

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 10 DECEMBER 2012**

The Mayor (Councillor Dickson) (ex-officio) (P); Chairman of the P & O Board (Councillor Hook (ex-officio) (P); Councillors Ms Ballard (P), Beavis (P), Carter CR (P), Ms Diffey (P), Farr (P), Gill (P), Henshaw (P), Mrs Hook (P), Jessop (P), Langdon (P), Ronayne (P) and Wright (P).

53 APOLOGIES

There were no apologies for inability to attend the meeting.

54 DECLARATIONS OF INTEREST

- Councillor Wright and Councillor Farr declared a non pecuniary interest in items K17912/2 and K17912/3 176-178 Rowner Lane
- Councillor Carter advised that he had a pecuniary interest in a property shown on the location plan for 15 Solent Way and requested this be noted. He advised the Board that the property was located a distance from the proposal site and, therefore, he had no pecuniary or non-pecuniary interest in application K2148/1.

55 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 6th November 2012 be approved and signed by the Chairman as a true and correct record.

56 DEPUTATIONS

A deputation had been received on the following application:

- K2148/1– 15 Solent Way

57 PUBLIC QUESTIONS

No public questions had been received

PART II

**58 K.15458/1– ERECTION OF 1NO THREE BEDROOM DETACHED
CHALET BUNGALOW WITH ASSOCIATED ACCESS AND
LANDSCAPING (CONSERVATION AREA) (AS AMENDED BY
PLANS RECEIVED 07.09.12 AND DESIGN AND ACCESS
STATEMENT RECEIVED 12.09.2012)
Land at 32 Manor Way Lee-on-the-Solent Hampshire**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application K15458/1 Land At 32 Manor Way Lee-On-The-Solent. Members were advised that the wording for the conditions in appendix B was incomplete and it was requested that delegated authority be given to the Head of Development Control to finalise the wording.

Members acknowledged that the application had been discussed at a previous meeting

of the Board and proposed that the application be approved.

RESOLVED: That application K15458/1 be approved subject to the completion of a Section 106 agreement to secure the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the payment of a commuted sum towards the provision of transport infrastructure and subject to the conditions in the report of the Borough Solicitor and the Deputy Chief Executive and that delegated authority be given to the Head of Development Control to finalise the wording of the conditions.

59 K17671/15 – PLANNING APPLICATION FOR THE ERECTION OF 175NO. RESIDENTIAL UNITS TOGETHER WITH PARKING AND OPEN SPACE (INCLUDING LEAP) AND RETENTION OF PARTIAL REVISION TO THE PARKING LAYOUT FOR PHASE 2 OF THE ROWNER REDEVELOPMENT (AS AMENDED BY PLANS RECEIVED 15.10.12, 14.11.12, 26.11.12 AND 28.11.12 AND LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN AND LANDSCAPE SPECIFICATION RECEIVED 26.11.12 AND AMPLIFIED BY ROAD SAFETY AUDITS RECEIVED 30.10.12 AND 28.11.12)

Consideration was given to a report of the Borough Solicitor and the Deputy Chief Executive recommending that planning application K17671/15 for the erection of 175No. residential units together with parking and open space (including LEAP) and retention of partial revision to the parking layout for phase 2 of the Rowner Redevelopment be approved.

Members thanked the planning officer's for providing a thorough, comprehensive report.

A Member sought clarification on the 'flat roofs' referenced in the report as being included within the development and where the responsibility for the upkeep and maintenance of them would be when replacement was required. Members were advised that predominantly 'pitched roofing' would be the main roof form on the site and that the 'flat roofs' mentioned would only be as canopies for balconies. Members were also advised that there would be agreement of the quality of materials being used before the implementation of the development.

A Member clarified that properties would not be owned by Gosport Borough Council and that the maintenance of them would be the responsibility of the developer and purchasers of the properties.

RESOLVED: That application K17671/15 - for the erection of 175No. residential units together with parking and open space (including LEAP) and retention of partial revision to the parking layout for phase 2 of the Rowner Redevelopment be approved subject to the conditions in the report of the Borough Solicitor and the Deputy Chief Executive for the following reasons:-

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 will positively contribute to the on-going redevelopment of Rowner and will enhance the appearance of the area. It will provide a mix of dwelling types and tenures, including affordable housing, thereby contributing to the mix of dwellings available to residents of the Borough. The layout, access and vehicle parking arrangements, together with the provision for drainage, refuse storage and bicycle parking are acceptable. The development will not harm the interests of highway or pedestrian safety, or the amenity of existing or prospective occupiers. Adequate provision has been made for Open Space and the proposed green spaces, together with numerous trees and areas of soft landscaping will provide valuable amenity space for prospective occupiers and enhance the overall appearance of the development. The development will not increase the risk of flooding to people or property, and will not have an adverse impact on the interests of nature conservation, archaeology or land contamination. The development includes measures to enhance biodiversity and promote energy conservation. It, therefore, complies with the National Planning Policy Framework and Policies R/DP1, R/DP3, R/T3, R/T4, R/T11, R/H4, R/H5, R/H9, R/OS8, R/OS11, R/OS12, R/OS13, R/OS14, R/ENV2, R/ENV3, R/ENV4 R/ENV5, R/ENV10, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

60 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:

- 61 K17912/2 – CONVERSION OF TWO DWELLINGS TO PROVIDE SINGLE UNIT OF ACCOMMODATION TOGETHER WITH EXTENSIONS AND ALTERATIONS INCLUDING SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, REPLACEMENT WINDOWS, NEW WINDOWS, INCREASING HEIGHT OF 2NO. CHIMNEYS, UNDERPINNING AND NEW DETACHED DOUBLE GARAGE (LISTED BUILDING IN CONSERVATION AREA) (AS AMENDED AND AMPLIFIED BY PLANS AND INFORMATION RECEIVED 12.09.12, 17.10.12 AND 20.11.12)**
176-178 ROWNER LANE GOSPORT HAMPSHIRE PO13 9SU

Councillors Wright and Farr declared a non pecuniary interest in this item and left the meeting room and took no part in discussion or the voting thereon.

- Members were advised that since the publication of the agenda, an additional letter of representation had been received. The letter advised that: legal proceeding relating to the sale of the land had been withdrawn;
- the withdrawal of legal proceedings was on the assumption that the properties would, in all probability be developed in accordance with the pending planning and listed building applications;
- the objector does not represent other objectors;

- the cottages should be protected during the winter months;
- it was hoped that the building will be retained as an old world cottage in accordance with the original gift of the late Sir Humphrey Prideaux Brune; and
- the Regulatory Board be made aware of these factors.

Members welcomed the conversion of the existing pair of cottages into a single dwelling which would bring the property back into residential ownership and that the alterations would not harmfully alter the visual reference that the building had previously been used as two dwellings.

RESOLVED: That application K17912/2 – 176-178 Rowner Lane, Gosport be approved subject to the conditions set out in the report of the Borough Solicitor and Deputy Chief Executive, for the following reason:

That having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in terms of design, the impact on the Listed Building having special regard to preserving the building, its setting, and that of the Listed Church, and features of special architectural or historic interest, will preserve the character and appearance of the Rowner Conservation Area and will ensure features of archaeological interest are preserved. The proposal is acceptable in highway safety and amenity terms, provides a satisfactory living environment for future occupants and will not impact detrimentally on protected species. The proposal, therefore, complies with Policies R/OS1, R/OS3, R/DP1, R/BH1, R/BH3, R/BH8, R/T11 and R/OS13 of the Gosport Borough Local Plan Review.

**62 K17912/3 – LISTED BUILDING APPLICATION – CONVERSION OF TWO DWELLINGS TO PROVIDE SINGLE UNIT OF ACCOMMODATION TOGETHER WITH EXTENSIONS AND ALTERATIONS INCLUDING SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, REPLACEMENT WINDOWS, NEW WINDOWS, INCREASING HEIGHT OF 2NO. CHIMNEYS, UNDERPINNING AND NEW DETACHED DOUBLE GARAGE AND INTERNAL ALTERATIONS (CONSERVATION AREA) (AS AMENDED AND AMPLIFIED BY PLANS AND INFORMATION RECEIVED 12.09.12 AND 17.10.12)
176-178 ROWNER LANE GOSPORT**

Councillors Wright and Farr declared a non pecuniary interest in this item and left the meeting room and took no part in discussion or the voting thereon.

Members were advised that the further Letter of Representation received for application K17912/2 had also been submitted in respect of this listed building application.

RESOLVED: That Listed Building Consent K17912/3 - 176-178 Rowner Lane, Gosport be granted, subject to the conditions in the report of the Borough Solicitor and Deputy

Chief Executive, for the following reasons:

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 alterations are acceptable and will not detrimentally impact on the Listed Building having special regard to the preservation of the building, its setting and features of special architectural and historic interest. As such, the development complies with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

**63 ERECTION OF TWO STOREY FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION (as amended by plan received 13.11.2012)
15 Solent Way Gosport Hampshire PO12 2NR**

Mr Rooke was invited to address the Board. He advised that he was the applicant and owner of 15 Solent Way. He advised the Board that the application had been made due to Mr Rooke's father's illness and resultant accommodation requirements. Mr Rooke further explained that he had previously looked into alternative design methods but felt that the proposed front extension and single storey rear extension was the only solution to accommodate his family. Mr Rooke also advised the Board that adjacent neighbouring properties had been shown drawings and supported the application.

Members agreed that, although there was an understanding of the officer's decision to recommend refusal of the application, they felt that there was no significant impact on neighbouring properties, amenities or loss of light and that the proposed alterations would enhance the property and not be out of character with the area. Members also agreed that there would be sufficient parking as the proposed paved area to the front of the property would still provide 3 parking spaces. Additionally Members did not feel that the front extension would be readily visible from public viewpoints given its scale.

Members acknowledged the importance of bringing Mr Rooke's father into the family home and commended the family on taking this decision. Members recognised however that this was not a material planning consideration.

Members proposed an amendment to the recommendation that the application be approved for the following reason:-

That the proposed front extension would, by reason of its appropriate design, siting and mass be an appropriate form of development, which would not have a detrimental impact on the appearance of the dwelling, the streetscene and the wider visual amenities of the area, in line with Policy R/DP1 of the Gosport Borough Local Plan review.

Members proposed that delegated authority be given to the Head of Development Control to finalise conditions. .

RESOLVED: That application K2148/1 – 15 Solent Way, Gosport be approved and that delegated authority be granted to the Head of Development Control to finalise conditions for the application.

64 K14255/17 – DEMOLITION OF BUILDINGS 46 AND 47 (AS

**AMPLIFIED BY LETTER RECEIVED 2.10.12 AND 26.11.12)
QINETIQ HASLAR, HASLAR ROAD, GOSPORT**

Members were advised that application K14255/17 had been withdrawn from this agenda.

RESOLVED: That application K14255/17 – Qinetiq Haslar, Haslar Road would not be considered by the Board at this time.

65 ANY OTHER BUSINESS

The Chairman thanked Members and Council Officers for their participation and wished everyone Seasons Greetings.

The meeting concluded at: 6.30pm

CHAIRMAN