

**AN EXTRAORDINARY MEETING OF THE REGULATORY BOARD
WAS HELD ON 29 JANUARY 2016 AT 5PM
*Subject to Approval***

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

91. APOLOGIES

An apology for inability to attend the meeting was received by Councillor Bateman.

92. DECLARATIONS OF INTEREST

There were none.

93. DEPUTATIONS

Deputations had been received on the following items:

- Item 6 of the agenda – 15/00620/FULL – Block NM7 Royal Clarence Yard

94. PUBLIC QUESTIONS

There were no public questions.

PART II

**95. 15/00183/FULL – ERECTION OF 13 NO. DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING AND WORKS TO BOUNDARY WALLS AND WALLS WITHIN THE BOUNDARY (CONSERVATION AREA) (as amended by additional information received 15.06.15, 17.08.15 and 10.12.15)
ROYAL CLARENCE YARD G1-G3 Block Weevil Lane Gosport**

Members were advised that the purpose of this report was to consider whether to grant permission for planning application 15/00183/FULL.

RESOLVED: That planning permission be granted subject to the planning conditions set out within Appendix A of the report of the Deputy Chief Executive and Borough Solicitor.

**96. 15/00620/FULL – ERECTION OF BUILDING (NM7) COMPRISING 55 NO. FLATS WITH ASSOCIATED ACCESS AND CAR PARKING (CONSERVATION AREA) (as amplified by information received 15.12.15 and amended by information received 18.12.15)
Block NM7 Royal Clarence Marina Weevil Lane, Gosport**

Members were advised that the purpose of this report was to consider whether to grant permission for planning application 15/00620/FULL.

Mrs Ewing was invited to address the Board.

Members were advised that three further letters of objections had been received; one of which was further to a letter already received. Therefore, in total, there were 14 letters of objection.

The majority of the issues raised were already covered in the Officer report however, additional issues raised were:

- The fallback position for development on the site was not strong as it was not viable and the applicant would not build it, secondly it was approved a long time ago and thirdly there had been changes in policy since the approval. Therefore, less weight should be given to it.
- There was a lack of visitor parking in North Meadow and this would impact upon the success of commercial units.

The Planning Officer advised that the fallback position for development on the site was a 78 unit building with the same number of parking spaces as now proposed for a 55 unit building. The building had permission and could be built without the need for further permission. This represented a strong fallback position that significant weight should be given to.

Notwithstanding the fallback position the recently adopted Gosport Borough Local Plan 2011-2029 allocated Royal Clarence Yard for an additional 105 units so the principle of further residential development on the site was established.

Members were advised that the application did not change the allocation of space for visitor parking across the wider site approved in the Car Park Management Plan by the September 2015 Regulatory Board.

Mrs Ewing advised the Board that she ran the Pump House in Royal Clarence Yard and also owned a property in Regents Place, Weevil Lane. She advised Members that she had serious concerns with the application being placed before an extraordinary meeting of the Regulatory Board, and felt that this was an important decision for Gosport's economy.

Mrs Ewing advised Members that she felt the application should be refused in order to provide adequate infrastructure to allow Royal Clarence Yard to thrive and provide jobs and economic opportunities for the town. She also advised that Royal Clarence Yard should be a jewel in Gosport's crown; instead she felt, it risked being devoid of the amenities promised in the original application of which the developer had yet to provide.

Mrs Ewing advised that allowing a reduced number of flats to be built would still see a detrimental impact on visitor parking which, she felt was crucial to any business moving in to Royal Clarence Yard. She further advised that Royal Clarence Yard was a thriving community of local, independent businesses which made it all the more obvious that the waterfront units were empty and that she had lost count of the number of times visitors to the café, Gosport residents and visitors who arrived by boat in the marina say that it was a shame that there was nothing there.

Mrs Ewing advised that the Gosport Design Supplementary Planning Document (SPD) stated that the minimum distance between facing windows should be 21 metres. The submitted plans allowed for a minimum distance of 19 metres across Weevil Lane to Ledwell Court which was 2 metres less than the guidelines and just 15.5 metres across the internal courtyard subsequently resulting in almost 5 metres less than the guidelines.

In conclusion Mrs Ewing urged the Board to consider looking at the development as a whole and not allow the application to go ahead which would cut off the opportunity for any future commercial development and jobs for the people of Gosport.

Following a question from a Member, the Planning Officer clarified that the proposal provided the same number of parking spaces on the site but for 23 less units (from 78 to 55) than the extant permission which maintained the spaces approved in the 2015 Car Park Management Plan.

The Planning Officer also confirmed that the distances proposed between the buildings were similar to that previously approved.

Following discussions Members recognised that if refused, Berkley Homes would still be able to build the approved 78 units under the permission.

RESOLVED: That planning permission be granted subject to the planning conditions set out within Appendix A of the report of the Deputy Chief Executive and Borough Solicitor.

97. ANY OTHER BUSINESS

There was no other business.

The meeting concluded at 17:36

CHAIRMAN