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Monday, 6 August 2007

S U M M O N S

MEETING: Regulatory Board
DATE: 14 August 2007
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Joe Martin

BOROUGH SOLICITOR

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 Gill) (ex officio)
Chairman of Policy and 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:

- 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:

- i. 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.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA
PART A ITEMS

Recommended
Minute Format

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
17 JULY 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, 10 August 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, 10 August 2007).

6. 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

7. 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 17 JULY 2007

The Mayor (Councillor Gill) (ex-officio), Chairman of the Policy and Organisation Board (Councillor Cully) (ex-officio), Councillors Allen (P), Carter (P), Chegwyn (P), Davis (P), Foster (P), Hicks, Smith (P), Taylor (P), Train (P) and Ward (P).

It was reported that, in accordance with Standing Order 2.3.6., notice had been received that Councillor Carr would replace Councillor Hicks for the duration of this meeting.

42 APOLOGIES

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

43 DECLARATIONS OF INTEREST

- Councillors Davis and Train declared personal & prejudicial interests in item 7/01 (K7888/3 – 179 Forton Road)
- Councillor Allen declared a personal & prejudicial interest in item 7/07 (K7022/16 – Gosport War Memorial Hospital)

It was agreed that in the absence of both the Chairman (Councillor Davis) and Vice-Chairman (Councillor Train) for item 7/01, Councillor Carr would take the Chair for this item.

44 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 19 June 2007 be approved and signed by the Chairman as a true and correct record.

45 DEPUTATIONS

It was reported that a request to address the Board had been received from a Ward Councillor on the following applications:-

- Item 7/06 (K7022/15 – Gosport War Memorial Hospital, Bury Road, Gosport)
- Item 7/07 (K7022/16 – Gosport War Memorial Hospital, Bury Road, Gosport)

46 PUBLIC QUESTIONS

No public questions had been received.

PART II

47 THE STANDARD APPLICATION FORM AND VALIDATION OF PLANNING APPLICATIONS: PROPOSED CONSULTATION

Members considered the report of the Development Services Manager (a copy of which is attached in the Minute Book as Appendix 'A') which set out the background to the introduction of a standard national planning application form and the new legislative provision which allowed Planning Authorities to set their own list of documents that must be submitted in order for an application to be accepted as valid and registered. In accordance with government advice, stakeholders would be consulted on the list of documents required for each type of application.

RESOLVED: That the proposed list of documents required for the validation of planning applications, as set out in Appendix A of the report, be approved for consultation.

48 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 'B').

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

49 K7888/3 – CHANGE OF USE FROM SHOP (CLASS A1) TO ADVICE CENTRE (as amended by email dated 03.07.07) 179 Forton Road Gosport Hampshire PO12 3HB

Note: Councillors Davis and Train declared a personal and prejudicial interest in this item, left the room and took no part in any discussion or voting thereon. Councillor Carr took the Chair for the duration of this item.

Members were advised that due to technical issues the alterations to the shopfront were no longer to be considered as part of this application. A separate application would be submitted for these shop front alterations. The application for consideration was therefore only in relation to the change of use. As a subsequent application for alterations to the shopfront may include a reduction in the size of the windows because of problems with vandalism the recommendation had been amended by removing the condition to retain a shopwindow display.

A Member questioned the difference between an advice centre and an office, and felt that the window being smashed was not reason enough to change the shopfront. He added that this was the first occasion on which the window had been smashed in two years and that there was a CCTV camera stationed directly outside as a preventative measure. He was further concerned about the loss of another retail shop and the impact this would have on the viability of the other shops in the parade.

Members discussed the potential injection of funds into the area from Hampshire County Council to help improve the junction, but agreed that this was not relevant to the determination of this application.

It was moved that the application should be refused as the change of use would contribute to a significant reduction in the vitality of the area, contrary to Policy R/S5 of the Gosport Borough Local Plan Review. A vote was taken and the proposal to refuse the application was approved.

RESOLVED: That planning application K7888/3 – 179 Forton Road, Gosport be refused for the following reason.

- i. The proposal will result in a loss of a retail unit and contribute to a significant reduction in the vitality of the Forton Road/The Crossways Local Shopping Centre contrary to Policy R/S5 of the Gosport Borough Local Plan Review.

**50 K17255/1 – RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR GENERAL REFURBISHMENT AND FORMATION OF 3 no. FLATS OVER No. 27 AND REINSTATEMENT OF FLAT OVER No. 31, REMOVAL OF CANOPY, EXTENSION TO SHOPS AT REAR
25-31 Rowner Road Gosport**

RESOLVED: That planning application K17255/1 – 25-31 Rowner Road, Gosport be approved subject to the provision of a Section 106 Agreement relating to the payment of a commuted sum towards 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 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 development as proposed is acceptable in this location and will enhance the facilities of the Local Shopping Centre. Appropriate provision is made for vehicle and cycle parking, storage of waste, amenity space and outdoor playing space within the Borough. As such it complies with Policies R/DP1, R/S7, R/S9, R/OS8, and R/T11 of the Gosport Borough Local Plan Review.

**51 K17384 – CHANGE OF USE AND ERECTION OF TWO STOREY EXTENSIONS AND ALTERATIONS TO CONVERT EXISTING SHOP AND 2 FLATS INTO 8 ONE BEDROOMED FLATS TOGETHER WITH CAR PARKING AND ANCILLARY FACILITIES (as amended by letter dated 02.07.07 and plans received 03.07.07)
63-65 Fareham Road Gosport Hampshire**

The previous use of the property was discussed and a Member clarified that the 2 storey building in question was originally two family homes. Some Members felt that there were too many 1 bedroom flats and not enough family homes in the Borough.

It was moved that the application should be refused as the proposal would not provide a mix of dwelling sizes and types to reflect the needs of those seeking houses in the Borough, contrary to Policy R/H4 of the Gosport Borough Local Plan Review. A vote was taken and the proposal to refuse the application was approved.

RESOLVED: That application K17384 – 63-65 Fareham Road, Gosport be refused for the following reason:

- i. The proposed development does not provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough and is therefore contrary to Policy H4 of the Gosport Borough Local Plan Review

**52 K15086/2 – ERECTION OF A PAIR OF SEMI-DETACHED BUNGALOWS (as amended by letter dated 30.05.07, plans received 30.05.07 and ecological assessment received 4.6.07)
Land To The Rear Of 1-9 The Redan Gosport Hampshire**

Members were informed that an additional 2 letters of objection had been received. Issues raised included: stink pipes, which was a Building Control issue; potential problems with parked cars blocking access to the garages, which was a private right of way issue; the need to consider the hibernation period of slow worms for translocation, a requirement that is covered by Condition 7 in the report of the Development Service Manager; that there was no disabled access, although Members noted that the site is level and there were no access issues; and that approval would set a precedent for the erection of more bungalows, to which Officers explained that each application is considered on its own merits.

Officers clarified that Natural England would be contacted at a later stage concerning the translocation of slow worms. One Member expressed concern that there might be a badger set on the site, but Officers advised that there was no evidence to suggest this and that works would have to stop immediately if any habitation became evident during construction.

RESOLVED: That planning application K15086/2 – Land To The Rear Of 1-9 The Redan, Gosport be approved subject to the payment of a commuted sum towards 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 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 at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. There will be no adverse effect on the character and appearance of the area, or the amenities of neighbouring or prospective occupiers, or the interests of nature conservation or highway safety. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP6, R/H4, R/T3, R/T11, R/OS8 and R/OS13 of the Gosport Borough Local Plan Review.

**53 K17346/1 – GPDO PART 24 CONSULTATION - ERECTION OF 11.7 METRE HIGH MONOPOLE TELECOMMUNICATIONS MAST, 3 STANDARD ANTENNA AND EQUIPMENT CABINETS (AMENDED SCHEME)
Highway Verge Broom Way Lee On The Solent**

Members were advised that the period for which responses to the public advertisement were to be accepted had now passed and there had been no additional letters received. Traffic Management had responded by stating that the position of the mast would not prejudice any future implementation of a cycle way at that location.

RESOLVED: That planning application K17346/1 – Highway Verge Broom Way, Lee-On-The-Solent 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 development as proposed is acceptable in this location and as such complies with Policies R/DP1, R/ENV13 of the Gosport Borough Local Plan Review.

**54 K7022/15 – SINGLE STOREY GLAZED ENTRANCE LOBBY AND EXTERNAL ENTRANCE CANOPY (CONSERVATION AREA)
Gosport War Memorial Hospital Bury Road Gosport Hampshire PO12 3PW**

Note: Councillor Allen declared a personal and prejudicial interest in the application, left the room and took no part in any discussion or voting thereon. Members agreed that rather than Cllr Edgar addressing the Board twice, the deputations for applications K7022/15 and /16 would be received together.

Councillor Edgar (Alverstoke Ward) was invited to address the Board. Councillor Edgar stated that he was currently Spokesperson for the Haslar Task Force but explained that he was addressing the Board on behalf of the many people who had made clear their fears for the future parking and access problems in light of the War Memorial Hospital refurbishment. He felt that there should be a Highways Officer present to answer questions about this application. Councillor Edgar spoke about the increase in the number of vehicles travelling to and from the site, due to additional facilities such as the extension to the X-Ray department. He was also concerned about the parking provision made for what would eventually be a significant increase in patients, stating that he did not feel the long term redevelopment project was feasible. Councillor Edgar was also disappointed that what would eventually constitute a complete overhaul of the Hospital was being submitted as a collection of small piecemeal applications.

Members discussed the need for a transport assessment and a traffic plan and felt that they should know exactly what the PCT were planning to do over the forthcoming years, rather than considering each minor structural alteration individually.

It was moved that the application should be refused as it would generate a significant level of travel demand and did not include a traffic plan to support the application, contrary to Policy R/T2 of the Gosport Borough Local Plan Review. A vote was taken and the proposal

was refused.

It was then moved that the application should be deferred to allow the Head of Development Control, in consultation with the Borough Solicitor, to write to the PCT requesting an explanation of the proposals for the site and the submission of a transport assessment and travel plan. A vote was taken and the proposal to defer the application was approved.

RESOLVED: That planning application K7022/15 – Gosport War Memorial Hospital, Bury Road, Gosport be deferred.

**55 K7022/16 – SINGLE STOREY EXTENSION TO XRAY DEPARTMENT
(CONSERVATION AREA)
Gosport War Memorial Hospital Bury Road Gosport Hampshire PO12 3PW**

Note: Councillor Allen declared a personal and prejudicial interest in the application, left the room and took no part in any discussion or voting thereon.

Members considered and discussed this proposal along with the previous item (K7022/15) as the applications were said to be intrinsically linked, both being for development at the War Memorial Hospital.

It was then moved that the application should be deferred to allow the Head of Development Control, in consultation with the Borough Solicitor, to write to the PCT requesting an explanation of the proposals for the site and the submission of a transport assessment and travel plan. A vote was taken and the proposal to defer the application was approved.

RESOLVED: That planning application K7022/16 – Gosport War Memorial Hospital, Bury Road, Gosport be deferred.

**56 K5970/2 – CHANGE OF USE FROM LAUNDERETTE TO RETAIL SHOP (CLASS
A1)
178 Nobes Avenue Gosport Hampshire PO13 0HY**

Members were pleased to see that the premises were to be turned back into a retail shop.

RESOLVED: That planning application K5970/2 – 178 Nobes Avenue, 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 proposed change of use is acceptable and will not have a detrimental impact on vitality or viability of the neighbourhood centre. As such, the proposal complies with Policy R/S4 of the Gosport Borough Local Plan Review.

57 ANY OTHER BUSINESS

There was no other business to discuss.

The meeting commenced at 6pm and concluded at 6.52pm

CHAIRMAN

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

14th August 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 No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3.	K16508/1	Brodrick Hall Clayhall Road Gosport Hampshire PO12 2BY	Refuse
02.	9.	K17332	91-93 High Street Gosport PO12 1DS	Grant Permission
03.	16	K17332/1	91-93 High Street Gosport Hampshire	Grant Listed Building Consent
04.	21.	K15275/1	22-56 Landon Road Gosport	Grant Permission
05.	23	K15276/1	9-43 Tudor Close Gosport	Grant Permission
06.	25.	K11305/2	43 Cambridge Road Gosport Hampshire PO12 3EE	Grant Temporary Consent
07.	28.	K8102/3	16 Welch Road Gosport Hampshire PO12 4PZ	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K16508/1
APPLICANT: St Marys Church And Beacon Foundation
DATE REGISTERED: 04.07.2007

**USE OF LAND FOR SITING OF TEMPORARY BUILDING TO ACCOMMODATE
EDUCATIONAL FACILITY AND ASSOCIATED CAR PARKING (CONSERVATION AREA)
Brodrick Hall Clayhall Road Gosport Hampshire PO12 2BY**

The Site and the proposal

The application site is a predominantly grassed area used for parking and water based recreational use in the evenings and at weekends. It is located on the northern side of Clayhall Road, immediately to the east of Brodrick Hall. It is outside the Urban Area Boundary and within Anglesey Conservation Area, the Stoke Lake Urban Gap, an existing Open Space, the defined Coastal Zone and an area of medium flood risk. The land is open to the north and slopes down to a jetty within Stoke Lake, which is a designated Ramsar Site/Special Protection Area and Site of Special Scientific Interest. There is wire fencing along the eastern boundary and a strip of unmanaged hedge along the southern boundary, adjacent to which is a vehicle access gate.

Brodrick Hall is identified as a community facility within the Gosport Borough Local Plan Review. It comprises an Edwardian red brick and pebble-dash building with a steep clay tiled roof and is a notable landmark when viewed from the east along Clayhall Road and across Stoke Lake. A brick scout building and prefabricated guide store to the east and north are well screened. To the east is a playing field. To the north side of Clayhall Road this part of the Conservation Area is noticeably open and largely undeveloped in character. Key features include the hedges, areas of grassland, trees, and relatively limited development in the context of Stoke Lake. South of Clayhall Road is a large red brick wall screening residential development. There is on street parking available on both sides of Clayhall Road.

It is proposed to reduce the ground level by 0.3m maximum and site a 16m wide x 24m long x 2.7 metre high, flat roof, stained timber clad building on the land for a temporary period of 5 years for use as an Enterprise Academy. It will contain 3 classrooms, toilet and shower facilities and an office. 5 car parking spaces are to be provided, 2 for the existing Brodrick Hall staff, 2 for the Academy staff and 1 space for visitors to the Academy. A cycle rack for 10 cycles is to be provided to the north of the building. The existing gate is to be removed and the vehicle access made wider and surfaced with block paving. New screen planting is to be provided to the north of the building and the existing hedgerow adjacent to Clayhall Road will be strengthened. There will be 10 students initially, increasing by a further 15 in September 2008 and reaching a maximum of 40 by September 2009. The maximum number will not be on site simultaneously, as some student activity will take place off-site. The Academy will operate between the hours of 8am and 5.30pm and will utilise some of the existing facilities at Brodrick Hall. A maximum of 20 students would engage in outdoor water pursuits once every two weeks, limited to the Lake area. When the academy facilities are not being used by the school they will be available for other youth and community activities during the evening and for weekend events.

The application is supported with a Design and Access Statement together with a Transport Appraisal and Travel Plan and an Ecological Appraisal. In addition, the applicants have provided a matrix setting out the alternative sites that have been considered.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/BH1

Development in Conservation Areas

R/DP1

General Standards of Development within the Urban Area

R/DP6

Landscape Design

R/T2

New Development

R/T3

Internal Layout of Sites

R/T11

Access and Parking

R/CF1

New or Improved Community Health Facilities

R/CF2

Protection of Existing Health and Community Facilities

R/OS1

Development Outside of the Urban Area

R/OS3

Urban Gaps

R/OS4

Protection of Existing Open Space

R/OS10

Protection of Areas of International Conservation Importance

R/OS11

Protection of Areas of National Nature Conservation Importance

R/OS13

Protection of Habitats Supporting Protected Species

R/CH1

Development within the Coastal Zone

R/ENV1

Floodplains and Tidal Areas

R/ENV10

Noise Pollution

R/ENV14

Energy Conservation

R/ENV15

Renewable Energy

R/T10

Traffic Management

Consultations

Traffic Management	The maximum car parking provision for the Academy is 5 spaces. Under the principles of maximum car parking standards and PPG13 an objection to a reduction of the maximum standard cannot be sustained. However, no assessment of parking demands for the existing hall has been provided. Therefore it is assumed that apart from the two allocated spaces, users of Brodrick Hall will park on Clayhall Road. Cycle parking provision does not meet minimum standards. A basic Transport Appraisal and Travel Plan have been provided, but no targets are set relating to different modes of travel. Full details of minibus use not provided. Preferable for access to be on straight alignment.
Streetscene (Parks & Horticulture)	No trees on application site. Hedgerow fronting Clayhall Road is mostly Elm with dead stems and regrowth forming a hedge with Elder/bramble. All deciduous.
Building Control Manager	No response.
Leisure & Recreation Development	Minimal impact on wildlife aspects. The main concern would be destruction of the specialised flora of the salt marsh along with disturbance to visiting waders/wildfowl in Stoke Lake. There are leisure activities such as canoeing commonly taking place by other organisations/individuals already and further limited activities will have limited effect.
Economic Prosperity	The achievement of the project aims is dependent on employer engagement. To demonstrate sustainability it would be helpful to have evidence of long term commitment from a range of local employers. There are a range of initiatives currently underway, or planned, which require employer engagement with young people. Care needs to be taken to ensure that approaches to employers are coordinated, rather than competing, and that the effectiveness of interventions are not diluted by the range of initiatives being put in place. A number of the criteria used for site selection are unnecessarily prescriptive and arguably not essential.
Environment Agency (Hants & IOW)	Objects to application as no flood risk assessment (FRA) submitted contrary to PPS25. The flood risks resulting from and to the proposed development are therefore unknown.

Natural England

Objects to the proposal as concerned that it will damage the SSI/SPA/Ramsar unless conditions are attached to any planning permission granted to control the storage of building materials on the site, the timing of the works and access to and activity within the designated site.

The Gosport Society

Applauds the idea behind the Academy, but any building would be unacceptable on this site. The proposal will not positively enhance the Conservation Area and will affect the tranquility of Alver Creek SSSI. The site is a designated open space. Granting planning permission could set a precedent for development of Stokesmead Field. Query temporary nature of building.

Southern Water

No objection.

Response to Public Advertisement

20 letters of support received

Issues raised: worthy cause; advantages outweigh disadvantages; proposal will benefit older youth; knock on effects will benefit the community; existing uses not affected; students will not own cars or disturb local residents; on-site parking provided; no additional traffic; proposal provides opportunity to increase biodiversity on site; building designed to be durable and minimise impact; Natural Englands comments addressed within planning application; kayak club can use Marycourt field.

167 letters of objection received

Issues raised: site outside the urban boundary; site selection process flawed and alternative sites available; loss of open space; impact on existing community facility and user groups; no other suitable canoe facilities in locality; impact on Brodrick Hall, Anglesey Conservation Area and the views across Stoke Lake; Action Plan requires a Development Brief for site and provision for increased access to the shoreline; inaccessible location; infrastructure inadequate; inadequate parking for existing and proposed use; cars will park on Clayhall Road leading to traffic flow problems and increasing the risk of accidents; affect on SSSI/SPA/Ramsar and adjoining field; site within a flood plain; possible noise and litter from students and evening uses; additional facilities required for students; deliberate secrecy and misleading information; nature and behaviour of students attending the Academy; protect those non-participants in the community whilst reducing access to those who participate; commerce versus community; high rates in Alverstoke; traffic increase in area due to more businesses operating from residential buildings in the Conservation Area; possibility of temporary use becoming permanent; precedent for development on Stokesmead Field; existing drainage problems in area; ground not suitable for temporary building; if Council is minded to approve the application a public meeting should be held; status of Beacon Foundation and the Enterprise Academy; Council demanded removal of small wooden jetty nearby.

Principal Issues

1. The main issues in this case are:-

- whether the principle of the development is acceptable outside of the Urban Area Boundary
- the impact on the Existing Open Space and existing Community Facility and associated user groups
- whether the proposals preserve or enhance the character or appearance or setting of the Anglesey Conservation Area

- the impact on the physical and visual character of the Urban Gap and the Coastal Zone
- the impact on traffic conditions in the locality
- the interests of nature conservation
- the amenities of adjoining residents
- whether the risk of flooding has been properly considered and addressed

2. Policy R/OS1 restricts development outside of the Urban Area Boundary to appropriate recreational uses and development essential to the operational requirements of public services. The principle function of this proposal is neither recreational nor essential to the operation of public services. Therefore it represents a departure from the adopted Gosport Borough Local Plan Review. The applicant has sought to justify the proposal on the grounds that there is a need to improve skills in Gosport but has not demonstrated that this site is the only site suitable and available. As such, I do not consider that an exception to Policy R/OS1 should be made in this case.

3. The applicant maintains that the existing community facility would be supported because students would use the existing recreational features at Brodrick Hall and the facilities within the new building would be available when not in use by the Academy. However, the existing grassed area is well used by users of the Hall and other community groups and I consider that the siting of the proposed building would severely restrict the land available for these established users and also prohibit the existing kayaking/water related activities. As such, the proposals would result in the loss of existing community/recreational facilities without satisfactory re-provision being made elsewhere, contrary to Policies R/CF2 and R/OS4 of the Gosport Borough Local Plan Review.

4. Turning now to the impact of the proposal on the character and appearance and setting of Anglesey Conservation Area. The Conservation Area Action Plan draws attention to the visual quality of the context of Stoke Lake, the value of the open spaces in contrast to the adjacent built development, the concern to avoid unbalancing the existing open character by permitting development and the principle of not normally supporting new development in the area. The proposal therefore needs to be viewed both in the context of the setting of Brodrick Hall, but also within the much broader setting of Stoke Lake.

5. In terms of the immediate context of Brodrick Hall, when viewed from Clayhall Road the existing screening would largely conceal the building from the south, and the continuing hedge line along Clayhall Road would also largely screen it from views from the road to the east. Thus the focal point in this context would remain the strong built form of Brodrick Hall. Nevertheless, the proposed hard surfacing around the building and paved strip at the entrance would result in an urban and more consolidated form of development than would normally be associated with a temporary proposal which would be alien to the character of the area.

6. However, the prime concern remains the impact on the setting of Stoke Lake. There is no screening proposed along the eastern boundary and the screening proposed along the northern boundary is not clearly defined within the proposals. It is clear on close evaluation of the views over greater distances across Stoke Lake from the north, east and north east that a building on the scale proposed would draw attention to itself and away from the landmark value of Brodrick Hall without having a design quality to sustain this focus. However, the degree of planting required to screen these views would compromise the open setting of Brodrick Hall and the Conservation Area. As such the proposal neither preserves nor enhances the character, or appearance, or setting of the Conservation Area contrary to Policy R/BH1, the Conservation Area Action Plan, and Government Guidance in PPG15. For the reasons stated above, the proposal will also diminish Stoke Lake/Gosport Park Urban Gap visually and physically, contrary to Policy R/OS3, and would be detrimental to appearance of the coastline when viewed from across Stoke Lake, contrary to R/CH1.

7. Under the principles of maximum car parking standards and PPG 13 an objection to a reduction of the maximum standards for the proposed development cannot be sustained. An appropriate Transport Appraisal and Travel Plan has not been submitted to consider the different possible

modes of travel to the site and the proposed cycle parking provision does not meet the minimum standards for the development as set out in Appendix E of the Local Plan Review.

8. The Ecological Appraisal concludes that the site itself has little nature conservation value and that the limited additional activity generated by the development would not have a harmful affect on the adjacent Ramsar Site/SPA/SSSI. Whilst Natural England has objected to the proposal, this objection could be overcome through the use of planning conditions and therefore the proposal is not in conflict with Policies R/OS10, R/OS11 and R/OS13 of the Gosport Borough Local Plan Review. However, in the absence of a Flood Risk Assessment there is insufficient information to demonstrate that the risk of flooding has been properly considered. As such, the proposal does not comply with the requirements of Policy R/ENV1 and R/CH1 of the Gosport Borough Local Plan Review.

9. The Academy will not operate beyond 5.30pm and the applicant has indicated that evening activities will not extend beyond Brodrick Hall's closing time of 10pm. Given these operating times and that students of the Academy will frequently be working off site, it is unlikely that the proposals would be detrimental to the amenities of nearby residents in terms of noise or disturbance.

10. The other issues raised in response to the public advertisement are not matters that the Local Planning Authority can take into account when determining this application for planning permission.

RECOMMENDATION: Refuse

For the following reasons:

1. The proposal is not an appropriate recreational use, or essential to the operational requirements of the Ministry of Defence, public and other essential services. As such, the proposal is contrary to Policy R/OS1 of the Gosport Borough Local Plan Review.

2. The proposal would have a detrimental impact on the existing community/recreational facilities at the site, contrary to Policies R/CF2 and R/OS4 of the Gosport Borough Local Plan Review.

3. Given the prominence of the building across Stoke Lake and the poor quality of design the proposal will detract from the landmark value of Brodrick Hall and will not preserve or enhance the character or appearance or setting of the Anglesey Conservation Area. The proposal will also diminish the Urban Gap visually and physically and be detrimental to the appearance of the Coastal Zone. As such, the proposal is contrary to Policies R/BH1, R/CH1 and R/OS3 of the Gosport Borough Local Plan Review.

4. Inadequate provision has been made for long term and short term cycle parking facilities contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

5. The site is within an area of medium risk of flooding (Flood Zone 2). Insufficient information has been submitted in the form of a Flood Risk Assessment to fully consider the implications of the development for flooding, contrary to Policies R/ENV1 and R/CH1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K17332
APPLICANT: Zionstones Ltd
DATE REGISTERED: 19.03.2007

PROPOSED CONVERSION/EXTENSION OF THE UPPER FLOORS AND LAND TO THE REAR TO FORM 13NO. UNITS OF RESIDENTIAL ACCOMMODATION INCLUDING BIN AND CYCLE STORES (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans, Design and Access Statement and Structural Engineers' report received 30.05.07 and 31.05.07)
91-93 High Street Gosport PO12 1DS

The Site and the proposal

The application site is located on the southern side of the High Street towards its eastern end within the High Street Conservation Area and Gosport Town Centre Principal Shopping Centre. The site comprises the upper floors and land and buildings to the rear of 91 to 93 High Street which are Grade II Listed buildings. The frontage ground floor commercial premises Going Places and Rosebys are under separate ownership and form no part of the application. Loading area 5 is located to the rear of the site with a short stay car park immediately to the south. There is a turning head to the eastern side of the site and a pedestrian foot path that leads to the High Street between Going Places and Hug the Jeweller. To the western side of the site there is another pedestrian link to the High Street which passes under the upper two storey element of the application site building. Fronting the High Street above this passageway is a blue plaque acknowledging the sites past history as the 'India Arms' an 18th century civic life focal point. The properties to either side of the application site area three storey and contain residential accommodation on their upper floors.

The site forms a highly significant complex of buildings of varying dates and uses spanning what is thought to be at least 300 years of development. The earliest core is the building rising three storeys with its rendered front elevation and parapet with tiled and slate hipped roofs behind forming the frontage onto the High Street. The second phase focuses on the two storey plus attic range running back from Rosebys and retaining fine interior detailing at first floor level. The front block forming the bulk of Going Places and above is of late 18th to early 19th century. Later still is the two storey rendered block facing the paved yard located behind the eastern boundary brick wall. Finally the range of outbuildings including the vacant Jacks place bar/cafe facility range from 19th to 20th century date. Beyond this core development there have been a number of minor, poor quality infills.

It is proposed to convert the upper floors and land to the rear to provide 13 units of residential accommodation. There will be a mix of dwelling sizes and types including 3 two bedroom houses, 1 three bedroom house, a 2 bedroom maisonette, 2 two bedroom flats and 6 one bedroom flats. The existing servicing arrangements to the commercial premises located at the front of the site will not be affected. The applicant acknowledges the historical and architectural importance of this group of buildings and has provided an extensive and thorough Design and Access statement that details all important features in the buildings and how they will be retained, repaired or restored in particular unit 5 which was an early Georgian theatre. The proposed development takes note of the importance of certain walls and stairs and endeavours to retain the internal historic built form while allowing for possible new openings to make the development work. The boundary wall will be retained and refurbished along with the yard and part elevation on the eastern side. There will be the insertion of the new access to the upstairs flats from a new stairwell and small extension located between the former India Arms and rear house. The stairs leading up to the panelled room, unit 5, are to be retained, as indeed is the panelling itself. A report from a structural engineer has been provided detailing the structural problems of the part two storey outbuilding, formerly used as Jacks Place, located along the southern boundary to the site. Given the poor condition of the building it is to be demolished in its entirety and rebuilt to provide a pair of two bedroom houses. The building is to be constructed in brickwork with stained timber weatherboarding to the first floor. An open eaves detail is to be used as on the existing building above which will be a natural slate gabled roof linked to the building to the north. The end elevations to the replacement building are to contain timber

posts and lintel detailing to match the original, the doors being double width timber ledged and braced. New timber side hung casement windows are to be installed at first floor level in each end elevation. the remaining windows are also to be timber. The materials to be used in the conversion will be a mixture to match those on the existing buildings along with the introduction of timber weatherboarding at first floor level with all new proposed windows being timber to match in detail the existing sliding sash windows. The existing windows to the upper floors on the High Street facade are to be repaired in timber with single glazing. The underside of the building above the pedestrian link located to the west of the site is to be boarded out with recessed LED lighting to aid pedestrian safety. New timber access gates are to be installed in the repaired eastern boundary wall along with timber roller doors to screen some of the bin stores. The yard areas will be surfaced in retained and relaid portland stone paving and clay tiles. Secure cycle storage facilities are to be provided for all the units along with two visitor cycle stands for units 2 and 3. In addition bin storage areas are provided within or adjacent to the units they are intended to serve.

Relevant Planning History

K.17332/1 - current listed building application submitted by the same applicant on the same site for the proposed conversion/extension of upper floors and land to the rear to form 13no. units of residential accommodation and partial demolition of out buildings.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

R/BH4

Demolition of a Listed Building

R/BH8

Archaeology and Ancient Monuments

R/H4

Housing Densities

R/S3

Principal & District Shopping Centres

R/S6

Residential Development at Ground Floor within Defined Shopping Centres

R/S7

Use of Upper Floors

R/T11

Access and Parking

R/ENV1

Floodplains and Tidal Areas

R/ENV4

Treatment of Foul Sewage and Disposal of Surface Water

R/OS8

Recreational Space for New Residential Developments

Consultations

County Archaeologist

The site is in an area defined as having high archaeological potential and as such I would recommend that a phased programme of archaeological work be carried out on site. It is unlikely there will be archaeological material that would require preservation in-situ and constitute an overriding constraint to development. Consequently, I am happy that any archaeological work on site could be secured by condition. This should take the form of a desk-based assessment undertaken by a suitably qualified archaeological consultant or contractor.

The Theatres Trust

No objection in principle to the current applications. The part of the building that is most important to The Theatres Trust is to the rear at First Floor and labelled Unit 5 within the Design and Access statement. The special interest of this space lies in the fact that it opened as a theatre in 1783. The date of 1783 puts this theatre as one of the earliest examples of its type and as such constitutes one of the most significant remnants from that period in the whole of the UK. It is therefore a very important find and should be properly preserved and recorded.

Unfortunately, the referred plans are not detailed enough for the Trust to make a proper assessment to identify if any architectural or historical features remain in situ. The photographs within the Planning and Access Statement (pages 12 and 13) would appear to indicate extensive Georgian panelling. In the circumstances The Theatres Trust would request that the Council attach a condition to the listed building consent requiring a full photographic record of the internal of the first floor, particularly unit 5, in accordance with a written scheme of investigation (English Heritage Level Four) which shall be submitted by the applicant and approved in writing by the local authority in consultation with The Theatres Trust before any demolition takes place.

Traffic Management

The servicing arrangements for the commercial units fronting High Street are to remain unchanged. Due to the constraints of the site no on-site parking is provided. Under the provisions of maximum car parking standards a lack of car parking cannot be sustained as a reason for objection. Given

the location of the development within the Town Centre it could be possible to live a car-free lifestyle; the bus station is in close proximity to the site, as is the Gosport Ferry giving access to Portsmouth and Portsmouth Harbour Railway Station. The applicant has demonstrated that the minimum required number of long stay bicycle parking spaces for the residents will be provided. Whilst only two on-site visitor bicycle stands can be provided given the Town Centre location of the site, and the availability of existing bicycle parking stands within the High Street to accommodate visitor cycle parking, no objection.

Streetscene (Waste & Cleansing)

Adequate storage space for bins which will require placing out adjacent to the public highway for collection at the rear and east of the property in the loading road.

Building Control Manager

No response.

County Education Officer

This is not an area where there is a shortage of school places therefore developers' contribution towards education facilities not required.

Environment Agency (Hants & IOW)

Originally objected to the proposed development due to the lack of a Flood Risk Assessment. The Environment Agency subsequently received and reviewed a FRA produced by the applicant's agent dated 24 April 2007. The FRA concludes that there is no increase in risk to people and property, therefore, the Environment Agency has no objection on flood risk grounds to this proposal and withdraw our objection.

The Gosport Society

No objection.

Southern Water

Southern Water can provide foul sewerage disposal to service the proposed development. Request an informative be attached to the consent and two conditions requiring the submission of details of the proposed means of foul sewerage and surface water disposal to be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Response to Public Advertisement

Nil.

Principal Issues

1. The application site is located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The flood risk assessment concludes that there is no increase in risk to people and property and as such the proposal complies with Policy R/ENV1 of the Gosport Borough Local Plan Review. The proposal will not impact on the servicing arrangement to the existing retained commercial premises fronting the High Street therefore the proposal complies with Policy R/S6 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the proposed residential use and design of the alterations and extensions, whether the proposal will preserve or enhance the character and appearance of the Conservation Area and the impact on the historic and architectural character and appearance of this Listed Building and its setting, and the amenities of nearby and prospective residents, the provision of car and cycle parking, refuse storage facilities and open space.

2. Whilst the development will result in a density of over 200 dwellings per hectare the scheme would ensure a long term viable use for many of these buildings which in some cases e.g. unit 5 are highly significant in the fixtures and fittings that survive, and in some areas are 'at risk' due to ongoing poor maintenance by previous owners and lack of use. Given the site's location within the Gosport Town Centre Principal Shopping Centre this density is regarded as being acceptable and complies with Policy R/H4 of the Gosport Borough Local Plan Review. The design of the replacement building and minor infill extensions relate well to the existing footprint of the buildings. Furthermore the conversion works give detailed consideration to the important features of the buildings both inside and out and reflect and look to retain important historical features. The proposed materials to be used and architectural detailing are acceptable and will be appropriate in this important location. I am satisfied this scheme will enhance the character and appearance of the High Street Conservation Area and not be detrimental to the historic and architectural character and appearance of this Listed Building and its setting. Following additional information discovered about the buildings history and comments received from The Theatres Trust, a statutory consultee, and The Gosport Society, conditions are proposed requiring the detailed recording of parts of the application site. In addition further conditions are proposed requiring further details of specific aspects of the development so as to ensure the materials and historic and architectural detailing are correct and appropriate.

3. Given the scale and orientation of the building is not going to change in relation to the neighbouring properties there will be no detrimental impact in terms of loss of light to neighbouring occupiers. The relationship to neighbouring properties is such that there will be no unacceptable overlooking or loss of privacy and as such the development will not be detrimental to the amenities of adjoining residents.

4. The site is situated in a Town Centre location and whilst the residents occupying the houses, units 2 and 3, will have a private yard area there is no useable on-site amenity space for other occupiers. This is a consideration for future occupiers. In such a location where the most important factor is to ensure a beneficial use for such an important Listed Building this is no reason to warrant refusal of such a proposal that is considered acceptable in other respects. The site provides adequate storage facilities for refuse to the relevant capacity standards with collection from the loading road and turning head located to the east of the site.

5. This is an accessible location and whilst there is no on-site parking provision under maximum car parking standards a lack of car parking cannot be sustained as a reason for refusal. There is secure long stay cycle provision for 20 cycles which complies with minimum standards for this development. In addition there will be two visitor cycle stands. Given the Town Centre location of the site and the availability of existing cycle stands in the area the proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

6. 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, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review for the 13 units of accommodation. Without this obligation the proposal is unacceptable.

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 Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design, and will not have any detrimental impact on this Listed Building or its setting or the amenities of nearby or prospective residents or traffic/parking conditions in the locality, and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/DP7, R/BH1, R/BH3, R/BH4, R/BH8, R/H4, R/S3, R/S6, R/S7, R/T11, R/ENV1, R/ENV4 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. 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. In the first instance, this should take the form of an archaeological desk-based assessment (DBA) undertaken by a suitably qualified archaeological consultant or contractor 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.

3. A full photographic record of the interior of the existing first floor shall be made to English Heritage Level 4 standard in accordance with a written scheme submitted to and approved in writing by The Local Planning Authority in consultation with The Theatres Trust. Such photographic record shall be submitted to The Local Planning Authority and approved in writing before any demolition takes place.

4. A full photographic record of the interior of the existing ground floor of the buildings located in the position of proposed units 1, 2 and 3 shall be made to a standard agreed in writing with the Local Planning Authority. Such photographic record shall be submitted to the Local Planning Authority and approved in writing before any demolition takes place.

5. Details in the form of a schedule of all external materials, including samples 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 completed in accordance with the approved details.

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

6. No development shall take place until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason - Such details have yet to be submitted, and to comply with Policy R/ENV4 of the Gosport Borough Local Plan Review.

7. No development shall take place until details of the proposed means of surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason - Such details have yet to be submitted, and to comply with Policy R/ENV4 of the Gosport Borough Local Plan Review.

8. Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced.

- a) Vertical and horizontal sections of all proposed external windows, and external and internal doors at a scale of 1:10.
- b) Elevation details of the proposed external bin and cycle stores.
- c) Elevation details of the alterations to the eastern boundary wall showing the brick bond and constructional form in relation to the existing wall.
- d) Provision of a written specification of works for proposed Unit 5.
- e) Full details of the proposed LED's and their layout beneath the covered way.

The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure these details are appropriate in this context and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K17332/1
APPLICANT: Zionstone Ltd
DATE REGISTERED: 19.03.2007

LISTED BUILDING APPLICATION - PROPOSED CONVERSION/EXTENSION OF THE UPPER FLOORS AND LAND TO THE REAR TO FORM 13NO. UNITS OF RESIDENTIAL ACCOMMODATION AND PARTIAL DEMOLITION OF OUT BUILDINGS (CONSERVATION AREA) (as amended by plans, Design and Access Statement and Structural Engineers' report received 30.05.07 and 31.05.07)
91-93 High Street Gosport Hampshire

The Site and the proposal

The application site is located on the southern side of the High Street towards its eastern end within the High Street Conservation Area and Gosport Town Centre Principal Shopping Centre. The site comprises the upper floors and land and buildings to the rear of 91 to 93 High Street which are Grade II Listed buildings. The frontage ground floor commercial premises Going Places and Rosebys are under separate ownership and form no part of the application. Loading area 5 is located to the rear of the site with a short stay car park immediately to the south. There is a turning head to the eastern side of the site and a pedestrian foot path that leads to the High Street between Going Places and Hug the Jeweller. To the western side of the site there is another pedestrian link to the High Street which passes under the upper two storey element of the application site building. Fronting the High Street above this passageway is a blue plaque acknowledging the sites past history as the 'India Arms' an 18th century civic life focal point. The properties to either side of the application site area three storey and contain residential accommodation on their upper floors.

The site forms a highly significant complex of buildings of varying dates and uses spanning what is thought to be at least 300 years of development. The earliest core is the building rising three storeys with its rendered front elevation and parapet with tiled and slate hipped roofs behind forming the frontage onto the High Street. The second phase focuses on the two storey plus attic range running back from Rosebys and retaining fine interior detailing at first floor level. The front block forming the bulk of Going Places and above is of late 18th to early 19th century. Later still is the two storey rendered block facing the paved yard located behind the eastern boundary brick wall. Finally the range of outbuildings including the vacant Jacks place bar/cafe facility range from 19th to 20th century date. Beyond this core development there have been a number of minor, poor quality infills.

It is proposed to convert the upper floors and land to the rear to provide 13 units of residential accommodation. There will be a mix of dwelling sizes and types including 3 two bedroom houses, 1 three bedroom house, a 2 bedroom maisonette, 2 two bedroom flats and 6 one bedroom flats. The existing servicing arrangements to the commercial premises located at the front of the site will not be affected. The applicant acknowledges the historical and architectural importance of this group of buildings and has provided an extensive and thorough Design and Access statement that details all important features in the buildings and how they will be retained, repaired or restored in particular unit 5 which was an early Georgian theatre. The proposed development takes note of the importance of certain walls and stairs and endeavours to retain the internal historic built form while allowing for possible new openings to make the development work. The boundary wall will be retained and refurbished along with the yard and part elevation on the eastern side. There will be the insertion of the new access to the upstairs flats from a new stairwell and small extension located between the former India Arms and rear house. The stairs leading up to the panelled room, unit 5, are to be retained, as indeed is the panelling itself. A report from a structural engineer has been provided detailing the structural problems of the part two storey outbuilding, formerly used as Jacks Place, located along the southern boundary to the site. Given the poor condition of the building it is to be demolished in its entirety and rebuilt to provide a pair of two bedroom houses. The building is to be constructed in brickwork with stained timber weatherboarding to the first floor. An open eaves detail is to be used as on the existing building above which will be a natural slate gabled roof linked to the building to the north. The end elevations to the replacement building are to contain timber

posts and lintel detailing to match the original, the doors being double width timber ledged and braced. New timber side hung casement windows are to be installed at first floor level in each end elevation. the remaining windows are also to be timber. The materials to be used in the conversion will be a mixture to match those on the existing buildings along with the introduction of timber weatherboarding at first floor level with all new proposed windows being timber to match in detail the existing sliding sash windows. The existing windows to the upper floors on the High Street facade are to be repaired in timber with single glazing. The underside of the building above the pedestrian link located to the west of the site is to be boarded out with recessed LED lighting to aid pedestrian safety. New timber access gates are to be installed in the repaired eastern boundary wall along with timber roller doors to screen some of the bin stores. The yard areas will be surfaced in retained and relaid portland stone paving and clay tiles. Secure cycle storage facilities are to be provided for all the units along with two visitor cycle stands for units 2 and 3. In addition bin storage areas are provided within or adjacent to the units they are intended to serve.

Relevant Planning History

K.17332 - current planning application submitted by the same applicant on the same site for the proposed conversion/extension of the upper floors and land to the rear to form 13no. units of residential accommodation including bin and cycle stores.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
 R/BH3
 Development Affecting Listed Buildings
 R/BH4
 Demolition of a Listed Building

Consultations

The Gosport Society	No objection subject to the building at the rear of the site to be demolished being fully recorded.
English Heritage	We do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
The Georgian Group	No response.
The Victorian Society	No response.
Society For The Protection Of Ancient Buildings	No response.
Ancient Monument Society	No response.
Council For British Archaeology	No response.
Twentieth Century Society	No response.
The Theatres Trust	No objection in principle to the current applications. The part of the building that is

most important to The Theatres Trust is to the rear at First Floor and labelled Unit 5 within the Design and Access statement. The special interest of this space lies in the fact that it opened as a theatre in 1783. The date of 1783 puts this theatre as one of the earliest examples of its type and as such constitutes one of the most significant remnants from that period in the whole of the UK. It is therefore a very important find and should be properly preserved and recorded.

Unfortunately, the referred plans are not detailed enough for the Trust to make a proper assessment to identify if any architectural or historical features remain in situ. The photographs within the Planning and Access Statement (pages 12 and 13) would appear to indicate extensive Georgian panelling. In the circumstances The Theatres Trust would request that the Council attach a condition to the listed building consent requiring a full photographic record of the internal of the first floor, particularly unit 5, in accordance with a written scheme of investigation (English Heritage Level Four) which shall be submitted by the applicant and approved in writing by the local authority in consultation with The Theatres Trust before any demolition takes place.

Response to Public Advertisement

Nil.

Principal Issues

1. The only issues in this case are the impact of the proposal on the historic and architectural character and appearance of this Grade II Listed Building and its setting.
2. The proposal will ensure a long term viable use for many of these buildings which in some cases e.g. unit 5 are highly significant in the fixtures and fittings that survive, and in some areas are 'at risk' due to ongoing poor maintenance by previous owners and lack of use. The design of the replacement building and minor infill extensions relate well to the existing footprint of the buildings. Furthermore the conversion works give detailed consideration to the important features of the buildings both inside and out and reflect and look to retain important historical features. The proposed materials to be used and architectural detailing are acceptable and will be appropriate in this important location. I am satisfied this scheme will not be detrimental to the historic and architectural character and appearance of this Listed Building and its setting. Following additional information discovered about the buildings history and comments received from The Theatres Trust, a statutory consultee, and The Gosport Society conditions are proposed requiring the detailed recording of parts of the application site. In addition further conditions are proposed requiring further details of specific aspects of the development so as to ensure the materials and historic and architectural detailing are correct and appropriate.

RECOMMENDATION: Grant Listed Building Consent

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location as it will ensure a long term viable use for these historically important buildings. It will not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policies R/BH3 and R/BH4 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The works 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 18 of the Planning (Listed Buildings and Conservation Area) Act, 1990 (as amended).

2. 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. In the first instance, this should take the form of an archaeological desk-based assessment (DBA) undertaken by a suitably qualified archaeological consultant or contractor 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.

3. A full photographic record of the interior of the existing first floor shall be made to English Heritage Level 4 Standard in accordance with a written scheme submitted to and approved in writing by The Local Planning Authority in consultation with The Theatres Trust. Such photographic record shall be submitted to The Local Planning Authority and approved in writing before any demolition takes place.

4. A full photographic record of the interior of the existing ground floor of the buildings located in the position of proposed units 1, 2 and 3 shall be made to a standard agreed in writing with the Local Planning Authority. Such photographic record shall be submitted to the Local Planning Authority and approved in writing before any demolition takes place.

5. Details in the form of a schedule of all external materials, including samples 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 buildings is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced.

a) Vertical and horizontal sections of all proposed external windows, and external and internal doors at a scale of 1:10.

b) Elevation details of the proposed external bin and cycle stores.

- c) Elevation details of the alterations to the eastern boundary wall showing the brick bond and constructional form in relation to the existing wall.
- d) Provision of a written specification of works for proposed Unit 5.
- e) Full details of the proposed LED's and their layout beneath the covered way.

The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure these details are appropriate in this context and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K15275/1
APPLICANT: Mr Andy Elder
DATE REGISTERED: 22.06.2007

REGULATION 3 - INSTALLTION OF EXTERNAL INSULATION SYSTEM
22-56 Landon Road Gosport

The Site and the proposal

The site is located on the east side of Landon Road and is a three storey block of residential flats built during the late 1950's.

The proposal is to affix Alsecco external wall insulation to the east and west elevations of the building. This product adds approximately 150mm to the external walls and includes an anti-crack rendered finish.

Relevant Planning History

Nil.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/DP7
Additions, Extensions and Alterations

Consultations

Nil

Response to Public Advertisement

Nil.

Principal Issues

1. The only planning issues for consideration in this case are the effect of the proposal on the external appearance of the block of flats and on the character of the street scene.
2. Given the weathered appearance of the existing external wall panels, the application of the cladding over the shiplapped concrete surfaces will result in a significant improvement in the appearance of the building and consequently the visual amenities of the area. The colour scheme of the cladding has yet to be selected by the applicant and may be reserved for further consideration by a condition of planning permission.

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 will improve the appearance of the building and the visual amenities of the locality. As such, the proposal complies with Policies R/DP1 and R/DP7 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 the colour finish to the external insulation system shall be submitted to, and approved by, the Local Planning Authority before works to the external elevations of the building 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.

ITEM NUMBER: 05.
APPLICATION NUMBER: K15276/1
APPLICANT: Mr Andy Elder
DATE REGISTERED: 22.06.2007

REGULATION 3 - INSTALLATION OF EXTERNAL INSULATION SYSTEM
9-43 Tudor Close Gosport

The Site and the proposal

The site is located at the northern end of Tudor Close which is a cul de sac to the north of Charden Road. The property is a three storey block of residential flats built during the late 1950's.

The proposal is to affix Alsecco external wall insulation to the north and south elevations of the building. This product adds approximately 150mm to the external walls and includes an anti-crack rendered finish.

Relevant Planning History

Nil.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/DP7
Additions, Extensions and Alterations

Consultations

Nil

Response to Public Advertisement

Nil.

Principal Issues

1. The only planning issues for consideration in this case are the effect of the proposal on the external appearance of the block of flats and on the character of the street scene.
2. Given the weathered appearance of the existing external wall panels, the application of the cladding over the shiplapped concrete surfaces will result in a significant improvement in the appearance of the building and consequently the visual amenities of the area. The colour scheme of the cladding has yet to be selected by the applicant and may be reserved for further consideration by a condition of planning permission.

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 will improve the appearance of the building and the visual amenities of the locality. As such, the proposal complies with Policies R/DP1 and R/DP7 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 the colour finish to the external insulation system shall be submitted to, and approved by, the Local Planning Authority before works to the external elevations of the building 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.

ITEM NUMBER: 06.
APPLICATION NUMBER: K11305/2
APPLICANT: Mr And Mrs Garwood
DATE REGISTERED: 12.06.2007

CHANGE OF USE OF INTEGRAL GARAGE TO SHOP (CLASS A1) AND INSTALLATION OF SHOP FRONT
43 Cambridge Road Gosport Hampshire PO12 3EE

The Site and the proposal

The application site is located on the southern side of Cambridge Road adjacent to an access to a rear service road situated between Virginia Park Road and Grange Crescent. A shop, Cambridge Stores, is located immediately to the east on the opposite side of the service road. This shop has no on-site parking provision. The application property is located at the eastern end of a short terrace of houses and is constructed in part brick and white render under a red tiled hipped roof with white UPVC windows. It has a two storey subservient side extension containing an integral garage with a white electronic roller shutter door. The forecourt to the property contains a concrete and gravel hardstand that can accommodate parking for two cars. The property has a single storey lean to extension at the rear and a concrete sectional garage located in the south east corner of the garden fronting the adjacent service road. The boundary with the adjoined property is comprised of dense 3 metre high shrubs whilst the boundary to the service road is a 1.8 metre high concrete panelled fence.

The applicant currently operates a mobile power tools sales and repair service. It is proposed to convert the integral garage into a small shop selling power tools and accessories and offering an ancillary repairs service. A shop front is to be installed behind the existing garage door constructed from white aluminium reinforced UPVC with a central door and windows either side. Business hours will be approximately 0800 – 1700. After working hours the electronic garage door will be closed so as to maintain the existing residential appearance of the property and for security purposes. The forecourt will be resurfaced in tarmac or brown brick pavers to improve access for all, including the disabled and wheelchair bound. The applicant is looking to operate the business as a short term measure until he is able to buy or rent a secure unit in the Gosport Business Centre.

Relevant Planning History

K.11305 - replacement concrete fence approved 6 December 1982.

K.11305/1 - erection of two storey side extension and single storey rear extension approved 25 November 2002.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/H6

Change of Use of Existing Dwellings

R/S9

Shopping and Commercial Facades

R/ENV10

Noise Pollution

R/T11

Access and Parking

Consultations

Traffic Management

The proposals result in the loss of a garage for car parking. The two parking spaces provided within the front forecourt are not both accessible at the same time and it is therefore likely that customers will utilise nearby on-street spaces. Under the principles of maximum car parking standards an objection on parking grounds cannot be sustained. There is an existing shop adjacent to the site without dedicated parking facilities. Parking at junctions in the immediate area is controlled by existing waiting restrictions. No objection.

Economic Prosperity

Have met the applicant, who has attended the Business Forum and received our support via the Impact project. I understand the applicant has the support of his neighbours and has put in measures to mitigate against potential conflict. Would wish to see the business succeed and grow into new premises at the Business Centre, or similar and would therefore support this application provided that the potential for future neighbourhood conflict being adequately addressed.

Response to Public Advertisement

Nil.

Principal Issues

1. The main issues in this case are the acceptability of the design of the shop front, and proposal in land use terms, and the impact on the amenities of nearby occupiers and traffic/parking conditions in the locality.
2. The proposed shop front is of a suitable and appropriate design for the purpose and its materials will match those used on the existing dwelling. As such the proposal complies with Policy R/S9 of the Gosport Borough Local Plan Review
3. Policy R/H6 recognises that it is important to make provision for a mixture of uses to provide for a sustainable pattern of development. In particular a change of use of an existing dwelling for the establishment of small business is acceptable in principle. Given the small size of the unit and the ancillary repair element it would be appropriate to consider the issue of a temporary and personal consent so that the impact on the amenities of nearby residents through possible noise generation and traffic/parking conditions in the locality can be monitored. The unit is located in a well insulated relatively new extension to the property with the owner's accommodation separating the unit from the next door property. Due to the nature of the business and the expense involved in the installation of the shop front a temporary consent for a period of three years would be sufficient and appropriate to monitor the situation.

RECOMMENDATION: Grant Temporary Consent until 31st August 2010

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 for the establishment of a small business is acceptable in principle in terms of Policy R/H6 of the Gosport Borough Local Plan Review. Permitting the use as a shop for a temporary period will enable the impact on the amenities of nearby residences and traffic/parking conditions in the locality to be monitored and reviewed to ensure the proposal complies with Policies R/DP1, R/H6, R/ENV10 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. This permission shall enure solely for the benefit of Mr K Garwood.

Reason - To ensure that any change in the operation of the business is subject to planning control, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The use hereby permitted shall be discontinued, the shop front removed and the garage restored to its former condition on or before the 31 August 2010.

Reason - In the interests of the amenity of the area and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 07.
APPLICATION NUMBER: K8102/3
APPLICANT: Mr & Mrs Ayling
DATE REGISTERED: 30.05.2007

**RETENTION OF SINGLE STOREY REAR EXTENSION WITH TILED PITCHED ROOF
CONTAINING ROOF LIGHTS**
16 Welch Road Gosport Hampshire PO12 4PZ

The Site and the proposal

The application site is located on the west side of Welch Road in an area characterised by terraced 2 storey dwellings with small front gardens. There is a service road which provides rear access to the houses on this side of the street. The property has been extended in the past and there is an existing single storey extension with a flat roof on the northern half of the rear elevation which projects 5 metres out into the rear garden. The adjacent properties both have extensions to the rear.

The proposal is to add another rear extension on the southern side of the house projecting out 3.7 metres. It will measure 2.1 metres to the eaves and have a pitched roof with a ridge height of 3.1 metres. It will be brick built with a tiled roof containing 2 roof lights on each side and a gable end facing the garden with patio doors and windows.

Relevant Planning History

K8102 Erection of conservatory and garage permitted 18.09.73
K8102/1 Erection of garage permitted 17.08.95
K8102/2 Erection of front and rear dormer windows permitted 18.03.02

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/DP7
Additions, Extensions and Alterations

Consultations

Nil

Response to Public Advertisement

1 letter of objection.

Issues raised: damage to neighbouring property and maintenance problems in the future; lack of consultation; works undertaken before planning permission granted; no objection to the extension as such.

Principal Issues

1. The potential for damage to an adjoining property and maintenance problems are not planning considerations. The neighbouring owner/occupiers were notified of the application in accordance with our usual procedures and references in the letter of representation received to lack of consultation are related to the Building Regulations application which is not the subject of public consultation. The need for planning permission was revealed through Development Control/Building Control liaison procedures and there is provision within the planning legislation to

make a retrospective application. The extension cannot be easily seen from any public viewpoint. Therefore the only issue in this case is the impact on the amenities of occupiers of adjoining properties.

2. The proposed extension is screened from the neighbouring property to the north by the existing extension on no. 16 and the property to the south has a single storey extension projecting out the same distance. The windows are high level roof lights and will not result in overlooking. As such there is no adverse impact on the residential amenities of the occupiers of the adjacent property in compliance with policies R/DP1 and R/DP7 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 development as proposed is acceptable in this location and as such complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.