

**A MEETING OF THE REGULATORY BOARD  
WAS HELD ON 10 SEPTEMBER 2013**

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

It was reported that in accordance with Standing Order 2.3.6, Councillor Hook had been nominated to replace Councillor Hazel for this meeting and Councillor Allen had been nominated to replace Councillor Langdon.

**30 APOLOGIES**

Apologies for inability to attend the meeting were received from Councillor Hazel and Councillor Langdon.

**31 DECLARATIONS OF INTEREST**

There were none.

**32 DEPUTATIONS**

Deputations had been received on the following applications:

- 13/00266/FULL – 154 Fareham Road, Gosport
- 13/00318/VOC – Land to the rear of 154 Fareham Road, Gosport

**33 PUBLIC QUESTIONS**

No public questions had been received.

**PART II**

**34 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:

**35 13/00266/FULL – RE-ROOFING, RE-CLADDING AND INSTALLATION OF PORTAL RAFTERS TOGETHER WITH ALTERATIONS TO ELEVATIONS TO PROVIDE NEW WINDOWS, DOORS AND LOADING BAYS (AS AMPLIFIED BY PLAN RECEIVED 19.08.13)  
154 FAREHAM ROAD, GOSPORT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 13/00266/FULL.

Members were advised that there were no updates.

Mr Holmes was invited to address the board whereby he advised that he was from Quayside Architects who were the agents for Oceanic Estates Ltd.

Mr Holmes advised the Board that modernisation of the building by Oceanic Estates Ltd was required and that the existing roof needed replacing. Mr Holmes further advised that the proposal to clad the external elevations and provide new windows, doors and loadings bays would enhance the site and attract new potential tenants creating up to 30,000ft employment opportunities.

Further to a question from a Member regarding the demolition of the building, it was confirmed that the demolition of the building was due to be completed imminently and that he had no further information as to how this was being undertaken.

**RESOLVED:** That application 13/00266/FULL – 154 Fareham Road Gosport be approved subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive.

**36                            13/00318/VOC – VARIATION/REMOVAL OF CONDITIONS 3,4,5,7,8,11,12 AND 13 OF PLANNING PERMISSION REFERENCE 13/00178/FULL RELATING TO SAMPLES OF EXTERNAL MATERIALS, NEW ACCESSES, OPEN STORAGE, PERCUSSIVE PILING, THE SUBMISSION OF AN ENVIRONMENTAL MITIGATION STRATEGY, THE REMOVAL OF TREES/SHRUBS AND DETAILS AND COMPLETION OF LANDSCAPE SCHEME (AS AMPLIFIED BY EMAIL RECEIVED 12.08.13)  
LAND TO THE REAR OF 154 FAREHAM ROAD, GOSPORT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 13/00318/VOC

Members were advised that an additional letter of objection had been received and had been considered and assessed within paragraphs 7 & 8 of the report. The letter refers to the trees on the eastern boundary of the site which, the objector considered should be retained and formally protected by a Tree Preservation Order, as they shield nearby residential properties from the impacts of light pollution and will preserve the visual amenity of the locality.

Mr Holmes was invited to address the Board. He advised that the applicant was seeking to establish a more flexible consent that is most likely to comply with operational and logistical requirements of prospective occupiers and avoid delays associated with the requirement to discharge conditions prior to the commencement of development. In light of this, and the fact that the latest planning application had been supported by additional details, it was proposed to amend a number of conditions attached to the original consent.

Mr Holmes further advised that two existing lighting columns would be relocated within the site and that one existing lighting column would be retained in its current position adjacent to the northern boundary. Mr Holmes confirmed that there is currently no restriction on the hours that the lights were operated and also confirmed that lighting would be fitted within the covered bay on the side of the proposed building.

Concerns were raised with regard to the potential loss of trees on the eastern side of the site, adjacent to Lederle Lane. Mr Holmes advised that there were currently no plans to remove the trees and that a condition to retain the trees for a period of 5 years was appropriate in this instance.

Officers confirmed that the Borough Council's Landscape Officer did not consider that the trees were worthy of formal protection through the provision of a Tree Preservation Order.

**RESOLVED:** That application 13/00318/VOC – Land to the Rear of 154 Fareham Road Gosport be approved subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive.

**37                            13/00312/EXT – RENEWAL OF PLANNING PERMISSION TO EXTEND THE TIME LIMIT FOR THE IMPLEMENTATION OF PLANNING PERMISSION REFERENCE K9316/7 (08/00423/FULL) – RESTORATION OF GRADE II LISTED BUILDING AND SCHEDULED ANCIENT MONUMENT AND CONVERSION TO 26 DWELLINGS, RESIDENTS STORES AND INTERPRETATION ROOM (AS AMPLIFIED BY PLANS AND INFORMATION RECEIVED 08.08.13, 22.08.13 AND 28.08.13)  
FORT GILKICKER, FORT ROAD, GOSPORT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 13/00312/EXT.

Members were advised that on page 22 of the grey pages in paragraph 4 the year 2026 is a typo and should be 2062.

Members were advised that the Environment Agency's position is of no objection. Discussions which took place during the previous Public Inquiry clarified that the living accommodation within the Fort provided a safe refuge for residents outside the area at risk from flooding. In an extreme flooding event the risk of inundation of the access road could be managed through procedures, including the Flood

Warning and Evacuation Plan which, as set out on page 23 of the grey pages, is to be secured through the Section 106 Agreement which the applicant has agreed to enter into.

**RESOLVED:** That application 13/00312/ETX – Fort Gilkicker, Fort Road, Gosport be approved subject to Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space; the provision of affordable housing; public access works; the provision of an interpretation centre and access to the parade ground; a flood warning and evacuation plan; the provision of mitre gates and details of the access gates at Fort road; CCTV and the appointment of a management company and subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive.

**38                                13/00224/FULL – INSTALLATION AND CONSTRUCTION OF SECTION OF ROAD AND ASSOCIATED WORKS  
DAEDALUS AIRFIELD, CHARK LANE, LEE-ON-THE-SOLENT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 13/00224/FULL.

Members were advised that a response from the Environment Agency had now been received and that no objection had been raised subject to a condition relating to a surface water drainage scheme.

Members were advised that following the receipt of the consultation response, it was proposed to recommend an additional condition as follows:

- **Condition 15** – Before development is commenced a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The surface water drainage scheme shall include details of the following:
  - (i) Information demonstrating that the surface water run-off generated up to and including the 1 in 100 year 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.
  - (ii) A timetable for the implementation of the surface water drainage scheme.
  - (iii) Details of how the scheme shall be maintained after it has been completed.

The approved surface water drainage scheme shall be carried out and maintained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

- **Reason** - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, and to comply with the NPPF and Policy R/DP1 of the Gosport Borough Local Plan Review.

**RESOLVED:** That application 13/00224/FULL –Daedalus Airfield Chark Lane, Lee-on-the-Solent, be approved subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive and subject to the following additional condition as follows:

- Before development is commenced a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The surface water drainage scheme shall include details of the following:
  - (iv) Information demonstrating that the surface water run-off generated up to and including the 1 in 100 year 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.
  - (v) A timetable for the implementation of the surface water drainage scheme.
  - (vi) Details of how the scheme shall be maintained after it has been completed.

The approved surface water drainage scheme shall be carried out and maintained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

- **Reason** - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, and to comply with the NPPF and Policy R/DP1 of the Gosport Borough Local Plan Review

**39 ANY OTHER BUSINESS**

There was no other business

The meeting concluded at: 18:27

CHAIRMAN