

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 4th NOVEMBER 2013**

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

40 APOLOGIES

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

41 DECLARATIONS OF INTEREST

There were none.

42 DEPUTATIONS

Deputations had been received on the following applications:

- 13/00229/FULL – LOTS Sailing Club 46 Marine Parade East Lee-on-The-Solent
- 13/00329/FULL – Land at Junction of Magister Drive and Westland Drive Lee-on-The-Solent
- 13/00406/FULL – Site of Former Recreation Centre Davenport Close
- 13/00285/FULL – 39-45A Stoke Road and 79-81 Jamaica Place

43 PUBLIC QUESTIONS

No public questions had been received.

44 REVIEW OF LOCAL INFORMATION REQUIREMENTS (LOCAL LIST)

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive to consider the proposed list of Local Information Requirements (Local List) required to be submitted with planning applications.

It was noted that the proposed changes contained within the report would result in a reduction of the amount and type of supporting information/reports required at registration stage.

Following concerns raised it was confirmed, that applicants would still be required to provide additional information if this was considered necessary prior to determination of the application.

RESOLVED – That the revised Local List, as set out in Appendix A attached to the report, be approved.

PART II

45 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:

**13/00229/FULL – DEMOLITION OF SAILING CLUB AND ERECTION OF DETACHED BUILDING TO FORM SAILING CLUB AND 8 NO. TWO BEDROOM FLATS WITH ASSOCIATED ACCESS, CAR PARKING, CYCLE AND REFUSE STORES (AS AMENDED BY PLANS RECEIVED 11.09.13, 27.09.13 AND 25.10.13 AND INFORMATION RECEIVED 04.10.13)
LOTS SAILING CLUB 46 MARINE PARADE EAST 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 13/00229/FULL.

Members were advised that there were no updates.

Mrs Alison Roast was invited to address the Board whereby she advised that she was speaking on behalf of the Lee Resident's Association and the residents of Seaview Court.

Mrs Roast advised Members that the Association regarded the Sailing Club as a major asset in the amenities of Lee-on-the-Solent and wished the Board to consider opposing the plans proposed.

Mrs Roast expressed concerns that part of the proposed building would come within 3 metres of the back edge of the footway on Marine Parade East and did not conform to planning guidelines in the Supplementary Planning Document.

It was confirmed that the Supplementary Planning Document recommends a guideline separation distance of 6 metres from the front edge of new development on Marine Parade to the north edge of the footway and that the proposal had been assessed in context.

RESOLVED: That application 13/00229/FULL – LOS Sailing Club, 46 Marine Parade East 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 a commuted sum towards Transport Infrastructure and Facilities and subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive.

**13/00329/FULL – ERECTION OF 13 NO. TWO STOREY DWELLINGS (8 NO. THREE BEDROOM AND 5 NO. FOUR BEDROOM) WITH ASSOCIATED CAR PARKING, LANDSCAPING AND NEW ACCESSES FROM WESTLAND DRIVE AND MAGISTER DRIVE AND PROVISION OF OPEN SPACE (AS AMPLIFIED BY STAGE 1 ROAD SAFETY AUDIT RECEIVED 9.10.13 AND PLAN RECEIVED 15.10.13)
LAND AT JUNCTION OF MAGISTER DRIVE AND WESTLAND DRIVE 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 13/00329/FULL.

Members were advised that there were no updates.

RESOLVED: That application 13/00329/FULL – Land at Junction of Magister Drive and Westland Drive, Lee-on-the-Solent, be approved subject to Section 106 agreement relating to the payment of a commuted sum toward transport infrastructure, services and facilities; 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 and Deputy Chief Executive.

**48 13/00406/FULL – DEMOLITION OF SWIMMING POOL BUILDING AND
ERECTION OF 6 NO. ONE AND 6 NO. TWO BEDROOM FLATS AND 4
NO. TWO BEDROOM AND 7 NO. THREE BEDROOM HOUSES WITH
ASSOCIATED LANDSCAPING AND PARKING (AS AMPLIFIED BY
INFORMATION RECEIVED 10.10.13
SITE OF FORMER RECREATION CENTRE DAVENPORT CLOSE**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 13/00406/FULL.

Members were advised that 2 letters of objection had been received since the report was published raising the following issues:

- The siting of the bin store was unacceptable
- The bin store would attract vermin and maggots
- The bin store could be sited on the northern edge of the site away from existing residents
- Planning application reference K17000/2 was considered to be unsustainable and it would have resulted in a greater reliance on the private motor vehicle
- The size of the proposed properties is similar in size to those refused under planning application reference K17000/2
- The argument that the proposed site will produce no more traffic than when the leisure centre was in operation is not valid as the site was, and still is, the tennis courts and swimming pool with no car parking
- The car parking for these uses was developed on 15 years ago
- The Draft Gosport Borough Local Plan 2011-2029 has an indicative figure of 15 dwellings not 23
- Appears to be owned by 2 subsidiary companies in the Cayman Islands
- The siting of the flats is unacceptable
- Overlooking, loss of outlook, loss of view
- The car parking and access arrangements are unacceptable

It was reported that a condition requiring details of the materials to be used in the construction of the buildings, including the bin store, was recommended to ensure that any smells or noise associated with its use are not harmful.

Members were advised that planning application reference K17000/2 was the subject of an appeal which was subsequently withdrawn. Concerns about the unsustainability of the site at the time the Appeal was submitted have been subsequently addressed by the Rowner Regeneration Scheme. Members were further advised on a point of clarification to one of the letters referred to in the original report. It was noted that the objector had asked for a spelling error to be corrected; his original letter referred to sand fleas whereas it should have read flies.

Mr Keith Perry was invited to address the Board whereby he advised that he was a Town Planner for the Martin Ralph Group and was acting on behalf of PMC Construction & Development Services Ltd.

Mr Perry circulated a paper to Members advising of the proposed residential scheme.

Mr Perry advised Members that the site was the home of the old Rowner Swimming pool (former Recreation Centre) which had been closed to the public for over 9 years.

Members were advised that the scheme was much smaller in scale than the main renewal project at Alver Village.

Mr Perry felt that the application was a positive contribution to social housing in Gosport with 23 houses being proposed to be built comprising of 12 being affordable rented 1 & 2 bed roomed flats, 7 shared ownership tenure houses and 4 outright ownership houses creating, a 83% rented tenure or shared ownership housing.

Members were also advised that a mix of 41 un-allocated and allocated parking spaces was proposed on the site.

Members were advised that the proposed site for housing complies with the 2011-2029 Local Plan and improved a redundant, disused part of urban land of low ecological value.

It was reported that adequate provision of bins and bike storage had been provided in the proposal for both houses and flats on the site and Mr Perry confirmed that any further consultation or adjustment of plans would be considered to address any concerns.

Further to a question from a Member it was confirmed that gates would be secured with locks.

RESOLVED: That application 13/00406/FULL – Site of Former Recreation Centre, Davenport Close be approved subject to Section 106 agreement relation to the provision of affordable housing and subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive.

**49 13/00285/FULL – PARTIAL DEMOLITION, EXTENSIONS, ALTERATIONS
AND PARTIAL CONVERSION TO PROVIDE 4 NO. TWO BEDROOM
FLATS AND 9 NO. ONE BEDROOM FLATS (CONSERVATION AREA
AND ADJACENT TO LISTED BUILDING)
39-45A STOKE ROAD AND 79-81 JAMAICA PLACE**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 13/00285/FULL

Members were advised that there were no updates.

Mrs Harvey was invited to address the Board whereby she advised that she lived opposite the proposed site at No.40 Cray House, Stoke Road.

Mrs Harvey expressed concerns regarding the harmful impact the development will have on the character of the building, the loss of privacy to her property and the harm to the retail function of Stoke Road.

Mrs Harvey felt that the approval of this development would see an increase of cars in an already congested area and create traffic and parking issues.

The applicant, Mr White, was invited to address the Board whereby he advised that there appeared to be some confusion as to the loss of a gable roof and windows overlooking neighbouring properties. Mr White confirmed that no new windows were proposed to the front elevation and that only the rear of the property was proposed to be changed.

Mr White also confirmed that the proposed development would provide 6 parking spaces that would utilise the existing access from Jamaica Place.

Further to a question from a Member, Mr White confirmed that the existing retail floor space fronting Stoke Road would be retained at ground floor level with the first and second floors being altered to allow for the provision of flats.

RESOLVED: That application 13/00285 – 39-45A Stoke Road and 79-81 Jamaica Place be approved subject to Section 106 agreement relating to the payment of a commuted sum

towards transport infrastructure, services and facilities; the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the conditions in the report of the Borough Solicitor and the Deputy Chief Executive.

**50. 13/00397/FULL - RETENTION OF AND FURTHER WORKS FOR THE
ERECTION OF A SINGLE STOREY SIDE EXTENSION
43 GALE MOOR AVENUE**

Members were advised that there were no updates.

It was noted that the report had been presented to the Regulatory Board as the applicant was a member of staff.

RESOLVED: That application 13/00397/FULL – 43 Gale Moor Avenue be approved subject to the conditions in the report of the Borough Solicitor and the Deputy Chief Executive.

51 ANY OTHER BUSINESS

There was no other business

The meeting concluded at: 18:45

CHAIRMAN