

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 1 MARCH 2017 AT 6PM**

Subject to approval

The Mayor (Councillor Mrs Hook)(ex-officio); Councillors Hook (P), Allen (P), Mrs Batty (P), Beavis (P), Bergin (P), Carter (P), Ms Diffey (P), Earle (P), Farr (P), Foster-Reed (P), Hicks, Jessop, Raffaelli (P), Ronayne (P), Wright (P)

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

In the absence of the Chairman, the Vice-Chairman, Councillor Allen chaired the meeting.

91. APOLOGIES

Apologies for inability to attend the meeting were received from The Mayor and Councillors Jessop and Hicks.

92. DECLARATIONS OF INTEREST

- In respect of Item 1 of the grey pages of the report of the Head of Planning Services, Councillor Wright declared that he could see the application property from his garden and so would stay in the room but not participate in the determination of this application.
- In respect of Item 9 of the grey pages of the report of the Head of Planning Services, Councillor Carter declared an interest in this item as he lived in Nottingham Place but stated that his house was quite far away from the application property so he was comfortable remaining in the room throughout the discussion and did not consider this to affect his judgement in determining the application.

93. MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 18 January 2017 be approved and signed by the Chairman as a true and correct record.

94. DEPUTATIONS

Deputations had been received on the following items:

- Item 3 of the grey pages 16/00553/FULL – 124-128 Brockhurst Road, Gosport
- Item 5 of the grey pages 16/00571/FULL – 32 Alver Road, Gosport
- Item 7 of the grey pages 16/00463/FULL – Admiralty Oil Fuel Depot, Forton Road

95. PUBLIC QUESTIONS

There were no public questions

PART II

96. REPORTS OF THE HEAD OF PLANNING SERVICES

The Head of Planning Services submitted a report on applications received for planning consent setting out the recommendation.

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

**97. 16/00497/FULL – ERECTION OF TWO STOREY SIDE EXTENSION AND ERECTION OF PITCHED ROOF OVER EXISTING PORCH (as amplified by plan received 24.11.2016)
20 Springcroft Gosport Hampshire PO13 0YW**

Consideration was given to the report of the Head of Planning Services requesting that consideration be given to planning application 16/00497/FULL.

The Board were advised by the Deputy Head of Planning Services that Members had attended a site visit at 2pm earlier that day at the property whereby Members had the opportunity to view the application within the site and also view the proposal from the street.

RESOLVED: That planning application 16/00497/FULL be approved subject to the conditions of the report of the Head of Planning Services.

**98. 16/00593/FULL – CHANGE OF USE FROM CAR SALES TO COMMERCIAL CAR WASHING
Finsbury Cars Privett Road Gosport Hampshire PO12 2SU**

Members of the Board were advised that planning application 16/00593/FULL had been deferred for consideration at a future meeting.

**99. 16/00553/FULL – DEMOLITION OF EXISTING BUILDING AND ERECTION OF 3NO. ONE BEDROOM DWELLINGS, 3NO. THREE BEDROOM DWELLINGS, AND 1NO. TWO BEDROOM DWELLING, TOGETHER WITH FIRST FLOOR REAR EXTENSION TO EXISTING HOUSE AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND CYCLE AND WASTE STORAGE FACILITIES (as amended by plans 03.01.2017)
124-128 Brockhurst Road Gosport Hants PO12 3BA**

Consideration was given to the report of the Head of Planning Services requesting that consideration be given to planning application 16/00553/FULL.

Members were advised that there were no updates.

Mr Peter Denny was invited to address the Board.

Mr Denny advised the Board that his concerns with the application related to the positioning of the bin and cycle storage facilities for proposed dwelling number 3 as these would be located at the side of his property and the bin storage sited under his bedroom window.

A Member advised that whilst the revised application was an improvement on previous applications submitted, there were still some concerns in relation to access from The Shrubbery and the main road. He further added that the extension of the yellow lines was welcomed, although noted that these would need to be enforced in practice if they were to be effective.

A Member asked the Planning Officer if there was a possibility to adapt the plan to take into account Mr Denny's concerns and reposition the bin storage and cycle storage away from his property.

The Deputy Head of Planning Services advised the Board that Condition 10 of the report detailed the storage provisions for the site and confirmed that it had been considered that the location of these facilities were acceptable. He further advised that, if Councillors were concerned with the location of the storage facilities, delegated authority could be given to the Head of Planning Services

to amend Condition 10 to include the repositioning of the bin and cycle storage for dwelling number 3 to a different location on the site. Members unanimously agreed that Condition 10 be amended.

Mr Trevor Ayles was invited to address the Board but declined.

Following discussions, Members felt that the application was the right plan for a residential area and would tidy up the neighbourhood.

RESOLVED: That planning application 16/00553/FULL be approved subject to:

- (a) a section 106 agreement relating to the payment of a commuted sum to extend the traffic regulation order (TRO) at the Kingsley Road/The Shrubbery junction to prevent vehicles parking in this area opposite the proposed new vehicular access to the rear of the site; and
- (b) the conditions of the report of the Head of Planning Services, including delegated authority to the Head of Planning Services to amend Condition 10 to provide for the relocation of the bin and cycle storage relating to unit 3 of the proposal.

**100. 16/00582/OUT – OUTLINE APPLICATION - ERECTION OF NINE DWELLINGS WITH INDICATIVE ACCESS FROM WYCH LANE
Land Rear of 363, 365 & 367 Fareham Road Gosport Hampshire
PO13 0AD**

Consideration was given to the report of the Head of Planning Services requesting that consideration be given to planning application 16/00582/OUT.

Members were advised that there were no updates.

Members unanimously supported the Planning Officer's recommendation for refusal of the planning application and felt that the proposal was back garden overdevelopment.

Members further felt that this application was contrary to numerous policies in the Gosport Borough Council's Local Plan and would have a detrimental impact on highway safety within the surrounding area.

A Member raised concerns with the lack of ecological information provided and felt that it would be at odds with an already established development.

RESOLVED: That planning application 16/00582/OUT be refused for the following reasons:

1. The proposed development, by reason of its location, size and inappropriate siting within the rear garden of numbers 363, 365 and 367 Fareham Road, would be at odds with the established pattern of residential development in the locality and would create an incongruous, cramped and discordant development, detrimental to the character of the area and contrary to Policy LP10 of the Gosport Borough Local Plan 2011-2029.
2. The application does not demonstrate that adequate access could be provided to serve the proposed development and that the proposal would not be prejudicial to the safety or convenience of users of the surrounding highway network. The proposal is therefore contrary to Policy LP22 of the Gosport Local Plan 2011-2029.
3. The proposal does not demonstrate that adequate provision can be made for off-street parking and manoeuvring of vehicles to meet likely demand. The proposal is therefore contrary to Policy LP23 of the Gosport Local Plan 2011-2029 and to the adopted Parking SPD.
4. In the absence of any ecological evidence to demonstrate that the proposals would not be likely to affect the habitats of protected species the proposal is contrary to Policy LP44 of the Gosport Borough Local Plan 2011-2029.

5. The proposal does not make adequate provision to mitigate against the harmful impacts of recreational disturbance on the Portsmouth Harbour SPA, the Solent and Southampton Water SPA and the Chichester and Langstone Harbours SPA sites to the detriment of the protected and other species for which these areas are designated, contrary to Policy LP42 of the Gosport Borough Local Plan 2011 - 2029, the Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2016 and the Conservation of Habitats and Species Regulations 2010 (as amended).

**101. 16/00571/FULL – ALTERATIONS TO ROOF AND FORMATION OF DORMER WINDOW TO SOUTH ELEVATION (AMENDMENT TO APPLICATION 15/00303/FULL - ERECTION OF TWO STOREY SIDE/REAR EXTENSIONS)
32 Alver Road Gosport Hampshire PO12 1QR**

Consideration was given to the report of Head of Planning Services requesting that consideration be given to planning application 16/00571/FULL.

Mr Critchley was invited to address the Board but was not in attendance.

Members were advised that since the publication of the report one further letter of objection had been received on 27th February 2017 from a neighbour at 34 Alver Road. This letter was read out by the Deputy Head of Planning Services as follows:

“I am writing this letter with a sense of disappointment at how the continuing saga of my roof is progressing.

After speaking with Jeremy and Andrew, I had hopes of a satisfactory conclusion however I must admit that I find the present state of the roof repair to be very unsatisfactory.

The edging while possibly functional is certainly not pleasing to the eye or anywhere near its original state.

After nearly one and a half years of disruption, disappointment and stress to myself, my wife and my children, I feel that it is time for a satisfactory conclusion to be reached”.

The Deputy Head of Planning Services advised Members that an amended plan had been received which represented what was now on the site and that the dormer windows had been removed under a separate enforcement action.

The Deputy Head of Planning Services further advised Members that the applicant had indicated that repairs to the roof and replacement of the rotten roof felt would be carried out within the next two weeks.

A Member highlighted an incorrect address at the bottom of the plan that had been circulated. The Deputy Head of Planning Services confirmed that this was a drafting error.

Following a question regarding the possibility of the property being used as a house of multiple occupation, the Deputy Head of Planning Services advised that no information had been provided and that planning permission would not be required. The Deputy Head of Planning Services confirmed that the building was presently a 3 bedroomed property and authorised for family use. A condition was proposed to be attached limiting the number of bedrooms within the property.

RESOLVED: That planning application 16/00571/FULL be approved subject to the conditions of the report of the Head of Planning Services.

**102. 16/00549/FULL – RETENTION OF AND FURTHER WORKS FOR THE ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION
31 Monckton Road Gosport Hampshire PO12 2BG**

Consideration was given to the report of Head of Planning Services requesting that consideration be given to planning application 16/00549/FULL

Members were advised that there were no updates.

RESOLVED: That planning application 16/00549/FULL be approved subject to the conditions of the report of the Head of Planning Services.

- 103. 16/00463/FULL - CONSTRUCTION OF A SHEET PILE GROUNDWATER MIGRATION BARRIER AND ASSOCIATED COLLECTION CHAMBERS AND TREATMENT PLANT, BUILDING AND STRUCTURE DEMOLITION, SITE CLEARANCE AND ASSOCIATED REMEDIATION WORKS INCLUDING: REMOVAL OF CONCRETE STRUCTURES, AREAS OF HARDSTANDING AND BURIED OBSTRUCTIONS; REMOVAL OF ABOVE GROUND AND BELOW GROUND PIPELINES AND ASSOCIATED INFRASTRUCTURE; AND EXCAVATION AND REMEDIATION OF CONTAMINATED SOILS. WORKS INCLUDE THE CONSTRUCTION OF TWO TEMPORARY RAMPED ACCESSES TO THE FORESHORE OF FORTON LAKE, TEMPORARY WORKING PLATFORM ON THE FORESHORE AND RE-PROVISION OF PEDESTRIAN ACCESSES FROM GOSPORT OIL FUEL DEPOT TO THE FORESHORE OF FORTON LAKE (CONSERVATION AREA) (as amplified by information received 27.10.16, 23.11.16 and 16.12.16, plan received 16.02.17 and amended by plan received 13.02.17)**
Admiralty Oil Fuel Depot Forton Road Gosport Hampshire PO12 4TH

Consideration was given to the report of Head of Planning Services requesting that consideration be given to planning application 16/00463/FULL.

Members were advised that there were no updates.

Mr McClea was invited to address the Board.

Mr McClea advised Members that specialised detailed advice had been sought and that work carried out would deliver environmental benefits to the site.

Following a question from a Member Mr McClea advised the Board that the new sheet piles would be installed using vibration piling methods with impact piling only being used minimally if required. Mr McClea further added that a detailed construction management plan would be put in place.

RESOLVED: That planning application 16/00463/FULL be approved subject to:

- (a) a section 106 agreement relating to the payment of a commuted sum to provide adequate off-site biodiversity enhancement works; and
- (b) the conditions of the report of the Head of Planning Services.

- 104. 16/00595/FULL - RETENTION AND FURTHER WORKS TO A SINGLE STOREY OUTBUILDING**
11 Clanwilliam Road Lee-On-The-Solent Hampshire PO13 9HX

Consideration was given to the report of Head of Planning Services requesting that consideration be given to planning application 16/00595/FULL.

Members were advised that there were no updates.

RESOLVED: That planning application 16/00595/FULL be approved subject to the conditions of the report of the Head of Planning Services.

105. **16/00441/DETS - DETAILS PURSUANT TO APPLICATION 11/00282/OUT - EIA - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS - EMPLOYMENT-LED MIXED USE SCHEME INCLUDING UP TO 69,992 SQM OF COMMERCIAL FLOOR SPACE IN NEW BUILDINGS AND RE-USE OF EXISTING BUILDINGS (USE CLASSES B1, B2 AND B8); UP TO 1,075 SQM OF RETAIL (USE CLASSES A1, A2, A3 AND/OR A4); UP TO 200 RESIDENTIAL UNITS (USE CLASS C3); UP TO 32 UNITS OF CARE ACCOMMODATION (USE CLASS C2); UP TO 1,839 SQM OF COMMUNITY USES (USE CLASS D1); UP TO 8,320 SQM OF HOTEL USE (USE CLASS C1); UP TO 2,321 SQM OF LEISURE (USE CLASS D2); NEW AND UPGRADED VEHICULAR AND PEDESTRIAN ACCESS ARRANGEMENTS; HARD STANDING AND CAR PARKING; OPEN SPACE PROVISION; LANDSCAPING; AND ASSOCIATED WORKS. (WORKS AFFECTING LISTED BUILDINGS/CONSERVATION AREA (IN PART)) (as amended by revised Design and Access Statement, amended plans, Second Addendum to Environmental Statement, Appropriate Assessment Screening Report, Transport Assessment Supplementary Technical Response, Delivery and Service Plan, and Framework Travel Plan all received 25.01.12, additional plans received 24.02.12, revised Heritage Statement and amended plans received 06.03.12, additional information received on 16.03.12, 21.03.12, 23.03.12, 26.03.12, 28.03.12, 28.12.15 and 13.01.16). (CONDITION 5 PURSUANT TO PHASE 1 - LAYOUT OF ROADS, AND INFRASTRUCTURE AND SERVICES INCLUDING NEW FOUL WATER PUMP HOUSE. HMS Daedalus Nottingham Place Lee-On-The-Solent PO13 9YA**

Consideration was given to the report of Head of Planning Services requesting that consideration be given to planning application 16/00441/DETS.

Members were advised that there were no updates.

Members unanimously supported the application and recognised the importance of the provision and improvement of much needed infrastructure to enable the site to develop as planned, including the provision of affordable housing including up to 80 starter homes, employment opportunities and commercial space. Members emphasised their desire to see the site used for leisure and employment uses, and not just for housing.

RESOLVED: That planning application 16/00441/DETS be approved subject to the conditions of the report of the Head of Planning Services.

106. ANY OTHER BUSINESS

There was no other business

The meeting concluded at 18:35

CHAIRMAN