

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 16 JULY 2013**

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

It was reported that in accordance with Standing Order 2.3.6, Councillor Chegwyn had been nominated to replace Councillor Diffey for this meeting and Councillor Hook had been nominated to replace Councillor Gill.

16 APOLOGIES

Apologies for inability to attend the meeting were received from Councillors Diffey, Jessop and Gill.

17 DECLARATIONS OF INTEREST

There were none.

18 DEPUTATIONS

A deputation had been received on the following application:

- 13/00067/FULL – Land to Rear of 206-216 Brockhurst Road, Gosport

19 PUBLIC QUESTIONS

No public questions had been received.

PART II

20 REPORT OF THE BOROUGH SOLICITOR

The Borough Solicitor submitted a report on applications received for planning consent setting out the recommendation in each case.

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

Members were advised that Item 2 of the report (Bay House School) had been withdrawn from the agenda and would be reported to a future meeting of the Regulatory Board.

21 13/00067/FULL – ERECTION OF 4 NO. DETACHED BUNGALOWS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING (AS AMENDED BY PLANS RECEIVED 21.03.13, 26.03.13 AND 17.05.13 AND AMPLIFIED BY PLAN RECEIVED 31.05.13 AND 05.06.13 LAND TO REAR OF 206-216 BROCKHURST ROAD, GOSPORT

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 13/00067/FULL.

Members were advised that a site visit had been carried out to view the proposed access

from Jason Way.

Mr Collett was invited to address the Board whereby he advised that he was the agent for the applicants. Mr Collett advised that as discussed at the Regulatory Board meeting held on the 5th June 2013 a comprehensive consultation exercise had been carried out with residents.

Mr Collett advised that the application was fully policy compliant, subject to no objections from any statutory consultees including the Fire Authority and that concerns raised during consultation with residents had resulted in the buildings being designed as bungalows which residents had acknowledged represented no harmful impact.

In response to a question from a Member, Mr Collett advised that a range of access options had been investigated in collaboration with the Highway Authority, of which the proposed access from Jason Way had been identified as the preferred option, providing an appropriate and safe means of access. Mr Collett further advised that direct access from Brockhurst Road would involve demolishing an occupied house and it was felt that due to this being a busy main road that it would not be a feasible option for access.

Members were advised that the Highways Authority had raised no objection to the proposal and had confirmed that the proposed access and junction arrangements provided the necessary level of visibility required and complied with Highway policies.

Members were advised that the Fire Authority had confirmed that the access to the development was wide enough for appliances to drive into the site, turn and exit in a forward gear. It was further confirmed that the proposal complies with the required standards enabling more than one fire appliance to adequately serve in an emergency situation. Some Members considered that access from Jason Way and development of land the garden to the rear of properties on Brockhurst Road was not acceptable.

RESOLVED: That application 13/00067/FULL – Land to the rear of 206-216 Brockhurst Road, Gosport be approved subject to the payment of a commuted sum towards transport infrastructure, services and facilities and the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions in the report of the Borough Solicitor.

15 ANY OTHER BUSINESS

There was no other business

The meeting concluded at: 18:31pm

CHAIRMAN