

**AN EXTRAORDINARY MEETING OF THE REGULATORY BOARD
WAS HELD ON 8 AUGUST 2013**

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

It was reported that in accordance with Standing Order 2.3.6, Councillor Mrs Cully had been
nominated to replace Councillor Wright for this meeting

23 APOLOGIES

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

24 DECLARATIONS OF INTEREST

There were none.

25 DEPUTATIONS

No deputations had been received.

26 PUBLIC QUESTIONS

No public questions had been received.

PART II

27 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:

**28 13/00099/FULL – DEMOLITION OF EXISTING SPORTS FACILITY
BUILDING TOGETHER WITH ASSOCIATED REFUSE STORE,
EXTERNAL WORKS AND ACCESS FROM BROWNDOWN ROAD (AS
AMPLIFIED BY INFORMATION RECEIVED 31.05.13 AND 21.06.13 AND
AMENDED BY PLAN AND INFORMATION RECEIVED 11.06.13, 19.06.13
AND 20.06.13)
BAY HOUSE SCHOOL FIELD, GOMER LANE, GOSPORT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive
requesting that consideration be given to planning application 13/00099/FULL.

Members were advised that following the publication of the agenda, 5 letters of objections had
been received and had raised the following additional issues:

- Concern regarding the timescale for determination
- Concern regarding the school starting works on the site before planning permission had
been granted
- Concern regarding the agenda being issued before the time period for representation had
expired

- Concern regarding the completion of a contract for development before planning permission had been granted
- No objection in principle, however there had been no consideration for neighbouring properties
- Alternative siting would alleviate concerns and could incorporate car parking and provide improved arrangements for the collection of waste
- The all-weather pitch was constructed with limited impact on the neighbouring properties
- Harmful impact on outlook from existing residential properties
- The footprint of the building exceeds the footprint of the existing sports hall and tennis courts
- Loss of habitat for Brent Geese, Redwing, Starling and Wood Pigeon
- Incorrect reference to 'infrequent' visits to the site by Brent Geese
- Lack of renewable energy of the design
- Concern regarding hours of operation.

Members were advised that in order to address concerns regarding the hours of operation, it was proposed to recommend an additional condition as follows:

- **Condition 25** – No development shall take place outside the hours of 0800 and 1800, Monday to Friday, 0900 and 1300 on Saturday's and at no time on Sunday's or Bank Holidays.
- **Reason:-** To preserve the amenities of the neighbouring residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review and the NPPF...

A Member sought clarification on the wording relating to hours of operation. It was confirmed that an error had been made in the report and that the facility may be used on occasion until 2200 during the week only.

Further to a question from a Member regarding the location of the facility it was advised that two other options had been investigated, however, due to the land constraints and allocations as set out in the Gosport Borough Local Plan and the requirement to maintain the visual appearance of strategic gap, the proposed location was the preferred option.

Members were advised that the western part of the site, adjacent to the River Alver, fell within flood zone 3.

Members unanimously agreed that the proposed sports facility would benefit both the School and the community and welcomed the additional condition to address residents concerns of the operational hours.

RESOLVED: That application 13/00099/FULL – Bay House School Field, Gosport be approved subject to the conditions in the report of the Borough Solicitor and the following additional condition as follows:

- No development shall take place outside the hours of 0800 and 1800, Monday to Friday, 0900 and 1300 on Saturday's and at no time on Sunday's or Bank Holidays.
- Reason - To preserve the amenities of the neighbouring residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review and the NPPF

29 ANY OTHER BUSINESS

There was no other business

The meeting concluded at: 18:09pm

CHAIRMAN