

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 5 AUGUST 2014 AT 6PM**

Chairman of the P & O Board (Councillor Hook) (ex-officio) (P), Councillors Allen (P), Bateman (P), Carter C (P), Dickson (P), Ms Diffey (P), Farr (P), Hicks (P), Hazel (P), Mrs Hook (P), Jessop (P), Langdon (P), and Wright (P).

32. APOLOGIES

An apology for inability to attend the meeting was submitted on behalf of the Mayor.

33. DECLARATIONS OF INTEREST

- Cllr Jessop declared a personal interest in item 6 of the agenda as he is a Trustee of the Rowner Community Trust based at the Nimrod Centre. He advised that he would remain in the room and would not take part in the debate or vote on the application but would wish to make a statement to the Board.

34. MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 15 July 2014, be approved and signed by the Chairman as a true and correct record.

35. DEPUTATIONS

A deputation had been received on agenda item 6 – 14/00203/FULL – Rowner Re-development (Phase 4).

36. PUBLIC QUESTIONS

No public questions had been received.

PART II

37. 14/00203/FULL – PLANNING APPLICATION FOR THE ERECTION OF 127 NO. RESIDENTIAL UNITS TOGETHER WITH PARKING, INCLUDING AMENDED ACCESS FROM PHASE 2 OF THE ROWNER RE-DEVELOPMENT (PHASE 4) (AS AMPLIFIED BY PLAN RECEIVED 21.07.14 AND AMENDED BY EMAIL RECEIVED 25.07.14)

Councillor Jessop declared a personal interest in this item, remained in the room but did not take part in the debate or in the voting thereon.

Consideration was given to a report of the Borough Solicitor and the Deputy Chief Executive recommending that planning application 14/00203/FULL for the erection of 127 no. residential units together with parking, including amended access from Phase 2 of the Rowner Redevelopment be approved.

Members were advised that since the publication of the report, the final consultation responses had been received from the Local Highway Authority, the Building Control Partnership, Housing Services and the Crime Prevention and Design Officer, all of whom raised no objection to the development.

Councillor Jessop was invited to make his Statement to the Board. He explained that he welcomed the redevelopment of Rowner advising Members that the area was improving and

that active community engagement was a result of the regeneration.

In conclusion, Councillor Jessop felt that the design standards of the scheme were a credit to both the Developer and Officers and thanked them for their hard work in developing the site.

A Member sought clarification with regards to drainage at the site. It was confirmed that a condition to control surface water drainage was proposed and that this would allow further consultation with Southern Water to ensure that adequate drainage would be achieved.

In response to a Member's question concerning the potentially inadequate car parking provision at the site, which would not comply with the Council's Parking Supplementary Planning Document, officers advised that the proposed parking provision would exceed the approved threshold established under the Outline permission and that, following consultation with the Local Highway Authority, officers were satisfied that the proposed development would provide an adequate level of car parking. It was further confirmed that the County Council were considering an application for additional car parking spaces at Siskin School, which would off-set the loss of the existing informal car parking on the land at the front of the Nimrod Centre.

Further to Member's question in relation to the demolition of the remaining block of flats at the site, it was advised that the developers were in discussions with Southern Water regarding the drainage of the basement, which is currently flooded. It was hoped that this matter would be resolved within the next few weeks but there was not yet a definitive timeframe for the demolition of the remaining flats.

Members felt that the proposed development would positively contribute to the redevelopment of Rowner, would enhance the appearance of the area and thanked Officer's for providing a comprehensive report.

RESOLVED: That application 14/00203/FULL, Rowner Re-development (Phase 4) be approved subject to;

- a) the conditions contained within Appendix A of the report of the Borough Solicitor and Deputy Chief Executive and delegate authority to the Head of Development Control, in consultation with the Borough Solicitor and Deputy Chief Executive, to impose the conditions contained within Appendix A of the report with amendments if necessary and;
- b) a Section 106 Agreement relating to the payment of a commuted sum towards the funding of a Traffic Regulation Order.

31. ANY OTHER BUSINESS

There was no other business

The meeting concluded at 6.15pm