

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 13 JANUARY 2015 AT 6PM**

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

70. APOLOGIES

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

71. DECLARATIONS OF INTEREST

- Councillors Allen and Gill declared a personal interest in respect of item 14/00530/FULL – 15 Mumby Road, Gosport, (page 3 of the grey pages of the Report of the Borough Solicitor & Deputy Chief Executive).

72. MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 2 December 2014, be approved and signed by the Chairman as a true and correct record.

73. DEPUTATIONS

A deputation had been received on the following item:

- Item 1 of the grey pages– 14/00530/FULL – 15 Mumby Road, Gosport, Hants, PO12 1AA

74. PUBLIC QUESTIONS

No public questions had been received.

PART II

75. REPORT OF THE BOROUGH SOLICITOR & DEPUTY CHIEF EXECUTIVE

The Borough Solicitor & Deputy Chief Executive submitted a report on an application received for planning consent setting out the recommendation. .

RESOLVED: That a decision be taken on the application for planning consent as detailed below:

**76. 14/00530/FULL – CHANGE OF USE FROM RETAIL (CLASS A1) TO OFFICE (CLASS B1) (CONSERVATION AREA)
15 MUMBY ROAD, GOSPORT, HANTS, PO12 1AA**

Councillor Allen declared a personal interest in respect of this item.

Councillor Gill declared a personal interest in respect of this item; although he was not entitled to vote as he was an ex-officio Member of the Board.

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00530/FULL.

The Planning Officer updated the Board advising that further to the publication of the report, a consultation response had been received from the Local Highway Authority. No objection had been raised. The Local Highway Authority had responded that the proposed use would result in less demand than the current retail use. Accordingly, the lack of vehicular and cycle parking provision was acceptable and no transport contribution or transport planning conditions were required. The Planning Officer advised that the proposal was in accordance with Saved Policy R/T11 of the Gosport Borough Local Plan Review, 2006: Policy LP23 of the Gosport Borough Local Plan 2011 – 2029 (Publication Version 2014) and the Parking SPD 2014 concluding that there was no change to the Officer's recommendation.

Mr Graham Jacobs was invited to address the Board. He circulated photographs and documents to Members which outlined the location of the unit and advised that the site formed part of a mixed use redevelopment which originally consisted of 12 residential apartments and 3 offices on the ground floor.

Mr Jacobs advised Members that the property had been vacant since 2012 despite active marketing.

Members were further advised that the occupiers of the property, Mr and Mrs Lees of Lees Bricklaying Services currently based in Stoke Road, were looking to expand their business and relocate to Mumby Road which would generate more employment opportunities within the Borough.

Mr Jacobs stated that he understood the proposed B1 change of use was contrary to the Gosport Borough Local Plan but considered that the location of the unit was poor for a retail offering and would generate a lower level of footfall than the High Street. He concluded that bringing the unit back into occupancy and contributing to the vibrancy of the surrounding area would be preferable to a vacant unit.

Following a question from a Member Mr Jacobs confirmed that Lees Bricklaying employed part time contractors and the proposed use would be similar to a recruitment agency for construction and bricklaying services.

Councillor Mrs Cully was invited to address the Board whereby she thanked Members for the opportunity to speak on this application as Ward Councillor. She informed Members that she welcomed the application which sought to expand a local business that employed local residents and trained apprentices within the building trade.

Councillor Mrs Cully further advised that she recognised the importance of encouraging retail use in the Town Centre but felt that the proposal by Lees Bricklaying would see an increase in employment opportunities within the Borough. In addition, Councillor Mrs Cully felt that this unit would encourage visitors to the High Street.

In relation to a Member's question clarification was sought on the difference between Class B1 and Class A2 usage as It was felt that the proposed application offering recruitment services could be described as a professional service. It was confirmed by the Planning officer that there are distinct differences between an A2 and B1 office use and the proposed application sought a B1 usage which Officers considered reflected the supporting information submitted with the application.

Following discussions, Members recognised the importance in complying with the Local Plan to protect the Town Centre but felt, that the unit was located away from the main shopping area and welcomed the opportunity to bring a vacant unit back into use enabling a local business to expand.

It was proposed and seconded that the application be approved with conditions attached to the planning permission to include opening hours and appearance of the shopfront.

A vote was taken and it was agreed that delegated authority be given to the Head of Development Control, in consultation with the Borough Solicitor and Deputy Chief Executive, to determine appropriately worded planning conditions.

RESOLVED: That planning application 14/00530/FULL - 15 Mumby Road, Gosport be approved subject conditions and that authority be delegated to the Head of Development Control in consultation with the Borough Solicitor and Deputy Chief Executive to impose appropriate conditions including controlling opening hours and the appearance of the unit.

69. ANY OTHER BUSINESS

Members were advised of the progress of two appeals dealt with by the Planning Inspectorate.

It was reported that a start date had been received for the Planning Appeal for the Royal Sailors Rest. The Planning Inspectorate has also dismissed the appeal for 38 High Street, Lee-on-the-Solent, supporting the Planning Officer's decision to refuse the application on the basis that the building would be out of character with the surrounding area and would harm highway safety. The Inspector did not agree that the proposal would harm the living conditions of the existing occupiers of no 38 High Street, with particular regard to garden space, but did support the requirement for contributions towards open space and infrastructure, services and facilities and the measures required to avoid or mitigate potential adverse effects from recreational use of the nearby SPA by future residents. Full details of the Inspector's decision will be included in the Members Information Bulletin.

The meeting concluded at 18:20PM

CHAIRMAN