitable room, and that there were other windows on the same elevation that did not need to be obscure glazed. The planning officers were thanked for their help and assistance.

Councillor Forder, ward Councillor for Anglesey was invited to address the Board. He advised that he supported Dr North's request for the condition to be enforced and did not feel that the removal was justified.

He advised the Board that the window was very large and that when the property had been constructed the applicant had agreed to the condition to obscure glaze the window to address the concerns of neighbouring residents.

Councillor Forder stated that he was disappointed that Dr North had raised the issue with planning officers on a number of occasions and that it had taken such a length of time to resolve. He noted that the delay was not to be attributed to the current planning officers and that they had done their best to resolve the situation.

In answer to a Member's question, the Borough Solicitor advised that the delay in addressing the non-compliance of the condition was not a planning consideration in determining the current application. In the event that a condition had not been adhered to, retrospective permission could be applied for. The condition had been attached to the application following discussion at the Regulatory Board with the original applicant, and had not formed part of the original application and the recommendations reached by officers were consistent in both cases. It was for Members of the Regulatory Board to decide whether the condition should now be removed.

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

RESOLVED: That application K16086/2 – 7 Ellachie Mews, Gosport be deferred pending a site visit by Members of the Regulatory Board.

**120 K13063/3 - VARIATION OF CONDITIONS 2 AND 3 OF CONSENT K13063/2 TO VARY HOURS OF OPENING AND CARE FOR UP TO 30 CHILDREN (as amplified by letter received 5.11.10)
Small Talk Preschool Ltd 47 Gosport Road Lee-On-The-Solent Hampshire PO13 9EJ**

RESOLVED: That application K13063/3 – Small Talk Preschool Ltd, 47 Gosport Road, Lee-on-the-Solent be approved 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 increase in the number of children and revised opening hours will not have a detrimental impact on the amenities of the occupiers of the adjoining dwellings, traffic conditions in the locality, or highway and pedestrian safety. The proposal therefore complies with Policies R/DP1, R/CF5, R/ENV10 and R/T11 of the Gosport Borough Local Plan Review.

**121 K17864/1 - ERECTION OF TWO-STOREY TERRACE OF 5NO.THREE BEDROOM HOUSES WITH ASSOCIATED CYCLE AND REFUSE STORES, CAR PARKING AND LANDSCAPING (as amended by plans received 19.11.10 and 26.11.10)
Land Adjacent To The Wych Way Inn 163 Wych Lane Gosport Hampshire PO13 0NW**

Members were advised that there was a requirement for a contribution to be made to a Traffic Regulation Order. The payment towards this would be secured within a planning obligation; however, the extent of the Order would be determined by the Local Highway Authority at a later date, following a safety audit.

Mark Sennit was invited to address the Board. He advised that he represented Orchard Homes and that the proposal was to construct five, three bedroom properties. He advised that it was not intended to replicate the style of the surrounding properties, but that the new properties would compliment those existing and be an attractive addition to the area.

In answer to a Member's question, the exact location of the proposal was clarified.

Members requested that when the safety audit was undertaken, the congestion at the site on a Sunday morning when the Bridgemaury Car Boot sale was taking place was considered. The junction was busy and often unsafe and it was

requested that this be taken into consideration.

RESOLVED: That application K17864/1 – Land Adjacent to the Wych Way Inn, 163, Wych Lane, Gosport, be approved subject the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the payment of a commuted sum towards transport infrastructure, services and facilities and subject to the payment of a commuted sum towards a Traffic Regulation Order and 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 development as proposed is acceptable in this location and will not have a significant impact on the amenities of adjoining or future occupiers or the visual amenities of the area or highway safety and adequate provision is made for car parking, off site transport infrastructure, cycle parking, refuse storage, and open space. As such it complies with Policies R/DP1, R/H4, R/T4, R/T11, and R/OS8 of the Gosport Borough Local Plan Review.

**122 K17855 - CHANGE OF USE OF AMENITY LAND TO PRIVATE GARDEN & ERECTION OF 2 METRE HIGH FENCE (as amended by plans received 5.11.10)
20 Wellington Drive Lee-On-The-Solent Hampshire PO13 8FZ**

Alison Roast was invited to address the Board and advised that she represents the Lee on the Solent Residents Association. The Association had been involved in lengthy consultations with planners and developers throughout the construction of Cherque Farm and were involved in the development of the Masterplan.

It was felt that the proposal did not meet the requirements of the Masterplan as it would reduce the landscaped amenity area and would set precedence for other properties along Cherque Way.

In addition, it was felt that to approve the application would be detrimental to the buffer strip, which had been designed to allow the shrubs planted to mature.

The Association welcomed local residents having more input into planning matters and hoped that their request for refusal would be granted.

Mr Faulkner was invited to address the Board. He advised that he was the applicant for the proposal and that he had taken on board the comments of those objecting to the application.

The Board were advised that landscape planting would be maintained on the eastern side of the fence, thereby retaining the continuity and effectiveness of the existing buffer.

He advised that approval of the proposal would improve the appearance of the area and would not impact on the cycle lane.

In answer to a Member's question, the Board were advised that the fence would be the same height and material as the existing fence.

Councillor Kimber was invited to address the Board as ward Councillor for Lee East.

He advised that he supported the views of the Lee-on-the-Solent Residents' Association as originally, when the plan for Cherque Farm was produced, there was not enough amenity space to meet recommended guidelines.

He expressed concern that the land was currently available for use by all and the proposal would withdraw that privilege to other residents. He advised the Board that uneven shaping of the fence line had been designed that way to prevent those using Cherque Way being confronted with an unbroken line of fences.

He also felt that the application would be detrimental to the amenity of residents.

In answer to a Member's question, the Borough Solicitor clarified that the land in question was currently owned by Persimmon and it was their land to sell, should they so wish. The Board were also advised that the ownership of land was not a planning consideration.

In answer to a Member's question Officers clarified the position of the fence relative to its existing position.

The Board were advised that the planting on the land in question formed part of the planning permission for Cherque Way rather than the residential development at Cherque Farm. In addition, the only enforceable condition was that the acoustic fence was to remain.

RESOLVED: That application K17855 – 20 Wellington Drive, Lee-on-the-Solent be approved 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 garden extension as proposed is acceptable in this location. It will not have a detrimental impact on the visual amenity of the locality, the amenities of adjoining occupiers, or highway and pedestrian safety. As such, the proposal complies with Policies R/DP1, R/ENV10 and R/T11 of the Gosport Borough Local Plan Review.

123 K5799/2 - DEMOLITION OF EXISTING HALL AND ERECTION OF 2NO. THREE BEDROOM DWELLINGS AND 1NO. TWO BEDROOM BUNGALOW WITH ASSOCIATED CAR AND CYCLE PARKING, LANDSCAPING AND REFUSE AREAS
Magennis Hall Magennis Close Gosport Hampshire PO13 9XL

Note: Councillor Hook declared a personal and prejudicial interest in this

item, left the meeting and took no further part in the discussion thereon.

Members felt that as the facility was redundant it was preferable to allow it to be redeveloped for residential use.

RESOLVED: That application K5799/2 – Magennis Hall, Magennis Close, 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 payment of a commuted sum towards transport infrastructure, services and facilities and 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 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 interests of nature conservation. The proposal will not result in a net loss of local community facilities 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 Statement 25 (PPS25) and Policies R/DP1, R/CF2, R/DP3, R/T4, R/T11, R/ENV2, R/ENV4 R/OS8, and R/OS11 of the Gosport Borough Local Plan Review.

**124 K17863 - CONVERSION OF EXISTING FOOTPATH TO FORM 3METRE WIDE SHARED CYCLEWAY ALONG STOKES BAY ROAD FROM GOMER LANE TO ANGLESEY ROAD, CONSTRUCTION OF 2NO. PEDESTRIAN REFUGES AND ENLARGEMENT OF 1NO. REFUGE, REMOVAL OF 30NO. LIGHTING COLUMNS AND INSTALLATION OF 28NO. REPLACEMENTS, ADDITIONS AND ALTERATIONS TO EXISTING EARTH MOUNDS AND OTHER ASSOCIATED LANDSCAPING (CONSERVATION AREA IN PART)
Land Adjoining Stokes Bay Road Gosport Hampshire**

Note: Councillor Hook declared a personal interest in this item, remained in the room and took part in the discussion thereon.

Members welcomed the proposal and the enhanced facilities that would be provided for cyclists. It was acknowledged that the route would also provide a safer route to school for a number of children.

RESOLVED: That application K17863 –Land Adjoining Stokes Bay Road, 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 proposal is acceptable in this location. It will improve pedestrian and

cycling facilities in the area. It will not have a detrimental impact on the character of the area and will preserve the character and appearance of the Anglesey Conservation Area. Necessary archaeological works are to be undertaken. The development will not have an adverse impact on the interests of nature conservation or the amenities of adjoining residents. As such the development complies with Policies R/DP1, R/BH1, R/BH8, R/T9, R/CH1, R/OS1, R/OS4, R/OS11, R/OS12, R/OS13, R/OS14 and R/ENV11 of the Gosport Borough Local Plan Review.

**125 K6624/11 – CHANGE OF USE OF DISUSED OFFICE TO HAIRDRESSING/BEAUTY SALON (CLASS A1)
104 Fareham Road Gosport Hampshire PO13 0AL**

Councillor Hook declared a personal and prejudicial interest in this item, left the room and took no part in the discussion thereon.

RESOLVED: That Temporary Consent application K6624/11 – 104 Fareham Road, Gosport be approved be granted subject to the conditions set out in the report of the Borough Solicitor for the following reason:

- i That having due regard to the Provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal would underpin the economic development of the borough and support the existing occupier on the site in the current economy. It would not detrimentally draw activity away from the Town and Local Centres and is well positioned to serve the local community. The proposed use sits comfortably with existing surrounding uses. Satisfactory levels of car parking can be provided and the site is highly accessible. The proposal therefore complies with the aims and objectives of PPS4 and Policy R/S2 of the Gosport Borough Local Plan Review, and complies with Policies R/DP1, R/EMP3, R/EMP5, R/EMP7, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

**126 K17873 - CHANGE OF USE OF LAND TO FORM EXTENDED EXTERNAL CAR DISPLAY AREA AND CAR PARKING
230 Brockhurst Road Gosport Hampshire PO12 3BD**

Note: Councillor Carter declared a personal interest in this item, remained in the room and took part in the discussion and voting thereon.

RESOLVED: That application K17873 – 230 Brockhurst Road, Gosport be approved subject to the payment of a commuted sum towards transport infrastructure services and facilities and 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 use as proposed is acceptable in this location and would not have a detrimental impact on the amenities of the occupiers of adjacent properties, the visual amenities of the local area or highway safety

conditions in the locality and as such complies with Policy R/DP1, R/T4, R/T11 and R/OS13 of the Gosport Borough Local Plan Review.

**129 K38618/9 - ALTERATIONS TO GROUND FLOOR DENTAL SURGERY AND CHANGE OF USE FROM DENTAL SURGERY TO 1NO.TWO BEDROOM MAISONETTE ON FIRST FLOOR AND SECOND FLOORS, ERECTION OF FIRST FLOOR REAR EXTENSION AND EXTERNAL FIRE ESCAPE STAIRCASE AND INSTALLATION OF REPLACEMENT TIMBER SHOP FRONT (CONSERVATION AREA)
152 - 154 High Street Lee-On-The-Solent Hampshire PO13 9DD**

RESOLVED: That application K38618/9 – 152-154 High Street Lee-on-the-Solent be approved subject 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 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. Due to its appropriate design, density and layout, the development will preserve the character and appearance of the Lee-on-the-Solent Conservation Area and will not have a detrimental impact on the visual amenity of the locality or the amenities and servicing arrangements of existing, neighbouring or prospective occupiers. Adequate provision is made for car parking, cycle and refuse storage and open space. The development therefore complies with Policies R/DP1, R/DP3, R/BH1, R/H4, R/S3, R/S7, R/T4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**130 K17880 - ERECTION OF 20 BED CARE HOME AND ASSOCIATED ACCESS, CAR PARKING, CYCLE STORAGE AND LANDSCAPING
Land At Rear Of 90a - 92 Fareham Road Gosport Hampshire PO13 0AG**

Members were advised that a seven page report and brochure had been prepared by the applicant and distributed. Planning Officers had not yet had the opportunity to consider this additional information and the Chairman therefore proposed that the application be deferred until a future meeting of the Regulatory Board so that Officers could respond.

RESOLVED: That application K17880 –Land at the rear of 90a-92 Fareham Road be deferred until a future meeting of the Regulatory Board.

**131 K8888/3 - CHANGE OF USE FROM DISINFESTATION CENTRE TO YOUTH SUPPORT CENTRE (CLASS D1), INCLUDING EXTERNAL ALTERATIONS (as amplified by e-mail received 9.11.10)
Disinfestation Centre Unit 29 Toronto Place Gosport Hampshire PO12 4UZ**

Councillor Hook declared a personal and prejudicial interest in this item, left the room and took no part in the discussion thereon.

Members were advised that a letter of representation had been received, it objected to the proposal as the area was already subject to a high level of crime and expressed concern that the development would lead to companies withdrawing from the site. It was requested that the appropriate security levels be installed.

Members felt that those using the facility would be supervised and recognised the benefits of the work that Motive8 were undertaking.

RESOLVED: That change of use application K8888/3 – Unit 29, Toronto Place, 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 use is acceptable in this location. It will bring a vacant unit back into use, help safeguard existing jobs, and provide additional employment opportunities for residents of the Borough. It will not be harmful to the economic vitality or viability of the Forton Road Industrial Estate, the visual amenity of the locality, or the amenities of neighbouring occupiers. Appropriate provisions have been made for vehicular and bicycle parking and refuse storage. As such, the proposal complies with Planning Policy Statement 4 and Policies R/DP1, R/EMP3, R/EMP5, R/EMP7, R/CF1 and R/T11 of the Gosport Borough Local Plan Review.

130 K10020/5 - REGULATION 3 - INSTALLATION OF REPLACEMENT WINDOWS
Gloucester House Holly Street Gosport Hampshire PO12 1RP

Members welcomed the additional security the proposal would provide for residents.

RESOLVED: That Regulation 3 application – Gloucester House, Holly Street, Gosport be approved subject to the conditions set out in the report of the Borough Solicitor.

130 Any Other Items

Members were advised that the outcomes of two appeals to the planning inspectorate had been received.

The appeal at 36 St Marys Avenue had been allowed.

The Board were advised that the Inspector acknowledged that, for the most part, the rear elevations in St. Marys Avenue follow a uniform pattern of development. However, he had noted that there are exceptions to this, particularly at number 32. In considering this, the variety of building styles and the siting of neighbouring outbuildings, the Inspector did not consider that the proposed extension would create an over prominent feature at the rear of the dwelling or be out of character with the local area. The Inspector's opinion was

that any loss of light or outlook for adjacent occupiers would be minimal and comparable to that which would be experienced if the applicant exercised their right to extend their property within the allowances of permitted development. This served to reinforce his view that the development was acceptable in planning terms.

The appeal at 100 Park Road was dismissed.

The Board were advised that the Inspector had considered the main issues to be the effect of the proposal on the character of the surrounding area and the living conditions of nearby residents.

The Inspector had acknowledged that the character of development in Park Road and neighbouring roads was overwhelmingly that of frontage development, with the rear gardens of Park Road, Ewer Common, Mount Pleasant Road and Alecto Road together forming a square of back gardens. There were no examples of 'tandem' or 'backland' development intruding into this square of gardens.

The Inspector had referred to the recent changes to PPS 3 Housing as being material in the consideration of this appeal with regard to the exclusion of garden land from the definition of previously developed land. Although there was no absolute presumption either in PPS 3 or in local plan policy against developing on garden land, the Inspector considered that in the particular circumstances of Gosport to allow development on garden land would undermine the achievement of its target for development on previously developed land.

The Inspector noted the only means of access available to the appeal site was along the narrow gap between number 100 and number 112 which links the main part of the plot to Park Road. The Inspector considered the introduction of an access for a new dwelling, so close to the side elevation and to habitable room windows of number 112, would unacceptably increase noise and disturbance from the comings and goings of vehicles and pedestrians which would be detrimental to the living conditions of the occupiers of 112.

The meeting commenced at 6.00pm and concluded at 7.50pm.

CHAIRMAN