

**A MEETING OF THE REGULATORY BOARD  
WAS HELD ON 1 MARCH 2016 AT 6PM  
*Subject to Approval***

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

**It was reported that in accordance with Standing Order 2.3.6, Councillors Hook and Hylands had been nominated to replace Councillors Hazel and Hicks for this meeting.**

**98. APOLOGIES**

Apologies for inability to attend the meeting were received by Councillors Hazel and Hicks.

**99. DECLARATIONS OF INTEREST**

- Councillor Carter declared a personal interest in respect of item 1 & 2 of the grey pages of the report of the Borough Solicitor and Deputy Chief Executive.
- Councillor Langdon declared a personal interest in respect of item 3 of the grey pages of the report of the Borough Solicitor and Deputy Chief Executive.

**100. DEPUTATIONS**

Deputations had been received on the following items:

- Item 3 of the grey pages – 15/00125/FULL – Delden, Fort Road, Gosport
- Item 4 of the grey pages – 15/00352/FULL – 33 Monckton Road, Gosport

**101. PUBLIC QUESTIONS**

There were no public questions.

**PART II**

- 102. 15/00125/FULL - ERECTION OF FIRST FLOOR FRONT EXTENSION, PART SINGLE STOREY AND PART TWO STOREY REAR EXTENSION, ALTERATIONS AND EXTENSION TO ROOF TO FORM ADDITIONAL LIVING ACCOMMODATION AND PROVISION OF TERRACE AND DETACHED DOUBLE GARAGE (CONSERVATION AREA) (as amended by plans received 22.12.15)  
Delden, Fort Road Gosport**

**Councillor Langdon declared a personal interest in respect of this item.**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 15/00125/FULL.

Mr Lawrence was invited to address the Board.

Members were advised by officers that Paragraph 4 of the 'Site and Proposal' section where it stated that "there were no openings in the side elevation" of Fort Cottage should read that "there were no openings in the side elevation that served habitable rooms. This referred to a tall window in the section of the eastern elevation of Fort Cottage that served a staircase.

The impact of the extension upon the amenities of Fort Cottage was addressed in Paragraph 3 of the 'Principle Issues' section of the Officer Report and the omission of the statement in the report had no bearing on the assessment.

Members were advised that a further, indicative plan had been received from the applicant to show the relationship between the application property and Fort Cottage. The submitted plan was indicative of the resulting relationship but it was not drawn to a recognised scale. It could not therefore, be relied upon to demonstrate the actual situation on site. The Local Planning Authority is required to determine the application on the basis of the scaled plans and the individual site characteristics and in light of the relevant policies. Therefore there was no change to the recommendation.

Mr Lawrence advised Members that he was the owner of Fort Cottage and had been in residence for over 47 years.

Mr Lawrence advised the Board that he was very concerned that there appeared to be some confusion relating to the orientation of his property being the same as the Delden site. He further stated that Fort Cottage faced onto Crescent Road with the only means of access being onto Crescent Road whereas the Delden site faced onto Fort Road and at present the only access was via Fort Road.

Mr Lawrence advised Members that properties within the area were two storey buildings not three storey and that he felt should the application be approved, it would be out of character to the surrounding conservation area and set a precedent for future developments.

Mr Lawrence further raised concerns with the proposed parking for 6 vehicles to the rear of Delden and a further 3 vehicles to the front of the property; in total making 9 parking spaces available within the curtilage of Delden.

Mr Lawrence felt that the proposed alterations to Delden did not comply with Local Planning policies adopted by Gosport Borough Council. He referred Members to pictures he had circulated which he felt clearly showed that his bedroom and patio area would be in full view resulting in a significant loss of privacy to his property and rear garden being overlooked.

Mrs Lenie Stephens-Voorhorst was invited to address the Board. She advised Members that she was the wife of the applicant Mr Terry Kellet.

Mrs Stephens-Voorhorst advised Members that they had worked closely with a Local Architect and the Planning Department to comply with all relevant Local Plan policies to address any privacy issues that had been raised. She further advised that she believed the plans submitted would not have a harmful impact to the privacy of Fort Cottage due to the inclusion of a 1.7 metre high glazed screen which prevented any overlooking and the wall frontage between the two properties.

Mrs Stephens-Voorhorst felt that the proposed works would make a positive improvement to Delden by enhancing the character and appearance of the property by creating a modern look with the emphasis being on taking full advantage of the views to the Solent.

Mrs Stephens-Voorhorst advised Members that by widening the existing gate to create vehicular access to the garden and providing a double garage with turning area would facilitate easier access as parking in Fort Road was not an option due to limited visibility.

Members stated that they had no objection to the garage or the proposed access from Crescent Gardens however, Members recognised that the application site was unique and sat within an area of importance and were of the view that, if approved, the proposed dwelling would be at a complete variance with the general aspects of the area and would distract from it.

Members also felt that the proposed modern design would not be in keeping with the surrounding properties and would have a detrimental impact on the Anglesey Conservation Area.

It was therefore proposed, seconded and subsequently agreed that the proposal be refused by reason that its design would fail to promote or reinforce local distinctiveness neither conserving nor enhancing the character of the Anglesey Conservation Area in conflict with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Council Design Guidance SPD 2014.

**RESOLVED:** That planning application 15/00125/FULL, Delden Fort Road, be refused for the following reasons:-

1. The proposal by reason of its design, would fail to promote or reinforce local distinctiveness neither conserving nor enhancing the character of the Anglesey Conservation Area in conflict with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Council Design Guidance SPD 2014.

**103. 15/00352/FULL – ERECTION OF TWO STOREY REAR EXTENSION (as amplified by ecology report received 07.01.16  
33 Monckton Road, Gosport**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 15/00352/FULL.

Mr Boltwood was invited to address the Board.

Members were advised that there were no updates.

Mr Boltwood advised Members that he lived at number 31a Monckton Road which was adjacent to the proposed application.

Mr Boltwood expressed concern that the applicant had previously not fully completed the external elevations of an outbuilding in the garden and went on to express concerns regarding the rendering and painting of the proposed extension which he felt should be completed within a reasonable and specified time. He further felt that should the application be approved, that the Planning Department should closely monitor the works carried out to ensure materials matched the existing property and did not affect the appearance of the surrounding area.

Further to a Members question it was clarified that there was no mechanism to apply specific time constraints for work to be completed.

Members were advised by the Head of Development Management that a condition was proposed to ensure that the external facing materials matched the existing dwelling and it was further confirmed that this would be monitored to ensure compliance.

A Member sought clarification with respect to the applicant failing to comply with the conditions imposed. The Borough Solicitor & Deputy Chief Executive advised that non-compliance would result in the expediency of enforcement action being considered and further advised that a condition could be attached preventing occupation of the extension until the external finish had been completed.

It was therefore proposed and agreed that an additional condition be attached to require the extension to be smooth rendered and colour finished to match the existing dwelling before it was occupied.

**RESOLVED:** That planning application 15/00352/FULL, be approved and that authority be delegated to the Head of Development Management, in consultation with the Borough Solicitor and Deputy Chief Executive, to impose and finalise the wording of the additional condition to prevent the extension being brought into use until the external elevations have been smooth rendered and colour finished to match the existing dwelling.

104. **16/00001/FULL – ERECTION OF BUILDING (USE CLASS B1/B2/B8) WITH ASSOCIATED CAR PARKING (as amplified by information received 10.02.16) Daedalus Park – Site B (South) Lee-on-the-Solent PO13 9FU**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 16/0001/FULL.

Members were advised that there were no updates.

Following a Member's question regarding the shortfall of recommended car parking spaces available to the unit, it was clarified by the Head of Development Management that although the proposal did not meet the Supplementary Parking Design guidance, the applicant had provided sufficient justification that the parking provided would meet the needs of the intended users of the building and advised that a further permission would need to be obtained before a different type of operator could occupy the building.

**RESOLVED:** That planning application 16/0001/FULL, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

105. **16/00002/FULL – ERECTION OF 3 NO, TWO-STOREY BUILDINGS (USE CLASS B1/B2/B8) WITH ASSOCIATED CAR PARKING (as amended by information received 12.02.16) Daedalus Park – Site B (North) Lee-on-the-Solent PO13 9FU**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 16/0002/FULL.

Members were advised that there were no updates.

Members welcomed the application which would create further employment opportunities within the Borough.

**RESOLVED:** That planning application 16/0002/FULL, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

106. **ANY OTHER BUSINESS**

There was no other business.

The meeting concluded at 18:54

CHAIRMAN