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5 February 2007

### **S U M M O N S**

**MEETING:** Regulatory Board  
**DATE:** Tuesday, 13 February 2007  
**TIME:** 6.00pm  
**PLACE:** Council Chamber, Town Hall, Gosport  
**Democratic Services contact:** Catherine McDonald

### **BOROUGH SOLICITOR**

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#### **MEMBERS OF THE BOARD**

Councillor Davis (Chairman)  
Councillor Train (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Carter	Councillor Smith
Councillor Chegwyn	Councillor Taylor
Councillor Foster	Councillor Ward

The Mayor (Councillor Mrs Cully) (ex-Officio)  
Chairman of Policy & Organisation Board (Councillor Cully) (ex officio)

#### **FIRE PRECAUTIONS**

(To be read from the Chair if members of the public are present)

**In the event of the fire alarm (continuous ringing) or bomb alert (intermittent ringing) sounding, please leave the room immediately.**

**Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.**

**IMPORTANT NOTICE:**

- **The Summons, Agenda and accompanying Reports can be provided in large print, on tape, in Braille or in other languages on request**
- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

**NOTE:** Members are requested to note that if any Member wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the Member wishes to speak.

## AGENDA

RECOMMENDED  
MINUTE  
FORMAT

### PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

*All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.*

3. MINUTES OF THE MEETING OF THE BOARD HELD ON  
15 JANUARY 2007 [copy attached].

4. DEPUTATIONS – STANDING ORDER 3.5

*(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday 9 February 2007. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).*

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

*(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday 9 February 2007).*

6. DEVELOPMENT CONTROL PERFORMANCE 01.10.06 – 31.12.06

*This report sets out the background to the Best Value Performance Indicators relating to speed of determining planning and other applications; performance against other government and local targets in relation to applications and appeals; and performance in resolving complaints relating to possible breaches of planning control.*

PART II  
Pat Aird  
Head of  
Development Control  
Contact Officer  
Ext 5328

7. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.  
(grey sheets – pages 1 –29/1)*

PART II  
Pat Aird  
Head of  
Development Control  
Contact Officer  
Ext 5328

8. ANY OTHER ITEMS

*- which by reason of special circumstances the Chairman determines should be considered as a matter of urgency.*

## **A MEETING OF THE REGULATORY BOARD**

**WAS HELD ON 15 JANUARY 2007**

The Mayor (Councillor Mrs Cully) (ex-officio), Councillors Allen (P), Carter (P), Chegwyn (P), Davis (P), Foster (P), Hicks, Smith, Taylor (P), Train (P) and Ward.

It was reported that, in accordance with Standing Order 2.3.6, notice had been received that Councillors Carr, Gill and Langdon would replace Councillors Hicks, Smith and Ward respectively for the duration of this meeting.

Councillor Davis was welcomed to the meeting as a permanent replacement for Councillor Farr.

### **153 APOLOGIES**

Apologies for inability to attend the meeting were received from the Mayor (Councillor Mrs Cully), Councillor Hicks, Councillor Smith and Councillor Ward.

### **154 ELECTION OF CHAIRMAN**

RESOLVED: That Councillor Davis be appointed Chairman.

### **155 ELECTION OF VICE CHAIRMAN**

RESOLVED: That Councillor Train be appointed Vice-Chairman.

### **156 DECLARATIONS OF INTEREST**

Councillor Gill declared a Personal & Prejudicial Interest in Item 3 (K11600/4 – 40 Crescent Road, Gosport)

### **157 MINUTES**

RESOLVED: That the Minutes of the Regulatory Board meeting held on 12 December 2006 be approved and signed by the Chairman as a true and correct record.

### **158 DEPUTATIONS**

There were no deputations.

### **159 PUBLIC QUESTIONS**

No public questions had been received.

## PART II

### **160**                    REPORT OF THE DEVELOPMENT SERVICES MANAGER

The Development Services Manager submitted a report on applications received for planning consent setting out the recommendation in each case (a copy of which is attached in the Minute Book as Appendix 'A').

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

#### **161**            K2576/3 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2.5 STOREY BUILDING COMPRISING 3NO. 2 BED AND 2NO. 3 BED FLATS WITH ASSOCIATED PARKING, CYCLE AND REFUSE FACILITIES. **40 High Street Lee-On-The-Solent Hampshire PO13 9BZ**

RESOLVED: That planning application K2576/3 – 40 High Street, Lee-On-The-Solent be approved subject to a Section 106 agreement relating to the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the reason listed below. In the event that the Section 106 is not completed by 5 February 2007, authority is delegated to the Head of Development Control to refuse the application.

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location and will not adversely impact on the character and appearance of the area, the amenities of adjoining occupiers or highway safety. Appropriate provision has been made for parking of vehicles, cycle storage, refuse storage and open space. As such the proposal complies with Policies R/DP1, R/DP4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

#### **162**            **K17106/1 - CHANGE OF USE FROM OFFICE (CLASS B1) TO DENTAL SURGERY (CLASS D1)** **Unit 4 Oaklands Office Park Aerodrome Road Gosport Hampshire PO13 0GY**

Officers clarified that there were 32 available bays in the neighbouring car park. Councillors welcomed the prospect of an additional NHS dentist in the Borough.

RESOLVED: That planning application K17106/1 – Unit 4 Oaklands Office Park, Aerodrome Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason.

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in this location in land use terms and will not be harmful to the economic vitality and viability of Frater Gate and the Borough of Gosport. As such the development complies with Policies R/DP1, R/EMP1, R/EMP3, R/EMP7, R/T2, RT11 and R/CF1 of the Gosport Borough Local Plan Review.



**163 K11600/4 – ERECTION OF TWO STOREY REAR EXTENSION INCLUDING FIRST FLOOR BALCONY, ROOF TO FORM PORCH ON SIDE AND DETACHED GARAGE TO FRONT (CONSERVATION AREA) (as amplified by email dated 7.12.06 and amended by plans received 19.12.06)  
40 Crescent Road Gosport Hampshire PO12 2DN**

**Note: Councillor Gill declared a personal and prejudicial interest in this item, left the room and took no further part in any discussion or voting thereon.**

Members were advised that in paragraph 2 of the report, *The Site and the Proposal*, the existing front door was to be repositioned on the 'west elevation' rather than the 'east elevation'.

Members acknowledged that the proposal site was situated within a conservation area and that the area was also of historical interest. In order to visualise the full impact of the proposal it was considered that a site visit would assist them in making a decision on the application.

RESOLVED: That planning application K11600/4 – 40 Crescent Road, Gosport be deferred for a site visit.

The meeting commenced at 6.00pm and concluded at 6.12pm

CHAIRMAN

**AGENDA NO 6**GOSPORT BOROUGH COUNCIL

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>13 February 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>Development Control Performance 01.10.06 – 31.12.06</b>

**SUMMARY OF REPORT AND RECOMMENDATIONS**

The report sets out the background to the Best Value Performance Indicators relating to speed of determining planning and other applications; performance against other government and local targets in relation to applications and appeals; and performance in resolving complaints relating to possible breaches of planning control.

**RECOMMENDATION:** That Development Control performance 01.10.06 – 31.12.06 be noted

**1.0 INTRODUCTION**

1.1 This report reviews the performance of the Development Control Section over the last quarter (1 October 06 to 31 December 06) in respect of the time taken to determine applications within the context of numbers of applications received and determined and the fees received; the % of appeals against refusal of planning permission allowed; progress towards e-government; and number of complaints received relating to possible breaches of planning control and the outcome of those investigations.

**2.0 BACKGROUND TO PERFORMANCE TARGETS RELATING TO APPLICATIONS, APPEALS AND E-GOVERNMENT**

2.1 The government categorises applications according to the size and type of development proposed. Applications for large residential (more than 10 dwellings/site area 0.5 hectares or more), industrial, retail and miscellaneous types of development (more than 1,000 sq metres of floor space/site area 1 hectare or more) are classed as 'major'; smaller residential (less than 10 dwellings/site area less than 0.5 hectares), industrial, retail and miscellaneous types of development (less than 1,000 sq metres of floor space/site area less than 1 hectare) are classed as 'minor'; and all other types of application including those for householder development, Listed Building Consent, Conservation Area Consent, Advertisement Consent, changes of use, lawfulness of development etc. are classed as 'other'.

2.2 The government has set the following performance target as Best Value Performance Indicators (BVPI's):



- 60% of major applications to be determined in 13 weeks (BVPI 109a)
- 65% of minor applications to be determined in 8 weeks (BVPI 109b)
- 80% of other applications to be determined in 8 weeks (BVPI 109c)
- % of appeals against refusal of planning permission allowed (BVPI 204)
- Quality of Service Checklist (BVPI 205)
- 3 year Satisfaction Survey (BVPI 188)

2.3 In order to drive up performance the government introduced the Planning Delivery Grant which has been awarded for the last 3 years on a pro rata basis to local planning authorities who have improved their performance and/or met government targets for determining planning applications.

2.4 However, in the allocations for performance last year, as a result of concerns that more applications were being refused in order to meet targets, a penalty has been introduced in the form of an abatement in the Planning Delivery Grant awarded to Local Planning Authorities who have a higher than national average of decisions to refuse planning applications overturned at appeal. The national average is 33.81%. Where appeal performance is at least 40% worse the reduction is 10% and where performance is at least 50% worse reduction is 20%.

2.5 Additional Grant is awarded for e-planning where performance is measured as part of BVPI 205, the Quality of Service Checklist. This is a self assessment based on meeting 15 criteria relating to quality of decision making with a further 3 points awarded for meeting e-planning criteria. The e-planning criteria are determined through the 'Pendleton Survey' an independent survey of the planning pages of a Local Authority web site.

### **3.0 APPLICATIONS**

3.1 Over the last quarter 153 applications were received and 172 applications determined. The sum of £24,552 was received in planning application fees.

3.2 Within the last quarter:

- 83% of major applications were determined in 13 weeks (BVPI 109a)
- 80% of minor applications were determined in 8 weeks (BVPI 109b)
- 93% of other applications were determined in 8 weeks (BVPI 109c).

A comparison with previous quarters is shown at Appendix A

### **4.0 ANALYSIS OF PERFORMANCE RELATING TO DETERMINATION OF APPLICATIONS**

4.1 The number of applications received is more than in the same quarter last year and the number of applications determined higher. The fee income received is less than 25% of the revised estimated fee income of £180,000 for planning applications for 2006-2007.

4.2 The local and national targets for all types of applications were exceeded and overall performance continues at a consistently high level.

**5.0 APPEALS**

5.1 One appeal decision was received in the last quarter. The appeal was dismissed.

**6.0 QUALITY OF SERVICE CHECKLIST**

6.1 The Planning Service as a whole meets now 21 out of the 21 criteria.

6.2 In the three year Best Value Survey customer satisfaction was rated as 87%.

**7.0 ENQUIRIES RELATING TO POSSIBLE BREACHES OF PLANNING CONTROL**

7.1 Over the last quarter 24 enquiries about possible breaches of planning control have been received and 14 cases closed. Of those cases closed, 10 did not constitute a breach of planning control, in 2 cases the breach ceased after negotiation, and in the other 2 cases an application was permitted.

***SUPPORTING INFORMATION***

<b>Exempt Information Category:</b>	<b>None</b>
<b>Financial Implications:</b>	<b>None</b>
<b>Best Value Performance Plan implications:</b>	<b>Nil</b>
<b>Sustainability implications:</b>	<b>Nil</b>
<b>Previous reports and relevant history:</b>	<b>None</b>
<b>Background Papers:</b>	<b>None</b>

## **GOSPORT BOROUGH COUNCIL – REGULATORY BOARD**

**13th February 2007**

### **ITEMS WITH RECOMMENDATIONS**

1. Copies of drawings and accompanying planning applications referred to in this schedule will be made available for inspection by Members from 5.00 pm immediately prior to the meeting. Unless otherwise advised, these plans will be displayed in the room in which the Regulatory Board is to be held.
2. The number of objections and representations indicated in the schedule are correct at the time the recommendations were formulated. Should any representations be made after this date, these will be notified to the Regulatory Board during the officer presentation.
3. Copies of all representations received from the public will be made available for inspection by Members in the same way as drawings will be made available, referred to in Note 1 above.
4. An index of planning applications within this schedule can be found overleaf, together with a summary of each recommendation.

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<u>Item</u>	<u>Page</u> <u>No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>INDEX</u>	<u>Recommendation</u>
01.	03- 06	K11600/4	40 Crescent Road Gosport Hampshire PO12 2DN		Grant Permission
02.	07- 12	K16932/2	Land At 24 Elmhurst Road Gosport Hampshire PO12 1PG		Grant Permission
03.	13- 15	K15100/1 1	Fareham Reach 166 Fareham Road Gosport Hampshire PO13 0FW		Grant Permission
04.	16- 18	K13789/2 4	Unit G F 13 Endeavour Quay Mumby Road Gosport		Grant Permission
05.	19- 20	K9951/2	99 High Street Lee-On-The- Solent Hampshire PO13 9BU		Grant Permission
06.	21- 29	K15249/9	Shell Filling Rooms Priddys Hard Heritage Way Gosport Hampshire		Grant Permission

**ITEM NUMBER: 01.**

**APPLICATION K11600/4**

**NUMBER:**

**APPLICANT Mr And Mrs J Fairhall**

**:**

**DATE 17.11.2006**

**REGISTERED:**

**ERECTION OF TWO STOREY REAR EXTENSION INCLUDING FIRST FLOOR BALCONY, ROOF TO FORM PORCH ON SIDE AND DETACHED GARAGE TO FRONT (CONSERVATION AREA) (as amplified by email dated 7.12.06 and amended by plans received 19.12.06)**

**40 Crescent Road Gosport Hampshire PO12 2DN**

### ***The Site and the proposal***

This application was considered by the Regulatory Board at the meeting on 15 January 2007 when Members resolved to defer it for a site visit.

The application site is located on the southern side of Crescent Road to the west of Bramley Gardens within the Anglesey Conservation Area. The property is a detached three bedroom house constructed approximately 20 years ago in red brick under a barn hipped plain tiled roof with brown wood grain effect upvc windows. It has a single storey element towards the rear on the west side elevation and a first floor timber balcony serving the rear bedroom. The property is set back 10 metres from Crescent Road and accessed via a private gravel surfaced driveway that also serves 41 which is a property of similar age located approximately 27 metres to the rear of the application property. There is a gravel surfaced parking area located behind the 800mm high brick wall at the front of the property and a 25 metre deep rear garden bounded by a 2 metre high brick wall adjacent to the private driveway. To the west of the property is Admiralty Cottage and its side garden and to the east a pedestrian rear access serving the rear gardens to two storey houses fronting Bramley Gardens. These four houses all have small balconies at the rear overlooking the application site. These properties are screened from the application site to an extent by boundary fences and a 3.5 metre high hedge.

It is proposed to remove an existing chimney stack located in the centre of the rear elevation to the property and erect a 4.7 metre deep two storey rear extension with a 600mm deep replacement timber balcony at first floor level. The balcony is to have a 1.8 metre high solid timber screen at its eastern end. A new chimney stack is to be provided on the east side elevation to the extension. There will be a high level obscure glazed window to an en-suite at first floor level in the west elevation and two new obscure glazed windows at ground and first floor level to a utility room and en-suite in the existing east side elevation. The extension is to be constructed in matching brick and tile, the roof design having a matching barn hipped end. On the west elevation the existing front door is to be repositioned into the single storey element and a new open tiled porch roof erected supported by timber posts. The tiles to be used will match those on the rest of the house.

At the front of the dwelling set back 600mm from the front boundary wall and 1 metre from the bay hedge along the eastern boundary it is proposed to erect a detached garage 5.8 metres deep and 4.8 metres wide. It is to be constructed with a matching



overdevelopment of the site; noise and disturbance during the building process; loss of light; impact on views; impact on property value; likely parking/turning difficulties.

### ***Principal Issues***

1. The pine tree has been inspected and it was not considered appropriate to make a Tree Preservation Order, it is not directly affected by the proposed development and as such is not a material consideration in the determination of this particular application. The proposed widening of the single gate located in the side garden boundary wall is permitted development and not a material consideration in determining the application. Any possible obstruction of the private driveway serving 41 Crescent Road is a private legal matter between the parties involved however should the public highway be obstructed during building works this would be a matter for the Police to resolve. The impact of the development on the drainage system is a matter that will be dealt with under the Building Regulations. It is inevitable during such building works there will be some noise and dust however should this become of a level to be a statutory nuisance action can be taken under the Environmental Protection Act. The possible impact on views and property values are not material considerations for the Local Planning Authority. Therefore the main issues in this case are the acceptability of the design of the extensions and garage, the impact on the character and appearance of the Conservation Area and street scene, the amenities of adjoining residents and highway safety.

2. The extensions are acceptable in terms of their location within the plot, the rear extension having a compatible barn hipped roof form and openings of similar proportions to the existing windows and patio doors. The replacement balcony and chimney stack will also maintain the character of the original dwelling in design terms. The open tiled side porch has a subservient and compatible pitch to its roof. The extensions are acceptable in terms of their design and by conditioning the materials to be used it is possible to control the external appearance of the dwelling to ensure its appropriateness. The properties in the immediate area are of different designs. The garage has been designed in a traditional manner and is to be constructed in a complementary design to the dwelling utilizing matching materials with timber detailing. Given its location relative to adjoining landscaping and the position of 42 Crescent Road it will not be over prominent or detrimental to the street scene. The design of the development is acceptable and will preserve the character and appearance of the Conservation Area.

3. Given the location and scale of the extensions and adjoining boundary treatment and the orientation of the properties there will be no significant loss of light to neighbouring properties. The rear extension is to contain no windows at first floor level in the east side elevation therefore there will be no detrimental impact in terms of loss of privacy to the adjoining residents in Bramley Gardens. Furthermore, the replacement balcony is to be fitted with a solid timber screen at its eastern end which will be an improvement on the existing situation. The imposition of conditions to ensure no windows are installed in the first floor east side elevation of the extension and the timber screen is retained will further protect the privacy of occupiers of properties located in Bramley Gardens and prevent overlooking. 41 Crescent Road will still be approximately 25 metres away from the rear extension. This is in excess of the 21 metres recommended separation distance between the properties. Similarly the 15 metres between the rear elevation of 1 Bramley Gardens and the extension

exceeds the recommended 12.5 metres separation. As such the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

4. The garage is of appropriate dimensions for the storage of a car as well as providing additional space for the storage of bicycles. There is also space for further parking in front of the garage and to the southern side of it. The set back location of the garage is such that it will not have a detrimental effect on visibility for vehicles exiting the driveway. The proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review and will not be detrimental to highway safety.

### **RECOMMENDATION: Grant Permission**

#### **Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design, will preserve the character and appearance of the Conservation Area and will not have any detrimental impact on the street scene, amenities of adjoining residents or highway safety. As such the proposal complies with Policies R/DP1, R/DP7, R/BH1 and R/T11 of the Gosport Borough Local Plan Review.

#### **Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The materials to be used shall match in type, colour and texture, those on the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

3. A sample of the colour to be used for the staining of the timber boarding to the garage shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the external appearance of the garage is satisfactory, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.



4. The solid timber side screen to the balcony shall be installed before the balcony is first brought into use and thereafter retained.

Reason - In order to protect the amenity of the occupiers of the adjoining properties and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no windows shall be constructed in the east side elevation of the two storey rear extension at first floor level hereby permitted.

Reason - In order to protect the amenity of the occupiers of the adjoining properties and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 02.**

**APPLICATION K16932/2**

**NUMBER:**

**APPLICANT Mr W Gilbert**

**:**

**DATE 08.01.2007**

**REGISTERED:**

**ERECTION OF 1NO. ONE BEDROOMED AND 1NO. TWO BEDROOMED RESIDENTIAL UNITS (24 ELMHURST RD) AND PART DEMOLITION OF EXISTING STORE TO PROVIDE ASSOCIATED AMENITY SPACE (REAR OF 20 & 22 PERCY ROAD) (CONSERVATION AREA)**

**Land At 24 Elmhurst Road Gosport Hampshire PO12 1PG**

### ***The Site and the proposal***

The application site is located on the eastern side of Elmhurst Road, between numbers 22 and 26 and also extends eastwards to include land at the rear of 20 and 22 Percy Road. The part of the site fronting Elmhurst Road is currently in use as a builders yard and falls within the Stoke Road Conservation Area. The land at the rear of 20 and 22 Percy Road is occupied by a two storey brick and block building with pitched felt roof that is currently in use as a builder's store. The store is accessed via an alleyway that also provides rear access to dwellings in Elmhurst Road, Percy Road and Queens Road. The builder's yard is accessed from Elmhurst Road. On this western site boundary is a 1.4 metre high wall with vehicle access gates. Number 26 Elmhurst Road immediately adjoins the northern boundary of the site. The side elevation of this property contains both ground and first floor windows and there is also a conservatory with high level windows that faces directly onto the application site. The rear garden is enclosed by a wall and fence that has a combined height of 2.3 metres. On the eastern boundary is a 2 metre high fence. On the southern boundary (from east to west) is a 2 metre high breeze block wall, a 2 metre high fence and a 2 metre high block/brick wall, which reduces down to 1.1 metre high adjacent to Elmhurst Road. Number 22 Elmhurst Road, to the south, is set in 1 metre from the site boundary. The northern elevation of this dwelling contains both ground and first floor windows, the majority of which are obscure glazed. The front elevation of this property is level with the rear elevation of 26 Elmhurst Road giving a staggered appearance to the properties, following the bend in Elmhurst Road.

The two storey terraced dwellings to the north of the site date from the late 19th to early 20th century. The semi-detached dwellings to the south are of a slightly later date, 1920-1930, but properties from both phases of development are characterised by red brick, with mainly unaltered slate roofs. A number also retain their original windows, chimney stacks and ornamental ridge tiles. Another characteristic is ground floor bays windows which, in some properties, extend to first floor level. These elements combined give the area a clearly defined character.

The proposal is to erect a building containing two flats on the existing builders yard. The accommodation comprises, 1no. one bedroomed unit at ground floor level and 1no. two bedroomed unit above. The building is to be constructed of brick, with the second bedroom of the two bedroomed unit located within a tiled, pitched roof, which will contain velux rooflights in the east facing slope. Access to the ground floor flat

would be via a door on the northern elevation and access to the first floor flat would be via a doorway on the western elevation. The first and second floor windows in the northern elevation are to be of fixed frame design and obscure glazed. There are two windows in the southern elevation, one at ground floor and one at first floor level, both serving a kitchen. A double bay window is to be incorporated in the front elevation facing Elmhurst Road.

It is further proposed to refurbish the existing store at the rear of 20 and 22 Percy Road, leaving the existing walls at 1.8 metres high finished with brick coping. The existing floor of the building is to be taken up and replaced with topsoil and turfed to provide an amenity area for the new dwellings. Two car parking spaces and a short stay cycle hoop are to be provided adjacent to Elmhurst Road. A long stay cycle store, further short stay cycle stand, drying area and refuse storage area are to be

provided at the rear of the building. It is also proposed to reduce the height of the existing unauthorised wall on the southern boundary of the site where it adjoins Elmhurst Road to improve visibility between pedestrians and vehicles.

### ***Relevant Planning History***

K.16932 - Erection of 3no. one bedroomed flats and conversion of existing storage building (rear of 20 and 22 Percy Road) to two bedroomed dwelling (Conservation Area) - Refused 23.06.05.

K.16932/1 - Erection of 2no. flats and conversion of existing store (rear of 20 and 22 Percy Road) to two bedroomed dwelling (Conservation Area) - Withdrawn 2.10.06.

Enforcement investigations E168/04 and E009/05 relate to refurbishment works to the existing builders store and the erection of an unauthorised wall on the southern boundary. Works on site ceased at the time of submission of application K.16932.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

RBH1

Development in Conservation Areas

RDP1

General Standards of Development within the Urban Area

RDP6

Landscape Design

RDP7

Additions, Extensions and Alterations

RENV5

Contaminated Land

RENV10

Noise Pollution

RH4

Housing Densities

ROS8

Recreational Space for New Residential Developments

RT10

Traffic Management

RT11  
Access and Parking

**Consultations**

Traffic Management	The level of car parking spaces proposed accords with the maximum car parking standards. The proposed long and short stay cycle parking provision is acceptable. The amendments to the southern boundary wall will allow intervisibility between pedestrians and vehicles. If the existing vehicle access needs to be modified consent will need to be obtained from Hampshire Highways.
Streetscene (Waste & Cleansing)	No objection.
Building Control	Fire service access satisfactory. The internal arrangement of the two bedroom maisonnette is unsatisfactory due to means of escape restrictions. The room in the roof may not be acceptable.
Environment Agency	A contamination study has been undertaken which indicates that the risks associated with potential land contamination are low. No objection to proposal. Advice given direct to applicant regarding ongoing practice and separate consents that may be required.
The Gosport Society	No objection.

**Response to Public Advertisement**

1 letter of objection received

Issues raised: loss of light and privacy to 22 Elmhurst Road; not all windows in north elevation of 22 are obscure glazed as indicated on the plans; plans do not show conservatory at 26 Elmhurst Road; loss of light to no.26's garden and conservatory; loss of privacy in the garden of no.28 Elmhurst Road and no.2 Percy Road; the plan shows 4 obscure windows on the proposed property, but fails to show that if these windows on the first and second floors are opened the residents will have a clear view into the conservatory and into the windows of the first and second floors of no.26; inadequate fire escape route; 4 waste and recycling bins to be stored at the rear of the premises, but only 2 spaces provided at front therefore remainder will be left outside other properties as placing them on the pavement directly outside the

flats would block vehicle access; existing parking problems in Elmhurst Road/Percy Road; inadequate parking for development; entrance and egress to and from the properties would take place on a bend in the road which would limit visibility, increasing the potential for accidents; no figures on the elevation drawings therefore can applicant build to whatever height he likes; access to amenity area for all residents in area; amenity area unsightly and likely to attract youngsters drinking, drug taking and graffiti; resultant noise nuisance to local residents; the building is in a Conservation Area and was pleasing to the eye until the applicant vandalised it by blocking up windows with concrete blocks and concrete; applicant has lowered the level of the access turning it into a hazard for other residents; residents of new development would have to cross pathway used by cyclists, scooters and residents moving bins to access amenity space which will be hazardous; how many times can applicant resubmit the application. Is he hoping that residents or the Council will get fed up and let him get on with it.

### ***Principal Issues***

1. The Gosport Borough Local Plan Review identifies the site as falling within the urban area. The existing builders yard and associated store is a non-conforming use and residential development is acceptable in this location, in principle. The plans do indicate the position of the conservatory at 26 Elmhurst Road and have been drawn to a recognised metric scale. The proposed amenity area is intended for use by occupiers of the development and the security arrangements for this space are a matter for the applicant and future residents of the development to consider. The existing store falls outside of the Conservation Area boundary and the unauthorised works to it are the subject of a separate enforcement investigation. The existing footpath is not publicly maintained and any works to it or access across it is a private legal matter between the relevant land owners. The adequacy of the means of escape from the building would be addressed at the Building Regulation stage. The main issues in this case are therefore the impact of the proposals on the character and appearance and setting of the Stoke Road Conservation Area, the visual amenities of the locality, the living conditions of adjoining and prospective occupiers and parking and traffic conditions in the area and the requirements for outdoor playing space.
2. In my view, the existing builders yard and store have a negative impact on the character and appearance and setting of the Conservation Area. In terms of its height, mass and design the proposed new building is sympathetic to the existing Victorian and Edwardian houses in the area and integrates well into the historic building line in the street. The design picks up some of the detailed elements on the adjoining buildings, in particular the projecting bay windows which provide a focus for the main elevation. The external materials used for the development will be important and this can be dealt with by planning condition. Appropriate boundary treatment and landscaping will further enhance the setting of the building and will also be dealt with by planning condition. Given the above, I consider that the proposals will improve the overall appearance of the area and enhance the character and appearance and setting of the Stoke Road Conservation Area, in accordance with Policies R/DP1, R/DP6 and R/BH1 of the Gosport Borough Local Plan Review.
3. There are no windows to habitable rooms in either the northern or southern elevations of the new building. Nevertheless, the applicant has confirmed that the first and second floor windows in the northern elevation will be of fixed frame design

and obscure glazed to protect the privacy of the occupiers of neighbouring properties to the north and north east of the site and this will be controlled by planning condition. Given the resulting juxtaposition and orientation of the buildings and the height of the existing boundary fence and that the windows in the northern elevation of 22 Elmhurst Road are north facing, are not to habitable rooms and are mostly obscure glazed, I am satisfied that the proposal would not be significantly detrimental to the occupiers of this property in terms of loss of light or outlook or privacy. The proposed building would be located 1metre to the south of the existing high level conservatory windows at 26 Elmhurst Road and would be less than 3 metres away from the existing bedroom windows in the southern elevation of the main dwelling and would inevitably result in some loss of light and outlook from these windows and part of the rear garden. However, given that all windows in the southern elevation of this property currently look onto a builders yard, and that the first floor element of the existing store is to be demolished, it is my view that the development would improve the overall outlook from this property as well as improving the overall living environment for all neighbouring occupiers. On balance, I consider that a recommendation for refusal on the grounds of loss of light, outlook or privacy could not be substantiated in this instance. The proposal could result in additional pedestrian movements along the rear alley, but in considering the existing use of the site and that the main access to the flats is from Elmhurst Road, I do not consider that this would result in significant noise disturbance to neighbouring properties.

4. The proposal would result in a density of approximately 100 dwellings per hectare, which is outside of the general range of 30-50 dwellings stated within Policy R/H4 of the Gosport Borough Local Plan Review. However, this Policy makes provision for proposals of higher density housing in locations that are close to Principal or District shopping centres, or are in areas with good access to public transport. The application site is within a short walking distance of the Stoke Road Principle Shopping Area, which is served by 8+ buses per hour, and, as such, it is considered that the proposal is not in conflict with the requirements of Policy R/H4 of the Gosport Borough Local Plan Review.

5. In the light of the current maximum car parking standards, and in considering the existing commercial use of the site, the proposed improvements to the southern boundary wall, the accessibility of the site and that the development makes adequate provision for cycle parking, I am satisfied that the proposal is acceptable in highway terms and accords with the requirements of Policies R/T10 and R/T11 of the Gosport Borough Local Plan. The refuse storage provision for the development is also acceptable and the identified collection point is adequate for the alternate weekly, edge of highway collection, being similar to the existing arrangements for the adjoining properties in Elmhurst Road.

6. The development provides limited on site amenity space, but the application site is in an accessible location and is within walking distance of Walpole Park and the other open areas within the town centre. This level of provision is therefore considered acceptable in this instance. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing

space. Without this contribution, the proposal would be unacceptable and contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

7. On balance, this is a comprehensive scheme which will remove a non-conforming use from a residential area, improve the amenities of adjoining residents and enhance the character of the Conservation Area.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in this accessible location and will enhance the character and appearance of the Stoke Road Conservation Area. The development will not be harmful to the amenities of adjoining or prospective occupiers, or parking or traffic conditions in the locality and makes adequate provision is made for outdoor playing space. As such, the development complies with Policies R/DP1, R/DP6, R/DP7, R/BH1, R/H4, R/T10, R/T11, R/ENV5, R/ENV10 and R/OS8 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Details, including samples, of all external facing and roofing materials and the materials for making good the walls to the amenity area shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory and to protect the character and appearance and setting of the Stoke Road Conservation Area and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. Details of all new windows and doors for the new block of flats, hereby approved, including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10, shall be submitted to, and approved in writing by, the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To protect the character and appearance of the Stoke Road Conservation Area and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. No development above slab level shall take place until full details of the hard and soft landscaping works have been submitted to, and approved by, the Local Planning Authority. These details shall include all means of enclosure and the surfacing materials for the site, to include the amenity area to the rear of 20 and 22 Percy Road.

Reason - In the interests of amenity and the appearance of the locality, and to protect the character and appearance of the Stoke Road Conservation Area, and to comply with Policies R/DP1, R/DP6 and R/BH1 of the Gosport Borough Local Plan Review.

5. The approved landscaping scheme shall be completed before the development hereby permitted is first brought into use and retained thereafter.

Reason - In the interests of amenity and the appearance of the locality, and to protect the character and appearance of the Stoke Road Conservation Area, and to comply with Policies R/BH1, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

6. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review

7. The facilities hereby approved for the storage of refuse for removal from the premises shall be provided before the development is first brought into use and thereafter retained and maintained.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

8. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and these areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

9. The windows at first and second floor level in the northern elevation of the new block of two flats, hereby approved, shall be of fixed frame design and glazed with obscure glass and retained in that condition thereafter.

Reason - To preserve the amenity of the adjoining properties, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no walls, fences or other means of enclosure shall be erected on the site, other than those shown on the approved plan or subsequently approved under condition 4 above, without the prior consent in writing of the Local Planning Authority.

Reason - In order to preserve the character and appearance of the Stoke Road Conservation Area, and in the interests of highway safety, and to comply with Policies R/BH1, R/DP1 and R/T11 of the Gosport Borough Local Plan Review.



11. The works to the existing southern boundary wall indicated on the approved plan shall be completed before the development hereby permitted is first brought into use and the wall shall be retained in that condition thereafter.

Reason - In the interests of highway safety and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

12. The existing building edged green on the approved plan, shall be demolished and the retaining walls made good in accordance with the details approved within condition 2 above before the development, hereby permitted, is first brought into use.

Reason - To ensure that the external appearance of the development is satisfactory and to protect the character and appearance of the Stoke Road Conservation Area and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 03.**

**APPLICATION NUMBER: K15100/11**

**APPLICANT Mr M Tomkinson**

**:**

**DATE 05.12.2006**

**REGISTERED:**

**ERECTION OF BUILDING FOR MIXED EMPLOYMENT USES (CLASS B1, B2, B8) WITH ASSOCIATED PARKING (as amplified by letter dated 26.01.07 and amended by plan received 30.01.07)**

**Fareham Reach 166 Fareham Road Gosport Hampshire PO13 0FW**

### ***The Site and the proposal***

The site forms a part of the Fareham Reach Industrial Estate within which the existing buildings enjoy planning permission for mixed business use purposes within Classes B1, B2 and B8. The estate is currently owned and administered by First Alliance Properties.

The application site is internal to the estate, accessed from an existing estate road and is currently used as a surface car park.

The proposal is for the erection of a single building of 500 sq.metres floor area. The building is of an industrial appearance, having brickwork plinth and metal cladding external walls and low pitched roof. 6 car parking spaces are to be provided within the service yard which is also to accommodate facilities for cycle parking and refuse storage.

### ***Relevant Planning History***

K.15100/2 Conversion of existing premises, to include partial redevelopment, to form mixed use business estate (Classes B1, B2 and B8) - Granted 13.11.98

K.15100/8 Erection of building for B1, B2 and B8 use with associated car and lorry parking (Gateway site) - Granted 22.09.99

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

REMP3

Protection of Existing Employment Sites from Inappropriate Development

REMP5

Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites

REMP7

Low Employment Generating Uses

RT3

Internal Layout of Sites

RT11

Access and Parking

## RDP1

### General Standards of Development within the Urban Area

#### **Consultations**

##### Traffic Management

Net loss of 40 existing unallocated car parking spaces. Provision of 6 parking spaces exceeds maximum of 5 appropriate for this sustainable location and although there is a modest over-provision, no objection is raised. Cycle parking must be

provided to minimum levels as Hampshire Parking Strategy and Standards.

##### Economic Prosperity

The site is situated in a well managed industrial park that has traditionally had a relatively high level of occupancy. No objection.

#### **Response to Public Advertisement**

Nil

#### **Principal Issues**

1. The principal issues in this case are the appropriateness of a new commercial building in this location, the implication for loss of existing car parking and the acceptability of the building and external works in terms of visual amenity.
2. The site is shown on the Proposals Map of the adopted Gosport Borough Local Plan Review as an existing employment area. The proposed use of the building for mixed employment uses is therefore consistent with this land use provision. The planning permission (K.15100/2) for the conversion of the premises limits the amount of non-industrial floorspace to no more than 60% of the site. This conditional constraint would continue to apply were permission to be granted in this case. The proposal, regardless of which use class is first implemented, will result in an increase in the employment opportunities provided within the industrial estate.
3. Although the site is currently laid out as a surface car park, there is an over provision within the estate as a whole. The net loss of 40 spaces as a result of this scheme would still leave 546 car spaces to serve the estate. The proposed allocation of 6 car spaces within the service yard is only 1 space above the HCC standards maximum figure and is acceptable against the loss of existing spaces.
4. The design of the building is functional and the external cladding materials are similar to the adjacent units. The existing gateway units between the site and Fareham Road screen views from that public highway frontage of the estate.

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**RECOMMENDATION: Grant Permission**

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed siting, design and external appearance of this development is acceptable in this location and the increased opportunity for employment is beneficial to the local economy. As such the proposal complies with Policies R/DP1, R/DP6, R/T3, R/T11, R/EMP3, R/EMP5 and R/EMP7 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Details of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the building is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The development hereby permitted shall not be brought into use until cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme to be submitted to and approved by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The development hereby permitted shall not be brought into use until refuse storage facilities shall be provided and thereafter retained in accordance with a detailed scheme to be submitted to and approved by the Local Planning Authority.

Reason - In order to ensure that adequate refuse storage is provided in compliance with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. The development hereby permitted shall not be brought into use until areas for the parking of vehicles shall have been provided, and the areas shall be surfaced and subsequently retained, and kept available at all times for these purposes in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason - In the interests of highway safety and to ensure adequate car parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

6. No development above slab level shall take place until full details of the hard landscaping works have been submitted to and approved by the Local Planning

Authority and these works shall be carried out as approved. These details shall include surface materials.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

7. No development above slab level shall take place until full details of the soft landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details should include planting layout, species and densities.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

8. The approved landscaping scheme shall be completed within six months from the completion of the building shell, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review

9. No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open on the site without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenities of the area, and to comply with Policies R/DP1 and R/EMP5 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 04.**

**APPLICATION NUMBER: K13789/24**

**APPLICANT Endeavour Quay Ltd**

**:**

**DATE 02.01.2007**

**REGISTERED:**

**CHANGE OF USE FROM JOINERY WORKSHOP TO CHANDLERY SHOP INCLUDING INSTALLTION OF SHOP FRONT TO PART OF FRONT ELEVATION (as amplified by letter dated 29.01.07 and amended by plans received 30.01.07)  
Unit G F 13 Endeavour Quay Mumby Road Gosport**

### ***The Site and the proposal***

The application site is located on the north side of Mumby Road to the north west of The Market Tavern Public House and Falklands Gardens. The existing building comprises a large steel framed metal shed used in connection with the boat industry, which includes the refurbishment of very large boats in a under cover and enclosed area. The south facing front elevation is clad in blue metal above an orange/red brick plinth and contains a number of white UPVC windows. At ground floor level there is a ramp up to a roller shutter door and steps to a fire exit door and an external spiral staircase to the first floor. To the front of the building there is a 10 space tarmac surfaced car park with raised planters to the south and east located behind an ornate three metre high brick boundary wall containing circular holes with blue painted metal grills and a pedestrian access gate.

Unit GF 13 is located on the ground floor of the building and has a total floor area of 266 square metres. It was used as a joinery shop and sawmill but this use has now ceased. It is proposed to change the use of the unit into a Chandlery shop with a small office area and store. The existing ground floor fire escape door is to be removed, the base will be bricked up and two white UPVC display windows will be installed in the southern elevation to the building to the east of the retained ramped access and roller shutter door. A new glazed timber screen and entrance doors are to be installed behind the roller shutter. Hand operated internal steel security grills are to be installed behind the new display windows. The materials to be used for the external works will match the existing building. The car park layout is to be retained at the front of the building but a cycle hoop for visitors is to be provided adjacent to the access ramp.

### ***Relevant Planning History***

Nil

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

RDP1

General Standards of Development within the Urban Area

RDP4

Mixed-use Developments

RDP7  
Additions, Extensions and Alterations  
RS9  
Shopping and Commercial Facades  
RCH1  
Development within the Coastal Zone  
RENV1  
Floodplains and Tidal Areas  
RT11  
Access and Parking

### **Consultations**

Traffic Management	no objection site has an existing car park and provision is to be made for visitor cycle parking in compliance with Policy R/T11
Environmental Health (Pollution & Environment)	no observations to make on the proposal
Environment Agency	no objection application assessed as having a low environmental risk

### **Response to Public Advertisement**

1 letter of objection

Issues raised: competition with other similar uses in the area; grant money was provided by SEEDA to enable conversion to current industrial units

### **Principal Issues**

1. The issues of competition and how the current uses may have been financed are not material considerations in the determination of this application. A flood risk assessment has been submitted with the application and the raised floor level of this part of the building means that the Environment Agency have raised no objection to the proposal and as such it complies with Policy R/ENV1 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are whether such a change of use would be acceptable in land use terms, the acceptability of the proposed physical alterations in design terms and the impact on traffic/parking conditions in the locality.

2. The application site is located within the Urban Area Boundary and the Coastal Zone Policy Area. Policy R/DP4 is also particularly relevant to this proposed use because the site is located within Coldharbour, an area designated for mixed use development. It is noted within paragraph 3.45 of the Gosport Borough Local Plan Review that one of the key features of Coldharbour is its waterfront location, which provides opportunities for marine and commercial related employment uses. Furthermore, it is also stated that given this area's proximity to the Town Centre, schemes that propose to include uses such as retail and leisure complementary to existing facilities within the Town Centre should also be considered. The proposed

use of the site as a chandlery would be both employment generating and marine based in line with the type of development that is being encouraged at Coldharbour and as such is acceptable. The proposed use is appropriate in this location and complies with Policies R/DP1, R/DP4 and R/CH1 of the Gosport Borough Local Plan Review.

3. The proposed alterations to the external appearance of the building are to be undertaken using matching materials. The scale and simple design of the display windows relate well to the height of the adjoining roller shutter door and are appropriate for the purpose and will add interest to the appearance of the building. The detailed design changes are acceptable and therefore the development complies with Policies R/DP1, R/DP7 and R/S9 of the Gosport Borough Local Plan Review.

4. The site has an existing car park which is not affected by the proposal and the notional parking requirement for the existing use is the same as that for the proposed chandlery. The site is also within close proximity to the Town Centre and as such there are also other car parks available within a short distance of the site. The proposal includes the provision of a Sheffield cycle stand for visitors and as such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

### **RECOMMENDATION: Grant Permission**

#### **Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed chandlery use is acceptable in this location. The proposed external alterations will complement the design of the existing building and there will be no detrimental impact on traffic or parking conditions in the locality. As such, the development complies with Policies R/DP1, R/DP4, R/DP7, R/S9, R/CH1, R/ENV1 and R/T11 of the Gosport Borough Local Plan Review.

#### **Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The materials to be used shall match in type, colour and texture, those on the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The approved facilities for the storage of cycles shall be provided before the development is first brought into use and thereafter retained.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.



**ITEM NUMBER: 05.**

**APPLICATION K9951/2**

**NUMBER:**

**APPLICANT Mr Richard Chambers SBK Stubbington Ltd**

**:**

**DATE 09.01.2007**

**REGISTERED:**

**CHANGE OF USE FROM RETAIL SHOP TO (CLASS A1) TO ESTATE AGENTS OFFICE (CLASS A2)**

**99 High Street Lee-On-The-Solent Hampshire PO13 9BU**

### ***The Site and the proposal***

The application site is located on the south-west side of High Street within the Lee-on-the-Solent District Shopping Centre. The property forms part of a row of commercial properties which have residential properties above. The shop is vacant at present having formerly been used as a craftwork shop (Jen den ink craftwork). The other premises in the immediate locality include a hairdressers, pharmacy, charity shop, estate agents, takeaway and other Class A1 and A2 uses. The ground floor shop is serviced from the rear and there are 2 existing car parking spaces in the rear yard of the property.

The proposal is to change the use of the ground floor premises from a shop (Class A1) to an estate agent (Class A2). There will be no alterations to the existing shopfront.

### ***Relevant Planning History***

Nil

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

RDP1

General Standards of Development within the Urban Area

RS3

Principal & District Shopping Centres

### ***Consultations***

Nil

### ***Response to Public Advertisement***

1 letter of objection:

Issues raised:- Loss of retail shop

### ***Principal Issues***

1. As the external appearance of the building will not change the proposal will not have a detrimental impact on the appearance of the District Centre. The proposed use will have no impact on the amenities of any nearby residential occupiers or traffic/parking conditions in the locality as there is no increased requirement for car parking provision.

2. Policy R/S3 of the Gosport Borough Local Plan Review permits development proposals at ground floor level within the Principal and District Centres for Class A1 and A2 uses and there is no retail policy implication in respect of this proposed change of use. Therefore the proposed use is appropriate within the Lee-on-the-Solent District Shopping Centre and would not be harmful to the retail function of the area.

**RECOMMENDATION: Grant Permission**

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, it is considered that the proposed Class A2 office use would not be harmful to the retail function of Lee-on-the-Solent District Centre or the amenities of any nearby occupiers, or traffic or parking conditions in the locality. As such, the development complies with Policies R/DP1 and R/S3 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.  
Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

**ITEM NUMBER: 06.**

**APPLICATION NUMBER: K15249/9**

**APPLICANT Bayview Developments Bournemouth Ltd**

**:**

**DATE 10.01.2007**

**REGISTERED:**

**DEMOLITION OF 6 NO. SHELL FILLING ROOMS AND ASSOCIATED STRUCTURES AND CONSTRUCTION OF 9 NO. DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING, PARKING AND ANCILLARY STRUCTURES (CONSERVATION AREA) (as amended by plans received 02.02.07)**

**Shell Filling Rooms Priddys Hard Heritage Way Gosport Hampshire**

### ***The Site and the proposal***

The site is located in the south west corner of Priddy's Hard within the Priddys Hard Conservation Area. To the south is Forton Lake, an SPA/Ramsar site. Immediately to the north and west is a site of Local Nature Conservation Importance which separates the site from the housing development to the north west, and the ramparts, a Scheduled Ancient Monument, and its associated 'cordon sanitaire', to the north east, which bound the Priddys Hard Heritage Area where mixed use development has recently been permitted.

There is a concrete road way supported in some places on concrete beams which runs east-west through the site and on up to the Millenium Bridge via the residential element of the Priddy's Hard Heritage Area development and past the Shell Printing Room Building 341 which is at the entrance to the application site. Mid-way along its length within the application site this roadway forks off to the north and loops back onto Heritage Way. There is sheet piling and a concrete retaining wall at the edge of Forton Lake with a 2.5 m high chain link fence along most of the southern boundary apart from a short length of brick wall 3.4 m high at the eastern end of the site.

Six former shell filling rooms, only 4 of which are still standing, were set into the southern side of a large brick-lined earth embankment which returns to the east and west. This northern traverse is bounded to the north by a moat. To the south of these rooms is another earth embankment with a brick retaining wall on its northern side. This southern traverse slopes down towards Forton Lake. Between this embankment and the shore is a relatively level area where the former shell emptying rooms stand. At the eastern end of this level area is the surviving Trotyl Melting Room. A Trotyl Melting Room at the western end was demolished several years ago. These buildings are important from a historic perspective. There are also a number of other ancillary buildings on the site.

Planning permission K15249/5 was granted two years ago to refurbish and convert the existing Shell Filling Rooms to residential use and rebuild on the foot prints of the former Shell Filling Rooms, the Shell Emptying Room and the Trotyl Melting Rooms to create a total of 9 residential units with associated vehicle and cycle parking and refuse storage facilities. However, after further contamination surveys it is now clear that the contamination of the buildings that remain cannot be mitigated. The

proposal has therefore been revised and is now for the complete demolition by burning of all the remaining buildings and the construction of 9 new dwellings, replicating as far as possible the buildings to be demolished. The southern traverse is to be reduced in height to 2 metres at the centre to improve the aspect from the 6 new dwellings to be sited on the original footprint of the former Shell Filling Rooms and a communal garden is to be formed in front of it. Access is to be through the residential element of the Priddy's Hard Heritage Site redevelopment via the spur road from Heritage Way. It is proposed to demolish part of Building 341, currently in the ownership of the Council, to provide a vehicular access that will meet Highway standards. Two minor oak trees are to be removed. A Tree Schedule, Flood Risk Assessment, Ecological Survey and Impact Assessment, a Site Investigation Report relating to contamination, and a Method Statement for the Decontamination of Explosives Buildings by Burning have been submitted with the application.

### ***Relevant Planning History***

K15249 Change of use to use in connection with urban farm withdrawn 14.04.99  
K15249/1 Conservation Area Consent for demolition of Shell Filling Rooms, Blast Walls and associated structures withdrawn 26.11.03  
K15249/3 Conversion of existing and new build to form 9 residential units withdrawn 09.05.05  
K15249/4 Conservation Area Consent for demolition of Trotyl Melting Room etc refused 09.05.05  
K15249/5 Conversion of existing buildings to form 5no. dwellings and erection of 4 new dwellings with associated landscaping, parking, flood defences and access road permitted 22.08.05  
K15249/6 Conservation Area Consent for demolition of Trotyl Melting Room etc granted 01.11.05  
K15249/7 Demolition of 6 no. existing shell filling and emptying rooms with associated structures and construction of 9 no. new dwellings with associated landscaping, parking, ancillary buildings, flood defences and new access road and repositioning of existing fence and works to sea defences withdrawn 28.06.06  
K15249/8 Conservation Area Consent for demolition of 6no. existing shell filling and emptying rooms etc withdrawn 10.07.06  
K15249/10 Conservation Area Consent application for the demolition of the buildings is currently pending consideration

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

RBH2

Demolition in Conservation Areas

RDP8

Protection of Trees

R/ENV9

Safeguarded Areas

ROS13

Protection of Habitats Supporting Protected Species

RT10  
Traffic Management  
RT3  
Internal Layout of Sites  
RBH1  
Development in Conservation Areas  
RBH8  
Archaeology and Ancient Monuments  
RCH1  
Development within the Coastal Zone  
RCH2  
Pedestrian Access Along the Coast  
RDP1  
General Standards of Development within the Urban Area  
RDP3  
Provision of Infrastructure, Services and Facilities  
RDP4  
Mixed-use Developments  
RDP6  
Landscape Design  
RENV1  
Floodplains and Tidal Areas  
RENV2  
River and Groundwater Protection  
RENV4  
Treatment of Foul Sewage and Disposal of Surface Water  
  
RENV5  
Contaminated Land  
RH4  
Housing Densities  
ROS8  
Recreational Space for New Residential Developments  
ROS10  
Protection of Areas of International Conservation Importance  
ROS11  
Protection of Areas of National Nature Conservation Importance  
ROS12  
Locally Designated Areas of Nature Conservation Importance  
ROS14  
Biodiversity Action Plans  
RT11  
Access and Parking

### **Consultations**

Traffic Management

No objection subject to conditions requiring signage and lighting on access, details of cycle storage, measures to keep turning area clear and operation of sliding gate.

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Building Control	Fire access satisfactory
Streetscene (Contracts)	Storage facilities adequate
Environmental Health (Pollution & Environment)	No response received
County Archaeologist	Condition required to ensure archaeological watching brief and recording.
Environment Agency	No response received
English Nature	No response received
English Heritage	No response received
The Gosport Society	No objection
Defence Estates	No objection
Streetscene (Parks & Horticulture)	No objection

### ***Response to Public Advertisement***

nil

### ***Principal Issues***

1. The site is within the urban boundary and designated for residential use under Policy R/DP4, but it is in a sensitive area both historically and from a nature conservation perspective. The main issues are therefore the impact of the proposal on the character and appearance of the Conservation Area, whether the density is appropriate having regard to the conservation issues,

provision to be made for access, parking, refuse and cycle storage, amenity and open space, measures proposed to mitigate against contamination and flood risk and the effect on wildlife in the area.

2. The buildings are currently in a semi derelict state and neither enhance nor preserve the character and appearance of the conservation area. The site investigation report demonstrates the site is irremediably contaminated and the buildings cannot be used without presenting a danger to health and safety to the potential occupiers and a condition requiring archaeological recording prior to works commencing will result in a detailed record of the historic significance of the buildings. The new road will facilitate public access to the area, particularly the ramparts to promote further appreciation of this historic setting. The new build is of the same scale and massing and in the same locations. As such the proposed development retains the historic pattern of development in the area. Conditions relating to the materials, window and door, and other architectural details, and further details of the proposed landscaping, will ensure the buildings relate well to the

existing character and appearance of the area. The proposal therefore complies with Policies R/BH1, R/BH2, R/BH8, R/CH1, R/CH2, R/DP1 and R/DP6. Any additional buildings or buildings of a greater height would be unacceptable in this location. As such the proposal meets the special circumstances criteria to comply with Policy R/H4.

3. An Appropriate Assessment has been undertaken and the overall impact on Forton Lake SPA and Ramsar Sites is considered to be low. The existing embankments will prevent silhouetting against the skyline and the proposed flood wall will screen the movements of people and their dogs and vehicles moving along the access road. Moreover, the location of the properties is away from the foreshore. The Ecological Phasing Plan submitted will prevent disturbance to over-wintering birds and mitigate against any potential harm to nature conservation interests during the construction phase and a condition requiring the submission, approval and implementation of a management plan for the part of the local nature reserve within the site will enhance its protection. The proposal therefore complies with Policies R/OS10, R/OS11, R/OS12, R/OS13 and R/OS14.

4. In compliance with Policy R/ENV1 the Flood Risk Assessment submitted with the application demonstrates that the proposed dwellings will be adequately protected by the existing embankments and a new flood defence wall tied into these to protect against wave action.

5. Parking (both vehicular and for cycles), access and refuse storage facilities are considered satisfactory subject to appropriate conditions in compliance with Policies R/DP3, R/T3, R/T10 and R/T11.

6. A communal garden is proposed for residents and the applicant has agreed to enter into a Section 106 Agreement relating to the payment of a commuted sum towards the provision of outdoor playing space. Without such provision the proposal would be contrary to Policy R/OS8 of the Gosport Borough Local Plan Review and therefore recommended for refusal.

7. The three trees to be felled do not have the potential to develop into good specimens as one is growing hard up against an existing building, and the other two are against the fence on the south boundary with a drop to the shoreline where rooting may be poor. Their loss will be mitigated by new planting as part of the landscaping proposed to be required by condition.

8. A site investigation report and Method Statement for Demolition by Burning and conditions to require a Contamination Remediation Method Statement and secure the implementation of this and the submitted Demolition by Burning Method Statement and control drainage construction will ensure there is no risk of pollution or to human health to comply with Policies R/ENV2, R/ENV3, R/ENV4 and R/ENV5.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

### **Reasons for granting permission:**

1. Having regard to Section 38(6) of the Planning and Compensation Act 2004 and all other material considerations, the development is acceptable in principle in this location and will ensure by maintaining the historic layout, scale and massing that the character and appearance of the conservation area is preserved and enhanced. A satisfactory flood risk had been undertaken and mitigation measures will be implemented to prevent any adverse impact on archaeological and nature conservation interests or from contamination. The access and parking is adequate and provision has been made for amenity space on site and outdoor playing space within the Borough as a whole. As such the proposal complies with Policies R/DP1, R/DP3, R/DP4, R/DP6, R/DP8, R/T3, R/T10, R/T11, R/CH1, R/CH2, R/BH1, R/BH2, R/BH8, R/H4, R/OS8, R/OS10, R/OS11, R/OS12, R/OS13, R/OS14, R/ENV1, R/ENV2, R/ENV4, R/ENV5, and R/ENV9 of the Gosport Borough Local Plan Review.

### **Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. No works whatsoever pursuant to this permission shall take place other than in accordance with the ecological phasing plan as set out in Appendix V of the approved Ecological Survey and Impact Assessment received 10 January 2007.

Reason - To prevent construction activities from causing adverse disturbance to bird populations in Forton Lake and other protected species on site and to comply with Policies R/OS10, R/OS11, R/OS12, ROS13 and R/OS14 of the Gosport Borough Local Plan Review.

3. No development shall be commenced until a scheme for maintaining the flood defences approved by the Local Planning Authority has been implemented in accordance with the approved details.

Reason - To ensure that the structural integrity of the flood defences is maintained in compliance with Policy R/ENV1 of the Gosport Borough Local Plan Review.

4. No development shall commence until a Method Statement detailing a scheme of remediation, including measures to minimise the impact on ground and surface waters and using the information obtained from the site investigation has been submitted to and approved by the Local Planning Authority in writing. The Method Statement shall include proposals for future maintenance and monitoring and nomination of a competent person to oversee the implementation of the works.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policy R/ENV5 of the Gosport Borough Local Plan Review.



5. The development hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 4 that the remediation scheme required and approved under the provision of condition 4 has been implemented fully in accordance with the approved details (unless varied with the written

agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme
- b) photographs of the remediation works in progress
- c) certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policy R/ENV5 of the Gosport Borough Local Plan Review.

6. The trees on the site which are to be retained shall be protected during the construction period in accordance with BS 5837.1991.

Reason - to ensure the enhancement of the development by the retention of natural features in compliance with Policies R/DP1 and R/DP8 of the Gosport Borough Local Plan Review.

7. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to the Local Planning Authority for approval and no works pursuant to this permission shall commence until the approved measures have been implemented in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Policy R/T10 of the Gosport Borough Local Plan Review.

8. No works above slab level shall commence until a landscaping scheme has been submitted to and approved by the Local Planning Authority. The scheme shall include proposed finished levels, elevations showing the design of all fences and walls and all methods of boundary treatment, details and samples of hard surfacing materials, planting plans showing schedules of plants noting species, plant sizes and proposed number/densities and implementation and maintenance programmes with written specifications of cultivation and other operations associated with plant and grass establishment, details of street furniture including bollards, details of any signage, and details of all external lighting.

Reason - In order to preserve and enhance the character and appearance of the conservation area and to comply with Policies R/BH1, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

9. The hard and soft landscaping shall be completed in accordance with the details submitted and approved under condition 8 of this permission before any of the dwellings hereby permitted are first occupied and any trees or plants which die or are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In order to preserve and enhance the character and appearance of the conservation areas and the historic buildings and to comply with Policies R/BH1, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review

10. Details of the steel frame canopy for unit 9 shall be submitted to and approved by the Local Planning Authority before that part of the development is commenced and the frame shall be completed in accordance with the approved details and thereafter maintained as such.

Reason - In order to protect the amenities of the area, and to comply with Policies R/BH1 and R/DP1 of the Gosport Borough Local Plan Review.

11. Details of the hinged timber doors to units 1-6, and of typical other doors, windows and any other openings on all units including horizontal and vertical sections at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before works relating to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the appearance of the buildings preserve and enhance the character and appearance of the Conservation Area in compliance with Policies R/BH1 and R/DP1 of the Gosport Borough Local Plan Review.

12. Details including samples of all external facing and roofing materials for the proposed buildings including bricks, cast stone cills, natural slates, powder coated window and door frames and timber cladding (including colour) shall be submitted to and approved in writing by the Local Planning Authority before work above slab level is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the appearance of the buildings preserves and enhances the character and appearance of the Conservation Area in compliance with Policies R/BH1 and R/DP1 of the Gosport Borough Local Plan Review.

13. An historic and ecological study of the area hatched green on the approved plans shall be undertaken and used to develop a Management Plan to be submitted to the Local Planning Authority for approval. The Management Plan shall include details of the mitigation measures to be undertaken to protect badgers, slow worms, lizards and any other protected species from the impact of the development and shall include details of the barrier to prevent access. None of the units hereby permitted shall be occupied until the Management Plan has been approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason - To ensure that the ecology of the area is protected and to comply with Policies R/BH1, R/BH8, R/OS12, R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

14. No development shall take place until details of all drainage works within the site have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDS) in accordance with the principles of sustainable drainage systems set out in Appendix E

of PPG 25, and the results of the assessment provided to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

(i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

(ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and

(iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

Reason - In the interests of the safety and amenity of future occupants, to prevent pollution of the water environment and to reduce the risk of erosion, flooding and ecological damage in compliance with Policies R/DP1, R/ENV1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

15. No Soakaway shall be constructed in contaminated ground.

Reason - To prevent pollution of the groundwater and to comply with Policy R/ENV2 of the Gosport Borough local Plan Review.

16. Before development commences details of the proposed alterations to the south transverse wall including elevations and a typical section at a scale of 1:20 clearly illustrating the method of re-forming the coping and proposed steps shall be submitted to and approved by the Local Planning Authority in writing.

Reason - Such details have yet to be submitted and to preserve and enhance the character and appearance of the Conservation Area and to comply with Policy R/BH1 of the Gosport Borough Local Plan Review.

17. Before that part of the development commences details of the proposed method of fixing the new build elements to the north transverse wall around units 1-6 and details of the proposed new drainage channels including a section detail at a scale of 1:5 shall be submitted to and approved by the Local Planning Authority in writing.

Reason - Such details have yet to be submitted and to preserve and enhance the character and appearance of the Conservation Area and to comply with Policy R/BH1 of the Gosport Borough Local Plan Review.

18. No development shall take place on the site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted to and approved by the Local Planning Authority in writing.

Reason - To ensure that any archaeological evidence is investigated and recorded and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

19. Prior to, and during demolition the existing buildings on the site shall be recorded to Level III standard as defined in the 2006 English Heritage Document Understanding Historic Buildings – A Guide to Good Recording Practice.

Reason - To ensure that the historic significance of the buildings is recorded and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

20. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

21. The development hereby permitted shall not be brought into use until the turning space shown on the approved plan shall have been constructed to enable vehicles to enter and leave the site in a forward gear and this shall be maintained and be kept available for that purpose at all times in accordance with a management plan submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby permitted is first occupied.

Reason - In the interests of highway safety, and to comply with Policies R/DP1, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

22. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and these areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

23. Facilities for the storage of refuse for removal from the premises shall be provided in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority before the development is first brought into use and thereafter retained and maintained.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

24. Details of the method of operation of the proposed sliding gate shall be submitted to and approved by the local Planning Authority in writing before development is first brought into use and the gate shall thereafter be retained and maintained in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

25. No demolition works whatsoever pursuant to this permission shall take place other than in accordance with Method Statement for the Decontamination of Explosives Building by Burning received 10 January 2007.

Reason - To prevent demolition activities from causing adverse impact on the environment, amenity or human health in compliance with Policies R/DP1, R/ENV2, R/ENV5, and R/ENV12 of the Gosport Borough Local Plan Review.