

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 3 JULY 2018 AT 6PM**

The Mayor (Councillor Mrs Furlong) (ex-officio); Councillor Hook (ex-officio), Bateman (P), Mrs Batty (P) Casey (P), Earle (P), Farr (P) , Foster-Reed (P), Hammond, Herridge (P) Mrs Hook, Jessop (P), Miss Kelly (P), Raffaelli (P), Scard (P)

33. APOLOGIES

Apologies for non-attendance were received from Councillors Mrs Hook and Hammond.

34. DECLARATIONS OF INTEREST

There were none.

35. DEPUTATIONS

Deputations had been received on the following items:

- Agenda Item 2 of the grey pages - Lee-on-the-Solent Sailing Club

36. PUBLIC QUESTIONS

There were no public questions

37. LAND AT THE FORMER HMS DAEDALUS

Consideration was given to a report of the Borough Solicitor advising the Board of a request from Wates Ltd to further vary the Section 106 Agreement dated 28 January 2016 (the 'Agreement') relating to the redevelopment of land at the former HMS Daedalus.

RESOLVED: That the Board agrees to vary the planning obligations relating to the completion schedule for the delivery of the Affordable housing contained in the Agreement as set out in paragraph 2.6 and that the Board also gives delegated authority to the Borough Solicitor in consultation with the Head of Planning and Regeneration to agree further minor changes to the terms which are set out in the Report when finalising the Section 106 Agreement.

38. REPORTS OF THE HEAD OF PLANNING AND REGENERATION

The Head of Planning and Regeneration 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:

- 39. 18/00058/FULL DEMOLITION OF SAILING CLUB (AND ASSOCIATED FLAT) AND ERECTION OF PART FIVE/PART FOUR STOREY DETACHED BUILDING TO FORM SAILING CLUB AND 9 TWO BEDROOM FLATS WITH ASSOCIATED ACCESS, CAR PARKING, CYCLE AND REFUSE STORES (as amended by plans received 11.06.2018)
46 Marine Parade East Lee-On-The-Solent Hampshire PO13 9BW**

Consideration was given to the report of the Head of Planning and Regeneration requesting that consideration be given to planning application 18/00058/FULL.

The Board was advised that two further letters of objection had been received in respect of the revised plans that had raised objections on the following grounds; that the proposal was in breach of the Marine Parade SPD in terms of scale and mass and that there was non-compliance with the parking SPD. The Board was advised that these matters were covered in the report of the Planning Officer and that there was no change to the recommendation.

Mr Warburton was invited to address the Board. He thanked the Board for allowing him to speak and advised that he felt the Planning Officer's report was fair and balanced.

Mr Warburton advised the Board of the history of the sailing club and advised that as the club had progressed and developed, the needs of it had changed. He advised that the club was not for the privileged few, but was a community club that owned boats and kayaks, available to use by members. He advised that 41 adults and 31 children had been given the opportunity to try sailing and that the children's Saturday Club allowed for free and low cost sessions run by volunteers.

Members were advised that the Club supported events such as the Gosport Summer Passport Scheme, provided marine training bursaries and supported the marine festival. Mr Warburton also advised that over 300 people had learned to sail in over 600 free sessions and that the Club had supported the Americas Cup.

He advised the Board that the club house required updating to allow the Club to provide first class facilities off the water, as well as on it.

The Board was advised that the previous application had stalled as the developer had pulled out of the project and that the new proposal enhanced the parking facilities and would enhance the seafront.

The Board was advised that the architect that designed the neighbouring property had also designed the proposal.

Members welcomed the activities provided by the club for young people and agreed that the existing building was dated.

RESOLVED: That planning application 18/0058/FULL be approved subject to the conditions contained in the report.

**40. 18/00131/FULL - DEMOLITION OF 12-16 HIGH STREET AND
ERECTION OF FOUR STOREY BUILDING TO PROVIDE 70 BEDROOM
HOTEL (CLASS C1) WITH ANCILLARY BAR/CAFE AND RETAIL SHOP
(CLASS A1) TO GROUND FLOOR, WITH ASSOCIATED PARKING,
STORAGE AND SERVICING (CONSERVATION AREA)
9-16 High Street Gosport Hampshire**

Consideration was given to the report of the Head of Planning and Regeneration requesting that consideration be given to planning application 18/00131/FULL.

Members sought clarification on the noise monitoring, parking and the materials used for the cladding of the building.

The Board was advised that the ventilation system for the kitchen would need to be approved before it was installed. That the car parking was sufficient for the proposal and was in line with Travelodge's corporate stance and that the material for the cladding would be controlled by condition to ensure suitability and safety.

The Board was advised that the Planning Officers would not be involved in any movement of existing tenants in the shops.

In answer to a Member's question, the Board was advised that it was not considered that the proposal would impact on the Solent SPA and that as a result no payment was required under the Solent Recreation mitigation strategy. It was not felt that the hotel users would contribute to the problems identified in the strategy.

Members welcomed that the proposed design was better than that already approved and welcomed the proposal to the High Street.

RESOLVED: That planning application 18/0164/FULL be approved subject to the conditions of the planning officer's report.

41. ANY OTHER BUSINESS

The Board was advised that Planning Officer Mr Allison was shortly leaving the Council and requested that the thanks of the Board to him be recorded.

The meeting concluded at 18.25

CHAIRMAN