

**Town Hall, High Street,  
Gosport, Hampshire  
PO12 1EB**

*Telephone:* (023) 9258 4242  
*Fax:* (023) 9254 5587  
*Please ask for:* Catherine McDonald  
*Direct line:* (023) 9254 5340  
*E-mail:* catherine.mcdonald@gosport.gov.uk

11 May 2007

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

**MEETING:** Regulatory Board  
**DATE:** 21 May 2007  
**TIME:** 6.00 pm  
**PLACE:** Council Chamber, Town Hall, Gosport  
**Democratic Services contact:** Catherine McDonald

**BOROUGH SOLICITOR**

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### **MEMBERS OF THE BOARD**

To be appointed at the Adjourned Annual Council Meeting on 17 May 2007

### **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  
17 APRIL 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 Thursday, 17 May 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 Thursday, 17 May 2007).*

6. K16420/6 – 32 FORTON ROAD GOSPORT

*This report explains that following the Regulatory Board resolution on 17 April 2007 to refuse application ref. K.16420/6, amended plans have been submitted by the applicant. The report sets out the changes to the scheme, considers the planning merits of the revised proposals and requests that the Board reconsiders the application.*

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

7. DEVELOPMENT CONTROL PERFORMANCE 01.01.07 – 31.03.07

*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

**Continued**

Regulatory Board  
21 May 2007

8. OFFER OF GRANT OF HISTORIC BUILDINGS GRANT FOR 35 MILVIL ROAD, LEE (ON LIST OF BUILDINGS OF HISTORIC INTEREST)

*This report sets out the background to the Historic Buildings Grant application to re-roof 35 Milvil Road and explains the reasons behind the recommendation to approve the application.*

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

9. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.  
(grey sheets – pages 1 –28/1)*

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

10. 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 APRIL 2007**

The Mayor (Councillor Mrs Cully) (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 (P), Smith (P), Taylor, Train (P) and Ward (P).

**195 APOLOGIES**

Apologies for inability to attend the meeting were received from the Mayor (Councillor Mrs Cully), the Chairman of the Policy and Organisation Board (Councillor Cully) and Councillor Taylor.

**196 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**197 MINUTES**

RESOLVED: That the Minutes of the Regulatory Board meeting held on 13 March 2007 be approved and signed by the Chairman as a true and correct record.

**198 DEPUTATIONS**

No deputations had been received.

**199 PUBLIC QUESTIONS**

No public questions had been received.

**PART II**

**200 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:

**201 K16420/6 - RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR THE ERECTION OF 1NO HOT FOOD TAKEAWAY, 1NO RETAIL UNIT AND 29 FLATS WITH ASSOCIATED SERVICING, PARKING AND AMENITY SPACE, TO INCLUDE EXTERNAL FIRE ESCAPE STAIRCASE, AMENDED LANDSCAPE SCHEME, REVISED ROOF FORM AND DOOR AND WINDOW DETAILS AND DWELLING MIX (AMENDED SCHEME TO K16420/4 AND K16420/5) (as amended by email dated 2.3.07 and plans received 4.4.07)  
32 Forton Road Gosport Hampshire PO12 4TH**

An amended recommendation was tabled at the meeting as the Section 106 Agreement had not yet been completed.

Members discussed the proposed changes to the original plan, the impact on traffic and the provision for parking.

Some Members were concerned that the scheme would have a detrimental impact on the amenities of the surrounding area. It was proposed that the application should be refused on the grounds of overdevelopment by reason of the alteration in the mix of 1 and 2 bedroom flats, which would be contrary to Policy R/DP1 of the Gosport Borough Local Plan Review; A vote was taken on the proposal and the application was refused.

RESOLVED: That planning application K16420/6 – 32 Forton Road, Gosport, Hampshire

1. be refused for the following reason,
  - i. The proposal constitutes overdevelopment by reason of the alteration in the mix of 1 and 2 bedroom flats. It will result in a higher car parking demand than that provided. It would have a detrimental impact on the character and appearance of the area and a reduction in the residential amenities of existing and future occupiers and, as such, the development will be contrary to Policy R/DP1 of the Gosport Borough Local Plan Review; and
2. Authority be delegated to the Borough Solicitor to negotiate and enter into a Section 106 Agreement by 11 May 2007 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space as without this agreement an additional ground for refusal would be raised.

**202 K6126/1 - ERECTION OF 2no. FLATS (as amended by plans received 03.04.07)  
27 Marine Parade West Lee-On-The-Solent Hampshire PO13 9LW**

Members were informed that one additional letter of observation had been received. An amended recommendation was tabled at the meeting as the Section 106 Agreement had not yet been completed.

RESOLVED: That planning application K6126/1 – 27 Marine Parade West, Lee-On-The-Solent, Hampshire be approved subject to 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 reason listed below. In the event that the Section 106 is not completed by 4 May 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 proposal is acceptable in this location in land use and design terms, will be in keeping with the character and appearance of the Marine Parade Area of Special Character and will not be harmful to the amenities of existing and prospective occupiers. As such the development complies with Policies R/DP1, R/DP10, R/H4, R/T11 and R/OS7 of the Gosport Borough Local Plan Review.

**203 K17203/1 - ERECTION OF A TWO BEDROOMED DETACHED CHALET BUNGALOW WITH INTEGRAL GARAGE (as amplified by letters dated 30.01.07 and 09.02.07)**  
**Land To The Rear Of 12 Burney Road Gosport**

Members were advised that in paragraph 3 of the report of the Development Services Manager, 16 and 18 Burney Road were a pair of semi detached houses rather than 18 and 20.

RESOLVED: That planning application K17203/1, Land to the Rear of 12 Burney Road, Gosport 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 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. It is of an appropriate design and will not have any detrimental impact on the visual amenities of the area, adjoining and prospective residents or highway safety. As such the proposal complies with Policies R/DP1, R/H4, R/T3, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**204 K14030/4 - CHANGE OF USE AND EXTENSION OF EXISTING GARAGE TO FORM DWELLING WITH CAR PARKING (as amended by letter dated 26.3.07)**  
**65 Bury Crescent Gosport Hampshire PO12 3TZ**

An amended recommendation was tabled at the meeting as the Section 106 Agreement had not yet been completed.

RESOLVED: That planning application K14030/4 - 65 Bury Crescent, Gosport

- 1 be refused, for the following reasons,

- i. The proposed development, by reason of its location and design, would appear incongruous in the street scene, compared with the more uniform pattern and scale of development in Bury Crescent, and, as such, would be detrimental of the character and appearance of the area contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
  - ii. Having regard to the resulting relationship between the proposed dwelling and the neighbouring residential properties, the proposed development by reason of its location and design would be detrimental to the privacy and living conditions of nos. 63 and 65 Bury Crescent and the amenities of the occupiers of the prospective dwelling, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
- 2 Authority be delegated to the Borough Solicitor to negotiate and enter into a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space as without this agreement an additional ground for refusal would be raised.

**205 K8699/1 - ERECTION OF FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSIONS (ADJOINING CONSERVATION AREA) (as amplified/amended by letter dated 22.12.06)  
1 Little Green Gosport Hampshire PO12 2EU**

RESOLVED: That planning application K8699/1 – 1 Little Green, 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 development as proposed is acceptable in this location. It is of an appropriate design and will not have a detrimental impact on the character and appearance of the adjoining Conservation Area, 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.

**206 K17312/1 - GPDO PART 24 CONSULTATION - ERECTION OF 15 METRE HIGH MONOPOLE TELECOMMUNICATIONS MAST WITH SHROUDED ANTENNA  
Land To South Of Junction Of Brune Lane And Shoot Lane Lee On The Solent Hampshire PO13 9PB**

Members were informed that this application had been withdrawn.

**207 K13789/26 - ERECTION OF REPLACEMENT CAFE WITH ASSOCIATED TIMBER DECKING,BIN AND CYCLE STORES,REVISED CAR PARK LAYOUT AND RE-ROUTING TO THE MILLENNIUM WALKWAY (as amended by email dated 30.03.07)**  
**Unit 20 Mumby Road Industrial Estate Gosport Marina Mumby Road Gosport Hampshire**

RESOLVED: That planning application K13789/26 – Unit 20 Mumby Road Industrial Estate, 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 development is acceptable in this location and will enhance the existing marina facility. The building is of an appropriate design and will not be detrimental to the visual amenities of the area or the amenities of adjoining residents. The development will not be harmful to nature conservation interests, result in the pollution of controlled waters or adversely affect traffic/parking conditions in the locality. It will result in the completion of a section of the Millennium Walkway. As such the proposal complies with Policies R/DP1, R/DP4, R/CH1, R/CH2, R/OS10, R/OS11, R/ENV1, R/ENV2, R/ENV10 and R/T11 of the Gosport Borough Local Plan Review.

**208 K12995/16 - ERECTION OF REPLACEMENT TRAINING SCHOOL BUILDING (ANCIENT MONUMENT)**  
**Fort Monckton Fort Road Gosport PO12 2AT**

Members were advised that English Heritage had replied with no objection, and that the Department for Culture, Media and Sport had granted non-statutory scheduled monument consent in consultation with English Heritage.

RESOLVED: That planning application K12995/16 – Fort Monckton, Fort 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 development as proposed is acceptable in terms of its setting outside of the Urban Area Boundary and effect on the surrounding area and as such complies with Policies R/OS1, R/BH8 and R/MOD1 of the Gosport Borough Local Plan Review.

**209 K14129/26 - IMPLEMENTATION OF BANK STABILISATION SCHEME, RESURFACING OF EXISTING CAR PARK, ERECTION OF REPLACEMENT BOUNDARY FENCING REALIGNMENT AND RESURFACING OF PERIMETER FOOTPATH TO INCLUDE LIGHTING AND NEW LANDSCAPE PLANTING  
Haslar Marina Haslar Road Gosport Hampshire**

RESOLVED: That planning application K14129/26 – Haslar Marina, Haslar 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 will not diminish the Haslar Lake Urban Gap visually or physically, and will not be detrimental to landward or seaward views or the character and appearance of the area, or the interests of nature conservation, or the amenities of nearby residents. Furthermore the proposal will improve highway and pedestrian safety conditions and access to the coast. As such, the development complies with Policies R/T3, R/T11, R/CH1, R/CH2, R/DP6, R/OS1, R/OS3, R/OS10, R/OS11, R/ENV1, R/ENV2 and R/ENV11 of the Gosport Borough Local Plan Review.

**210 ANY OTHER BUSINESS**

**Planning Appeal Decision**

Members were advised that the decision to refuse application K15438/14, land adjoining 15 St. Thomas's Road, had been overturned by the inspector. It was confirmed that, due to a well constructed case by officers, costs had been avoided.

Councillor Davis thanked the Members of the Board and the Officers for their hard work and assistance during the year.

The meeting commenced at 6.00pm and concluded at 7.00pm

CHAIRMAN

GOSPORT BOROUGH COUNCIL

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>AMENDED PLANS</b> <b>K.16420/6 - RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR THE ERECTION OF 1NO HOT FOOD TAKEAWAY, 1NO RETAIL UNIT AND 29 FLATS WITH ASSOCIATED SERVICING, PARKING AND AMENITY SPACE, TO INCLUDE EXTERNAL FIRE ESCAPE STAIRCASE, AMENDED LANDSCAPE SCHEME, REVISED ROOF FORM AND DOOR AND WINDOW DETAILS AND DWELLING MIX (AMENDED SCHEME TO K16420/4 AND K16420/5) (as amended by email dated 2.3.07, letter dated 18.4.07 and plans received 4.4.07 and 19.4.07)</b> <b>32 Forton Road Gosport Hampshire PO12 4TH</b>

**SUMMARY OF REPORT AND RECOMMENDATIONS**

The report explains that following the Regulatory Board resolution on 17 April 2007 to refuse application ref. K.16420/6, amended plans have been submitted by the applicant. The report sets out the changes to the scheme, considers the planning merits of the revised proposals and requests that the Board reconsiders the application.

**RECOMMENDATION** That planning application K16420/6 – 32 Forton Road, Gosport be approved subject to a Section 106 agreement relating to affordable housing, the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and a traffic regulation order and subject to the conditions set out in the report of the Development Services Manager dated 17 April 2007, for the reason listed below.

**Reasons for granting permission:**

- i Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal would not adversely affect the character or visual amenities of the area, or the amenities of existing or prospective occupiers, or parking or highway safety conditions in the locality. The development also makes adequate provision for outdoor playing space and affordable housing. As such the development complies with Policies R/DP1, R/DP3, R/DP6, R/H5, R/OS8, R/T2, R/T3, R/T10, R/T11, R/CF6, R/ENV2, R/ENV5 and R/ENV10 of the Gosport Borough Local Plan Review.

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>AMENDED PLANS K.16420/6 - RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR THE ERECTION OF 1NO HOT FOOD TAKEAWAY, 1NO RETAIL UNIT AND 29 FLATS WITH ASSOCIATED SERVICING, PARKING AND AMENITY SPACE, TO INCLUDE EXTERNAL FIRE ESCAPE STAIRCASE, AMENDED LANDSCAPE SCHEME, REVISED ROOF FORM AND DOOR AND WINDOW DETAILS AND DWELLING MIX (AMENDED SCHEME TO K16420/4 AND K16420/5) (as amended by email dated 2.3.07, letter dated 18.4.07 and plans received 4.4.07 and 19.4.07) 32 Forton Road Gosport Hampshire PO12 4TH</b>

## **1.0 INTRODUCTION**

- 1.1 Following the Regulatory Board resolution on 17 April 2007 to refuse application ref K16420/6, the applicant, on learning the reason for refusal, submitted amended plans showing an additional parking space before the decision was issued. The reason for refusal has been addressed, therefore the amended application is being placed before the Board for re-consideration.

## **2.0 AMENDED PROPOSALS**

- 2.1 The additional parking space is within the previously approved parking area. It is adjacent to a landscaped area facing Parham Road and is behind a 1.8metre close boarded fence and 2.14metre high brick wall. The Head of Traffic Management has confirmed that the parking space is acceptable in size and location from a highway safety perspective and there are no issues in terms of the appearance of the development or the impact on occupiers of neighbouring properties. The proposal now meets the maximum parking standard set out in the Gosport Borough Local Plan Review for the development proposed (23 spaces).
- 2.2 As the change will not materially affect either the appearance of the development or any neighbouring occupiers, there is no requirement to re-advertise the application.

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
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<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>AMENDED PLANS K.16420/6 - RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR THE ERECTION OF 1NO HOT FOOD TAKEAWAY, 1NO RETAIL UNIT AND 29 FLATS WITH ASSOCIATED SERVICING, PARKING AND AMENITY SPACE, TO INCLUDE EXTERNAL FIRE ESCAPE STAIRCASE, AMENDED LANDSCAPE SCHEME, REVISED ROOF FORM AND DOOR AND WINDOW DETAILS AND DWELLING MIX (AMENDED SCHEME TO K16420/4 AND K16420/5) (as amended by email dated 2.3.07, letter dated 18.4.07 and plans received 4.4.07 and 19.4.07) 32 Forton Road Gosport Hampshire PO12 4TH</b>

#### **SUPPORTING INFORMATION**

<b>Exempt Information Category:</b>	<b>None</b>
<b>Financial Implications:</b>	<b>Potential for costs at appeal.</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>Report of the Development Services Manager to the Regulatory Board dated 17.04.07 – Item 01.</b>
<b>Background Papers:</b>	<b>None</b>

GOSPORT BOROUGH COUNCIL

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>Development Control Performance 01.01.07 – 31.03.07</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 01.01.07– 31.03.07 be noted

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>Development Control Performance 01.01.07 – 31.03.07</b>

## **1.0 INTRODUCTION**

1.1 This report reviews the performance of the Development Control Section over the last quarter (1 January 07 to 31 March 07) 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 189 applications were received and 133 applications determined. The sum of £57,302 was received in planning application fees.

- 3.2 Within the last quarter:

- There were no major applications determined (BVPI 109a)
- 91% (n=32) minor applications determined in 8 weeks (BVPI 109b)
- 96% (n=101) other applications 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 less. The fee income received is more than 25% of the revised estimated fee income of £180,000 for planning applications for 2006-2007. This brings the total sum in fees received over the year to £186,051.

- 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 Three appeal decisions were received in the last quarter. Two appeals were allowed and one dismissed ie 67% allowed outside the target of 33%.

### **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 14 enquiries about possible breaches of planning control have been received and 6 cases closed, all of which did not constitute a breach.

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>Development Control Performance 01.01.07 – 31.03.07</b>

#### **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>

## Appendix A

Table showing DC performance in determining planning applications in current and previous 3 quarters

	Major (BVPI 109a)	Minor BVPI 109b)	Other (BVPI 109c)	No of apps received	No of apps determined
Qtr 4 2006/7	-- (n = 0)	91% (n = 32 )	96% (n = 101)	189	133
Qtr 3 2006/7	83% (n = 6)	80% (n = 30)	93% (n = 135)	153	171
Qtr 2 2006/7	100% (n = 1)	90% (n = 41)	98% (n = 151)	190	193
Qtr 1 2006/7	67% (n = 3)	91% (n = 35)	91% (n = 117 )	188	155

## GOSPORT BOROUGH COUNCIL

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>FOR APPROVAL – OFFER OF GRANT OF HISTORIC BUILDINGS GRANT FOR 35 MILVIL ROAD, LEE (ON LIST OF BUILDINGS OF HISTORIC INTEREST)</b>

**SUMMARY OF REPORT AND RECOMMENDATIONS**

The report sets out the background to the Historic Buildings Grant application to re-roof 35 Milvil Road and explains the reasons behind the recommendation to approve the application.

**RECOMMENDATION:** That proposal to offer an Historic Buildings Grant is approved.

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>FOR APPROVAL – OFFER OF GRANT OF HISTORIC BUILDINGS GRANT FOR 35 MILVIL ROAD, LEE (ON LIST OF BUILDINGS OF HISTORIC INTEREST)</b>

## **Purpose**

To request that the Board approve the recommendation to offer an Historic Buildings Grant of £595.00 towards works of repair to 35 Milvil Road, which is on Gosport Borough's List on Buildings of Local Interest.

## **Recommendation**

That the Regulatory Board approves an offer of £595.00 (or 10% of the final cost, whichever is the lesser sum) towards the works. The lower of two comparable quotes (including VAT) forms the basis of this recommendation to provide grant assistance (see section 1.3). The current level of grant assistance for buildings on the Local List is 10%.

## **1.0 Background**

- 1.1 35 Milvil Road is on the Borough Council's List of Buildings of Local Interest (full list contained in Appendix L of the Adopted Gosport Borough Local Plan Review May 2006) along with 33 and 37-41 Milvil Road. They form an important group of buildings dating from c.1936, built in the Art Deco style. Flat roofs are common to buildings constructed during this era and form part of their architectural character. Refer to location plan in Appendix A of this document.
- 1.2 The replacement of the roof is necessary to protect the structural integrity of the building and is therefore considered eligible for grant assistance. The proposal fulfils the criteria set out by the Borough Council.
- 1.3 Two comparable quotes were submitted with the application, details are as follows:
- N.R Clift 'Classic Roofing' - £5,950.00 (inc. VAT at 17.5%)
  - Jones Bros. (Flat Roofing) Ltd. - £7,334.59 (inc. VAT at 17.5%)

The lowest quote from N.R Clift should be accepted for the purposes of this application. Therefore, a grant offer of £595.00 (or 10% of the

final cost, whichever is the lesser sum) is proposed.

## 2.0 Conclusion

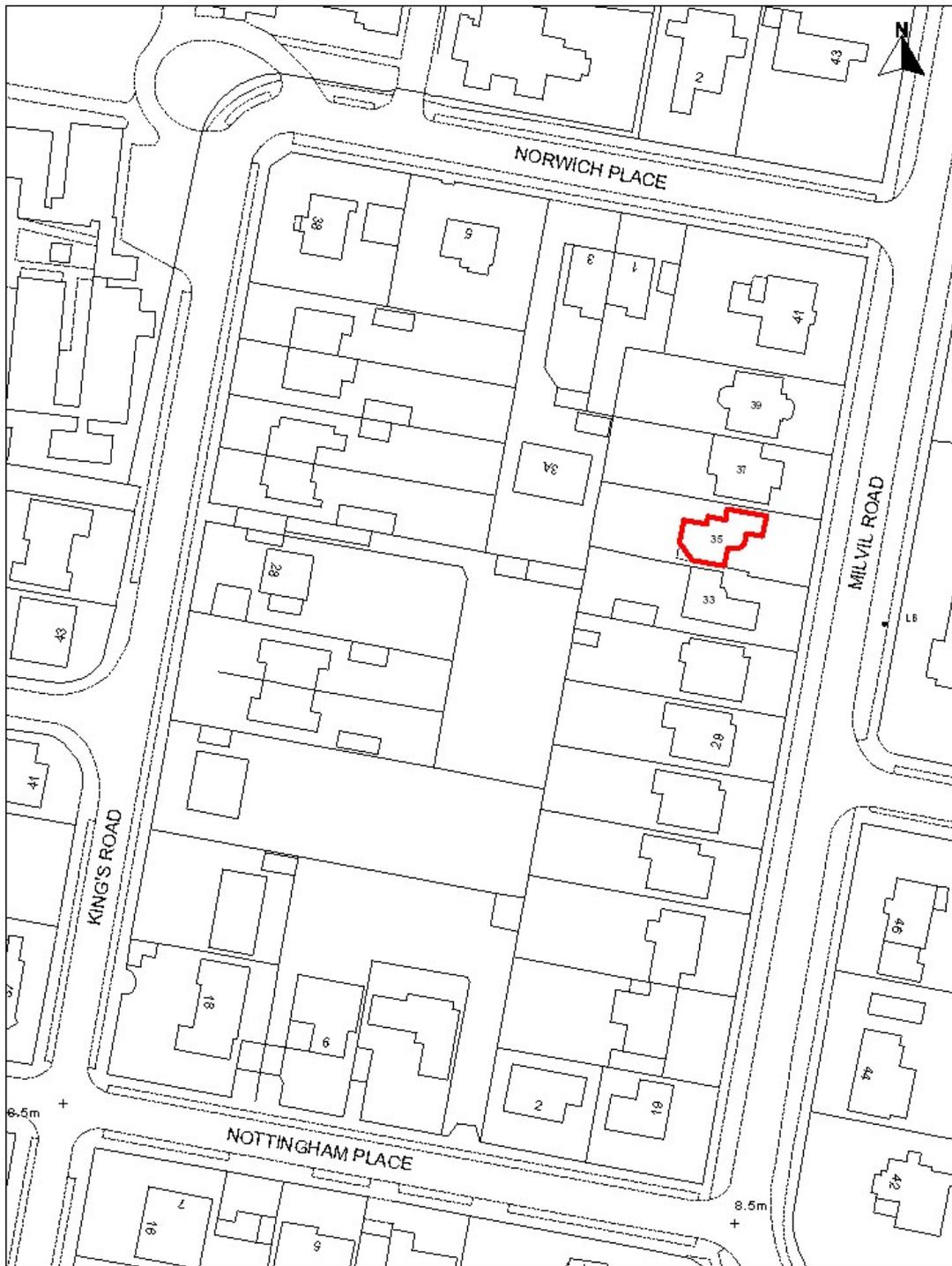
That the application is approved on the basis that it fulfils the criteria for Historic Buildings Grant assistance and the works are in accordance with Policy R/BH5 '*The Local List*' of the Adopted Gosport Borough Local Plan Review, May 2006.

<b>REPORT TO THE:</b>	<b>REGULATORY BOARD</b>
<b>MEETING DATE:</b>	<b>21 May 2007</b>
<b>REPORT ORIGINATOR:</b>	<b>DEVELOPMENT SERVICES MANAGER</b>
<b>TITLE:</b>	<b>FOR APPROVAL – OFFER OF GRANT OF HISTORIC BUILDINGS GRANT FOR 35 MILVIL ROAD, LEE (ON LIST OF BUILDINGS OF HISTORIC INTEREST)</b>

### SUPPORTING INFORMATION

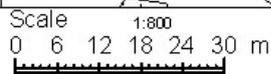
<b>Financial implications:</b>	As set out in report
<b>Legal implications:</b>	Nil
<b>Service Improvement Plan:</b>	Nil
<b>Corporate Plan:</b>	Nil
<b>Risk assessment:</b>	Nil
<b>Background papers:</b>	Nil
<b>Appendices/enclosures:</b>	Location plan in Appendix A
<b>Report author/Lead Officer:</b>	Helen Green, Conservation & Urban Design Officer

**APPENDIX A – Location Plan**



TOWN HALL, HIGH STREET, GOSPORT,  
HANTS, PO12 1EB.

DATE : 23/04/2007



If this map has been transmitted electronically, use the scale bar in preference to the written scale



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

**21st May 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.

<b>INDEX</b>				
<b><u>Item</u></b>	<b><u>Page No</u></b>	<b><u>Appl. No.</u></b>	<b><u>Address</u></b>	<b><u>Recommendation</u></b>
01.	03-06	K14278/3	Flower Buildings Marine Parade East Lee-On-The-Solent Hampshire	Grant Permission
02.	07-09	K17173/1	North Of Western Way Junction With Gomer Lane Gosport Hampshire	Refuse
03.	10-11	K17346	Highway Verge Broom Way Lee- On-The-Solent	Grant Permission
04.	12-15	K3851/6	1 Prince Alfred Street Gosport Hampshire PO12 1QH	Grant Permission
05.	16-20	K6686/26	Bay House School & Sixth Form Gomer Lane Gosport Hampshire PO12 2QP	Grant Permission
06.	21-24	K17352	Privett Park Privett Road Gosport Hampshire PO12 1EB	Grant Permission
07.	25-26	K3045/13	The Wyvern Common Barn Lane Lee-On-The-Solent Hampshire PO13 9DS	Grant Permission
08.	27-28	K16559/1	12 Cheltenham Crescent Lee-On- The-Solent Hampshire PO13 9HH	Grant Permission

**ITEM NUMBER: 01.**  
**APPLICATION NUMBER: K14278/3**  
**APPLICANT: Deeland Properties Ltd**  
**DATE REGISTERED: 29.03.2007**

**ERECTION OF SINGLE STOREY EXTENSION AND ALTERATIONS TO EXISTING BUILDING TO FORM NEW CAFE FACILITY WITH ASSOCIATED TEA GARDEN (CLASS A3) (ADJACENT TO CONSERVATION AREA)**  
**Flower Buildings Marine Parade East Lee-On-The-Solent Hampshire**

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

The application site is adjacent to the south east side of Flower Buildings and fronts onto Marine Parade East. The existing buildings on the site comprise a disused timber ice cream kiosk and a timber shed, formerly associated with the restaurant premises. Other than these buildings the site is an open area with a part gravel and part grassed surface, with a 1.2 metre high hedge along the south east boundary. A vehicular crossing exists on the Marine Parade frontage providing access to the site for use as an informal car parking area.

The adjacent business premises, which are inside the boundary of the Pier Street Conservation Area, are divided into two building groups with nos.1-4 Flower Buildings being brick built with part rendered wall panels under a plain tiled roof, and occupied as shop and restaurant premises. No.5 is occupied by Olympia Amusements alongside the seafront promenade. That building has 3 elements with differing roof forms reflecting extensions over a number of years. The application site is outside of the Conservation Area boundary.

The proposal is a single storey cafe building to be physically attached to 1-4 Flower Buildings. The walls are to be brick built with feature render panels to match the existing building. The roof is to be cross ridged with tiles to match and incorporating a gable end on the Marine Parade elevation to reflect that on the existing building. Secure staff and customer cycle parking facilities are proposed adjacent to the Marine Parade frontage. Internal arrangements are included for refuse storage for the cafe and the existing restaurant. The application also includes the laying out of a tea garden, associated with the cafe, on the remaining part of the site to the south east of the proposed cafe building. The layout indicates that the site boundaries will be defined by a 0.6 metre high timber rail fence together with shrub planting.

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

K.14278 Erection of single storey extension and alterations to existing building - Approved  
01.06.94  
K.14278/2 Erection of single storey extension and alterations to existing building - Approved  
27.06.96  
K.16480 Retention of portable building - Refused 18.12.03

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

- R/OS1  
Development Outside of the Urban Area
- R/DP1  
General Standards of Development within the Urban Area
- R/CH1  
Development within the Coastal Zone
- R/CF10  
Protection of Existing Built Leisure Facilities
- R/S2  
Location of Additional Shopping & Leisure Floorspace

R/T10  
Traffic Management  
R/T11  
Access and Parking  
R/DP6  
Landscape Design

### **Consultations**

Traffic Management	No on-site car parking provision but seafront public car parks make adequate space for cafe patrons. Existing traffic regulation order needs to be amended to extend no parking yellow lines to protect line of sight for vehicles emerging from adjacent car park. Funding for implementation of TRO to be provided by proposal. Long and short term cycle parking required.
Environmental Health (Commercial)	No objection in principal - details of kitchen ventilation system to be required.

### **Response to Public Advertisement**

5 letters of objection

Issues raised:- cafe will add to traffic and parking problems in Marine Parade; encourage youths to congregate; create noise and disturbance; building on green space and conservation area; loss of privacy; loss of right of way to steps; loss of sea views; already too many eating and drinking premises nearby.

### **Principal Issues**

1. The site is outside of the Urban Area and inside the Coastal Zone Policy Area and therefore the principle of use of the land for a cafe facility needs to be considered against these Local Plan constraints. Loss of sea views is not a material planning consideration. There will be no loss of privacy to the residential flats on the opposite side of Marine Parade East. Whilst there is a limitation on the number of eating and drinking establishments within the defined shopping centre within Lee-on-the-Solent, the number of such businesses outside the centre is a matter for market forces and the Licensing Authority rather than a planning issue. The suggested loss of a right of way across the site and onto the promenade is a private legal matter. The main issues in this case are the acceptability of such a use in this location, the appropriateness of the design of the building, the impact on the adjacent Conservation Area buildings and traffic/parking conditions in the locality.
2. Flower Buildings and the application site are defined as an existing built leisure facility within the Local Plan Review and are protected against inappropriate development by Policy R/CF10. As the proposed cafe development does not diminish the existing facility, but rather enhances the leisure provision for both visitors and tourists, it is considered to accord with that policy. Under these circumstances and given the relationship of the proposal with the existing buildings and leisure uses, the proposal is also considered to be in keeping with Coastal Zone Policy R/CH1 and an appropriate exception to the normal constraint against development outside of the Urban Area in Policy R/OS1.
3. The proposed cafe is of a similar design and incorporates matching materials and architectural features to reflect the character of the adjacent building. The development would also hide the existing views of the untidy timber structures on the rear elevation of Flower Buildings. Overall, the

proposed building would complement Flower Buildings and respect the sensitivity of its location on the seafront, enhancing the setting of the Conservation Area.

4. The area is well served with seafront car parks to provide for both staff and customer car parking requirements. On the road in front of the site the on-street parking availability is currently being reviewed by the Highway Authority. It is anticipated that the existing Traffic Regulation Order will need to be amended to protect the line of sight for vehicles emerging from the adjacent car park from on-street car parking generated by the cafe proposal. The funding for this TRO is to be provided by the developer and secured through an agreement under Section 106 of the Town and Country Planning Act.

5. Cycle parking areas have been shown on the layout but design details have yet to be provided of the storage facilities. It is proposed to address this matter through a condition of the approval.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the administration and implementation of a Traffic Regulation Order.

**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 scheme would enhance the appearance of the adjacent Pier Street Conservation Area and as such complies with Policies R/DP1, R/CH1, R/CF10, R/T10 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. Details, 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 building is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details of the lamp columns and lanterns, to include light shields for the illumination, shall be submitted to, and approved by, the Local Planning Authority before the lighting is first used. The shields shall be provided and thereafter retained in accordance with the approved details.

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

4. Details of the method of ventilation/filtration shall be submitted to, and approved by, the Local Planning Authority before the use hereby approved is commenced. The ventilation system shall thereafter be installed and maintained in accordance with the details approved.

Reason - In the interest of visual amenity and to protect the amenities of surrounding properties and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. 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.

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 and boundary structures.

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 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.

**ITEM NUMBER: 02.**  
**APPLICATION NUMBER: K17173/1**  
**APPLICANT: AWA Telecommunications Network Implementation & Management**  
**DATE REGISTERED: 30.03.2007**

**GPDO PART 24 CONSULTATION - ERECTION OF 12 METRE HIGH MONOPOLE TELECOMMUNICATIONS MAST, 3 ANTENNAE , 1x200mm DISH AERIAL AND 3 EQUIPMENT CABINETS**  
**North Of Western Way Junction With Gomer Lane Gosport Hampshire**

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

The site is within the public highway to the north side of the junction of Western Way and Gomer Lane.

The proposal involves the installation of a metal monopole mast topped with a shrouded antenna array to a total height of 12 metres. A dish aerial of 200mm diameter is proposed to be fixed at a height of 9.8 metres above ground level. Three equipment cabinets are to be located adjacent to the foot of the mast. The mast and cabinets are shown to be sited at the back edge of what is now the cyclepath, alongside the side boundary of the residential two storey house, 1 Western Way. It is also proposed to divert the footpath and cycle path around the installation, by extending the tarmac route into an area of grass verge between the existing path and the carriageway of Gomer Lane.

Under Part 24 of the Town and Country (General Permitted Development) Order 1995 (as amended) the consultation requires consideration only of the 'siting and appearance' of the installation.

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

K.17173 - Part 24 consultation - 12 metre high monopole telecommunications mast, 3 antennae, 200mm dish aerial and equipment cabinets - Refused 20.07.2006

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/ENV13
- Telecommunications
- R/T10
- Traffic Management

### ***Consultations***

Traffic Management

The visibility at the junction satisfies the standards of Places Streets and Movement (4.5m x 90m) and comfortably exceeds the requirements set out in the new Manual for Streets (2.4m x 46m). The proposed area of the new footway does not lie within the desirable minimum visibility splay and use of this new area of footway by pedestrians will not temporarily impede visibility to traffic emerging from Western Way. A significant verge will also remain to segregate pedestrians from the carriageway edge. A review of road markings is also required to ensure safety of users of the cycletrack.

## **Response to Public Advertisement**

44 letters of objection

Issues raised:- health concerns; siting too close to schools; siting too close to dwellings; more suitable locations available; hazard to traffic; detrimental to visual amenity; reduction in property values; mobile phone masts killing bees; increased risk of lightning strikes.

### **Principal Issues**

1. The agent indicates that the installation is necessary in order for Hutchison to fill a hole in the company's radio coverage to the south and south east of the site. At least 18 alternative sites were considered by the agent, some in response to comments made following the pre-application public consultation. For a variety of reasons none of those sites was considered by Hutchison to be suitable for the intended coverage exercise. It is my opinion that this search for an alternative site has been comprehensively undertaken although the conclusions to deselect individual sites by reason of greater visual impact have not been tested through the planning process. It is possible that several of the search sites may be more suitable than the selected site in terms of visual amenity.
2. Although the possible danger to health of residents has been widely raised in representations, a health and safety compliance certificate (ICNIRP certification) has been provided to show that these matters need not be considered by the Local Planning Authority in accordance with PPG8 - Telecommunications. The potential devaluation of nearby properties is not a planning matter and cannot be considered through the consultation process. In relation to the possible effect on bees, as recently reported in the press, as the proposal does not include the alteration or destruction of an existing habitat this matter is not a material planning consideration.
3. The main planning issues in this case are the implications of the siting on traffic safety and the effect of the proposed mast and cabinets on the visual amenity within the area and in particular that of nearby residential properties.
4. Both the Hampshire County Highways Officers and the Borough Council's Head of Highway Management have raised no objection to the siting of the mast and cabinets. Unlike the original 2006 proposal, the installation is not within the line of sight of traffic emerging from Western Way. Furthermore, the re-aligned footway is also clear of the line of sight and pedestrians would not obscure visibility of drivers using this junction. A reduced width of grass verge will continue to separate the new footpath from the carriageway. This is not an exceptional highway situation and the alignment is not considered to represent a danger to pedestrians.
5. The visual context of the site in terms of street furniture is that of existing 8 metre high street lighting columns within Gomer Lane and at the junction of Western Way. There is an 8 metre high wooden telegraph pole in the highway verge to the south of the junction. More generally the street scene of Gomer Lane is comprised of detached houses, set well back from the road frontage and many having open plan frontages. On both sides of Gomer Lane are wide grass verges and pavements, with a number of deciduous trees lining the carriageway. The visual character is one of a pleasant, leafy and open nature. Immediately adjacent to the site is the hedged, side boundary of 1 Western Way, the flank wall of which faces Gomer Lane. Sited on the cyclepath at the road junction, the proposed mast would be much the tallest structure in this part of the street, unscreened by highway trees and open to views taken from both north and south in Gomer Lane, and would draw the eye to the three cabinets at its base. For these reasons I consider that the siting and appearance of the mast and the three cabinets would be unacceptable within the street scene.

### **RECOMMENDATION: Refuse**

**Subject to the following conditions:-**

1. The proposed installation, by reason of the height of the mast and the exposed position of the mast and cabinets, would be an intrusive feature in the street scene detrimental to the visual amenities of the area, contrary to Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.
2. The siting of the mast and cabinets would have an unacceptable environmental impact on the street scene within Gomer Lane given the potential availability of more suitable alternative locations in the vicinity, contrary to Policy R/ENV13 of the Gosport Borough Local Plan Review.



rear of the footpath, adjacent to the 1.8 metre high timber fence bounding the allotments site. There is an existing dark green coloured service equipment box within the roadside verge alongside no.6 Martin Close. Both the proposed mast and the cabinets would be in keeping with the existing street furniture and would not be out of character with the street scene of Broom Way.

3. The two closest houses to the mast site would be 6 and 7 Martin Close, being distant by 27 and 22 metres respectively, and neither of these dwellings has any first floor windows facing the installation. To the west, beyond the Council allotments site and on the site of the former HMS Daedalus, is a new married quarters housing estate, with the closest dwelling being 50 metres from the mast site. Given the separation distances and the relationship of the dwellings to the proposed mast, together with the existing street lighting columns in Broom Way, it is my opinion that the proposal will not have a detrimental effect on the wider area and will not be detrimental to the visual amenities of nearby residential properties.

4. In support of this application for 'prior approval', radio coverage plot maps have been provided to demonstrate the 'need' for the installation. A 'health and safety' compliance certificate (ICNIRP certification) has been provided to show that these matters need not be considered by the Local Planning Authority.

### **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, R/ENV13 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: 04.**  
**APPLICATION NUMBER: K3851/6**  
**APPLICANT: Sandihayes Developments Ltd**  
**DATE REGISTERED: 29.03.2007**

**DEMOLITION OF EXISTING BUILDING AND ERECTION OF 4NO. DWELLINGS WITH  
CYCLE STORE AND CAR PARKING (as amended by plans received 30.4.07)  
1 Prince Alfred Street Gosport Hampshire PO12 1QH**

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

The application site is located at the northern end of Prince Alfred Street, on the southern side of South Street. It is within a residential area and is located to the south of the Stoke Road District Shopping Centre and to the west of Gosport town centre. The existing building is a 3.9 metre high single storey flat roof structure. The external elevation fronting Prince Alfred Street is brick, but the remainder of the building is blockwork that has been painted in places. The existing building covers almost the entire site and wraps around in an 'L' shape at the rear of number 3 Prince Alfred Street. The distance between the existing building and the rear of number 3 Prince Alfred Street is 5 metres. The premises are accessed from Prince Alfred Street and there is a landscape margin (hedge) approximately 1 metre deep located along the northern elevation of the building, adjacent to the public footpath. There are double yellow lines along South Street and round into Prince Alfred Street, which is one way only. To the south is a two storey Victorian terrace with a gabled end elevation. To the east is a small car park accessed from South Street with approximately 8 spaces. To the west is a similar car park which is accessed from Prince Alfred Street.

The building is currently vacant, having previously been occupied by Quality Enabling Devices, who fabricated specialist facilities for disabled persons, such as wheelchairs and automated speech equipment. It is proposed to demolish the existing building and erect a two storey brick terrace along the South Street frontage, comprising 4 one bed houses. The tiled pitched roof steps down in height to the east and all properties would have stone cills to the sash style windows. The development has been designed so that all main windows face north to ensure no overlooking to the adjacent properties. The properties would be provided with small front gardens enclosed with railings, with defined refuse storage areas under a pitched roof porch. A covered cycle store is to be provided at the eastern end of the terrace to accommodate three of the four required secure storage spaces. Six short stay spaces will also be provided on the site. A further long stay cycle store is to be provided at the western end of the terrace and will be accessed via a door on its southern elevation, however, a fixed doorway is shown facing onto Prince Alfred Street to add interest to the elevation. Two car parking spaces are to be provided at the eastern end of the terraced with access from the existing car park. To add interest to the prominent eastern elevation of the terrace amended plans have been submitted showing a first floor landing window.

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

K.3851/3 - Use of premises as computer trading unit (Class B1). Approved 21.07.95. Personal Consent granted to enable the Local Planning Authority to control the future use of the land, given that there was no on-site parking.

K.3851/4 - demolition of existing building and erection of 5no. dwellings and cycle store - Withdrawn 6.4.05.

K.3851/5 - demolition of existing building and erection of 5no. dwellings and cycle store. Refused 25.7.06.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/H1

Allocation of land for housing  
R/H4  
Housing Densities  
R/DP6  
Landscape Design  
R/T2  
New Development  
R/T11  
Access and Parking  
R/OS8  
Recreational Space for New Residential Developments

### **Consultations**

Traffic Management	Maximum allowable car parking provision for this development is 4 spaces. Proposal therefore accords with the maximum standards and is acceptable. Cycle parking provided to required standard. A new vehicle crossing will need to be provided. This and the relocation of the existing lighting column should be discussed with Hampshire Highways
Streetscene (Waste & Cleansing)	Adequate storage space for required bins.
Building Control	No response.
Environmental Health (Pollution & Environment)	No response but no objection to previous application.

### **Response to Public Advertisement**

4 letters of objection received

Issues raised: density of development and close proximity to busy road; inadequate car parking provision; existing car parks to the east and west are already full but would be used by residents and visitors of the new dwellings in addition to the residents in Stone Lane and by parents dropping off and collecting their children from the nearby primary school; possible danger to children; development will generate 4-8 more cars; infrastructure inadequate; existing car park to west is also busy and the pub car park should not be counted as people do not park their cars their overnight due to possible vandalism; possible noise disturbance to occupier of 3 Prince Alfred Street due to sharing party wall; request details of demolition/excavations and how foundations will be protected from disturbance; disturbance and use of existing car park during construction period; security of 5 Prince Alfred Street during construction works and height of replacement wall.

### **Principal Issues**

1. The site is within an existing residential area and therefore the proposed development is acceptable, in principle. The method of demolition and construction, disturbance from construction vehicles and protection of foundations are not planning issues and the issue of sound insulation will be dealt with at the Building Regulation stage. The issues of security of at 5 Prince Alfred Street is a private legal matter and the height of the new boundary treatment will be dealt with by planning condition. The main issues in this case are therefore the impacts of the proposal on the character and appearance of the area, the amenities of adjoining and prospective residents, traffic conditions in the locality and the provision of open space.

2. The proposal would result in a density of approximately 210 dwellings per hectare which is outside of the general range of 30 to 50 dwellings stated within Policy R/H4 of the Gosport Borough Local Plan Review. However, this Policy states that proposals for higher density housing development may be permitted in locations that are close to principal or district shopping centres or are in areas with good access to public transport. The application is within walking distance of the Stoke Road District Shopping Centre and public transport links to the town centre and therefore meets both of these criteria. In addition, the site is within walking distance of Foster Gardens and Gosport Park and the transport links to the open spaces in the town centre, and therefore the minimal provision of on-site private amenity space is acceptable in this instance. The development has been specifically designed to reflect the size, scale and detailing of the surrounding terraced houses and the stepping down of the roof helps to minimise the overall bulk. The highest point of the roof of the new dwellings would be 3 metres higher than the existing building, but the overall footprint of the development is smaller. As such, I consider that the proposal represents an improvement on the existing building and will enhance the character and visual amenities of the locality. The proposed one-bedroomed units are not intended for family occupation and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough.

3. Whilst the south elevation of the development to eaves level would be 1 metre higher than the existing building, the development is located to the north of the existing dwellings in Prince Alfred Street and will therefore have no impact on the amount of sunlight available to those properties. Furthermore, the outlook from the rear of these properties, in particular, number 3, will be significantly improved. The imposition of a condition preventing the installation of any additional windows in the south elevation of the new dwellings will protect the privacy of residents to the south. The development will not therefore be detrimental to the amenities of adjoining residents.

4. The previous occupier employed 5 staff that travelled to work by car and there were an average of 9 van deliveries to the premises per day. Compared to the site being in commercial use the proposed development is likely to generate less traffic and noise disturbance and the proposed parking provision for cycles complies with current standards.

5. The applicant has confirmed a willingness to enter into a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space. Without this obligation the proposal would not be acceptable and contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

**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 development as proposed is acceptable in this location in terms of its scale and design and will not have a detrimental impact on the character and appearance of the area, or the amenities adjoining or prospective residents or traffic conditions in the locality. The development also makes satisfactory provision for outdoor playing space. As such the proposal complies with Policies R/DP1, R/DP6, R/H1, R/H4, R/T2, R/T11 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 proposed construction bond 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 comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details of all boundary treatment, including the new boundary wall and railings, shall be submitted to, and approved by, the Local Planning Authority before any works above slab level are commenced. The boundary treatment shall thereafter be implemented and retained in accordance with the approved details.

Reason - In the interests of amenity, and to comply with Policy R/DP1 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 should include all areas of hard surfacing, planting plans, written specifications, schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

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

5. The approved landscape scheme shall be completed within six months from the completion of the last 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.

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. 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 south elevation of the building, or additional windows constructed in the southern roof slope hereby permitted, without the prior consent in writing of the Local Planning Authority.

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: 05.**  
**APPLICATION NUMBER: K6686/26**  
**APPLICANT: Bay House School**  
**DATE REGISTERED: 02.04.2007**

**ERECTION OF THREE STOREY SIXTH FORM BUILDING TO ACCOMMODATE 4NO.CLASSROOMS AND GROUND FLOOR WORKSHOP AND DISPLAY AREA WITH EXTERNAL AMENITY SPACE, CYCLE STORAGE FACILITIES AND AMENDED CAR PARKING LAYOUT (ADJACENT LISTED BUILDING) (as amended by email dated 2.5.07 and plans received 8.5.07)**

**Bay House School & Sixth Form Gomer Lane Gosport Hampshire PO12 2QP**

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

Bay House school backs onto Stokes Bay and has two principle vehicle and pedestrian accesses off Gomer Lane. The original school building was constructed in the 19th Century and is Grade II Listed. The campus has been extended considerably, with the majority of the modern classroom buildings located in the densely developed north east corner of the site. The application site falls within this area and is next to the existing 6th form centre, which is built from buff blockwork and has a 11 metres high monopitch roof. The site currently comprises a sunken car parking area containing 16 spaces. It is enclosed by an earth bank and is accessed by steps from the west and a slope to the east which links the site to an existing access road. Beyond the access road is a 1.8 metre high chain link fence and beyond this an area of dense tree and shrub planting which forms the boundary of Stanley Park. The Local Plan Review designates Stanley Park as a park of local historic interest and the lodge within its grounds is Grade II Listed.

It is proposed to erect a three storey flat roof building in matching light buff blockwork to accommodate 116 new 6th form students and 4 additional staff. The windows, louvres and glazed screens to the building will be aluminium with a grey powder coated finish. The building will provide new design and technology classrooms and workshops and a display area on the ground floor. The new facilities will enable the school to provide vocational and technological courses in a dedicated centre with specialist facilities for Design and Technology, graphic design and ICT. The main entrance to the building is located in the south west corner to allow level access. The area around the building will be landscaped with pavements, seating, external lighting and new planting, including trees.

Currently the school contains 133 on site car parking spaces. 16 of these will be lost by the construction of the new building with a further 8 spaces lost through the provision of a fire engine turning facility. Projection of current 6th form car usage indicates that an additional 12 parking spaces will be required for the new students and in accordance with the Hampshire Parking Standards the additional requirement for staff is 2 spaces. 38 new car parking spaces are therefore proposed on the existing playground to meet additional demand and replace the spaces lost through the development. Two new cycle storage areas will also be provided to accommodate 120 additional cycles on the site. A Travel Plan has been submitted which sets out the schools current access arrangements and provides a breakdown of the current modes of transport to and from the site (noting that 35% of students currently cycle which is significantly above the national average of 2%). The document details existing on site car and cycle parking provision and public transport links in the locality and includes proposals for raising awareness of the overall aims of the plan, promoting increased cycling and walking, reducing reliance on the car and monitoring and evaluation. The school intends to provide a dedicated bus serving students in the local area. An ecological report has also been prepared assessing the existing ecological value of the site.

To address concerns from the Head of Traffic, amended plans have been submitted showing revised car and cycle parking and turning arrangements for the site. The applicant has also confirmed that 3 existing trees would need to be removed, not 4 as originally stated, and that a bat box will be incorporated into the side of the building.

### **Relevant Planning History**

K.6686/20 - County Consultation - Regulation 3 - Erection of three storey extension to form 6th form common room, quiet study and office. Raise No Objection 25.7.03.

### **Relevant Policies**

Gosport Borough Local Plan Review, 2006:

- R/BH7  
Parks and Gardens of Local Historic Interest
- R/DP1  
General Standards of Development within the Urban Area
- R/DP3  
Provision of Infrastructure, Services and Facilities
- R/DP6  
Landscape Design
- R/BH3  
Development Affecting Listed Buildings
- R/T2  
New Development
- R/T3  
Internal Layout of Sites
- R/T4  
Off-site Transport Infrastructure
- R/T10  
Traffic Management
- R/T11  
Access and Parking
- R/ENV14  
Energy Conservation
- R/ENV15  
Renewable Energy

### **Consultations**

Traffic Management

The proposed car parking provision is acceptable and will meet anticipated demand and offset the 24 spaces lost as a result of the proposal. Amended car parking layout and cycle parking details acceptable. Request conditions to deal with method of securing cycles within allocated stores and provision of fire and service vehicle turning area. A planning obligation to provide and maintain a dedicated bus service is desirable. The submitted Travel Plan is comprehensive and sets out clear objectives and measurable targets.

Streetscene (Parks & Horticulture)

Trees to be removed are not worthy of retention.

The Gosport Society

No objection.

## **Response to Public Advertisement**

Nil

### **Principal Issues**

1. The proposals will enhance the existing education provision at the school and the building has been designed to gain maximum benefit from natural daylight and ventilation, in accordance with Policies R/ENV14 and R/ENV15 of the Gosport Borough Local Plan. The main issues in this case are therefore the impact of the proposals on the character and setting of the nearby Listed Buildings and historic park, the appearance of the wider area, highway conditions in the locality and the interests of nature conservation.

2. The building is in keeping with the modern design of the surrounding buildings and its overall height is comparable to the highest point of the adjacent 6th form centre. It is located at the far eastern edge of the campus and therefore will not harm the character or setting of the listed school building. The proposed building may be visible when looking past the Stanley Park lodge into the school site. However, its prominent eastern elevation is attractively designed and given the dense tree planting and shrubbery along the boundary, the proposals will not have a significant impact on the character or setting of the listed building or the wider appearance of the park. The proposals therefore meet the requirements of Policies R/DP1, R/BH3 and R/BH7 of the Gosport Borough Local Plan Review.

3. Two acacia and one ash tree are to be removed. They are not seen from a public place, are of limited long term amenity value and replacements will be planted as part of the general landscaping. The hard and soft landscaping proposed for the site will enhance the setting of the building and will be controlled by planning condition. The ecological report concludes that the development is within part of the site which has no ecological value. However, the incorporation of a bat box into the design of the building will enhance the nature conservation interests on the site.

4. The proposed car parking layout is acceptable and the provision meets the maximum car parking standards. There is space available within the site to provide adequate turning provision for larger vehicles and it proposed to deal with this issue, and details of the method of securing cycles within the proposed stores by planning condition. Implementation of the measures contained within the submitted Travel Plan will be secured by condition. To further promote more sustainable patterns of transport use, the applicant has agreed to enter into a planning obligation for the provision of a dedicated bus service.

### **RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The provision of a dedicated bus service

### **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 use will improve education provision at the school and will not harm the character or setting of the Listed Buildings in the locality, or Stanley Park, or the character or visual amenities of the area, or the amenities of neighbouring residents, or parking provision in the locality or the interests of nature conservation. As such, the development complies with Policies R/DP1, R/DP3, R/DP6, R/BH3, R/BH7, R/T2, R/T3, R/T4, R/T10, R/T11, R/ENV14 and R/ENV15 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. 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.

3. The development hereby permitted shall not be brought into use until areas for the parking and turning 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.

4. No development 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 all areas of hard surfacing, boundary treatment and external lighting.

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.

5. No development shall take place until full details of the soft landscaping works, including the new trees, 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 plans, written specifications, schedules of plants, noting species, plant sizes and proposed number/densities, where appropriate, and an implementation programme.

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.

6. 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.

7. Details of the measures to support bats within the development shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The measures shall thereafter be implemented in accordance with the approved details prior to the building first being brought into use and shall be retained thereafter.

Reason - To enhance the nature conservation interests of the site, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

8. The development shall be implemented in accordance with the schedule of materials hereby approved.

Reason - To ensure that the external appearance of the building is satisfactory, and to comply with Policy R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

9. The measures contained within the Travel Plan dated March 2007 shall be implemented prior to the building first being brought into use and shall be retained thereafter.

Reasons - In the interests of promoting sustainable more sustainable forms of transport and to comply with Policies R/DP3 and R/T2 of the Gosport Borough Local Plan.

**ITEM NUMBER: 06.**  
**APPLICATION NUMBER: K17352**  
**APPLICANT: Mr Glen Wilkinson**  
**DATE REGISTERED: 17.04.2007**

**REGULATIONS 3 - ERECTION OF REPLACEMENT SINGLE STOREY BUILDING TO ACCOMMODATE CHANGING ROOMS AND CLUBHOUSE WITH NEW CRICKET PRACTICE FACILITIES CAR PARKING AND LANDSCAPE PLANTING (as amended by plans received 2.5.07)**

**Privett Park Privett Road Gosport Hampshire PO12 1EB**

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

Privett Park is accessed from Privett Road and is bounded on all sides by residential properties. The park contains various sports, tennis courts and large areas of public open space, and also accommodates GBC Football Club. There is an existing parking area for approximately 39 cars with additional spaces for motorcycles.

The former pavilion, which was located centrally within the park, adjacent to the north western corner of the football enclosure, was damaged beyond repair by vandalism in 2004. The proposal is to replace this structure with a building in the same location, providing the same facilities i.e., changing and WC facilities, a kitchen and clubroom. The building will measure 23 metres long by 13 metres wide, with a 5.6 metre high pitched roof. In order to facilitate rapid construction, the internal structure will be prefabricated. It will be overclad with stretcher brickwork and the roof covering will be Decra tiling. The former clock tower is to be replaced with a pitched projecting dormer style roof with a clock to the vertical face of the south elevation. The development necessitates the removal of two young sycamore trees approximately 3-4 metres in height to the west of the site. However, neither is worthy of a Tree Preservation Order and in mitigation three semi-mature trees will be planted to the north west of the building. Additional soft planting is to be provided around the building with areas of hard surfacing to facilitate access. Three new disabled car parking spaces are to be provided to the rear of the building. It is also proposed to construct a single lane cricket practice facility to the north east of the pavilion. It will be 26metres long and 4.6metres wide and the batting end will be enclosed by 3.7 metre high netting.

Amended plans have been submitted showing a revised internal layout to provide independent access to the cleaners and plant rooms (No.18).

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

K.9800/1 - Erection of lounge and bar extension to include upgrading of toilet and kitchen facilities. Approved 21.2.07.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP6

Landscape Design

R/OS4

Protection of Existing Open Space

R/OS5

New Open Space Provision

R/T11

Access and Parking

R/ENV14

Energy Conservation

## **Consultations**

Traffic Management	No objection. The new pavilion is to be positioned on the same site as the existing facilities and will be used for the same purposes. As such it can be treated as a like for like replacement in transport terms. 3 disabled spaces are of appropriate dimensions and are acceptable.
Streetscene (Parks & Horticulture)	Both trees to be removed are immature sycamores and neither is worthy of formal protection by TPO.
Leisure & Recreation Development	Facility is vitally important and will replace former clubhouse that was burned down. It is in the same location, of a similar size and will fulfill GBC Cricket Clubs requirements, who will be the main users. The cricket practice net will assist in the development of local cricket.
Environmental Health (Commercial)	Suggests amending internal layout so plant room 18 independently accessible.
Property Services	No objection.
Southern Water	Exact position of the public sewer must be determined before development commences. Request condition to protect drainage apparatus and informative relating to requirement for formal application to connect to sewerage system.

## **Response to Public Advertisement**

Nil

## **Principal Issues**

1. Both the new pavilion and cricket practice net will improve the existing sports facilities available within the park, in accordance with policies R/OS4 and R/OS5 of the Gosport Borough Local Plan Review. The scheme has also been designed to maximise energy efficiency in accordance with Policy R/ENV14. Both facilities are located in the centre of the park and are over 90 metres from nearest residential property. The pavilion is a replacement facility and will be used for the same purpose as the earlier building and the new cricket net is in keeping with the existing established use of the park. As such, there will be no significant impact on the amenities of neighbouring properties. The main issues in this case are therefore the impact of the proposals on the character and visual amenities of the area and traffic conditions in the locality.

2. Given its central location to the north of an avenue of trees running east west through the park, and that the colour of the netting will either be black or green, the cricket practice facility will not form an overly prominent feature. The former pavilion was a single storey building with a pitched roof and clock tower and rendered elevations in Tudor style. Whilst slightly larger in footprint, the new building reflects some of these design characteristics and its external appearance will be in keeping with a traditional cricket pavilion. The existing football ground obscures views of the

building from the south west and west and the proposed trees and existing and new landscape planting and will help to soften the appearance of the building when viewed from the other directions. As such, the proposals will not be detrimental to the character or appearance of the area, in compliance with Policies R/DP1 and R/OS5 of the Gosport Borough Local Plan Review.

3. Policy R/DP1(vii) of the Local Plan Review specifically indicates that development should be designed and laid out to reduce the potential for criminal activity and anti-social behaviour. In consultation with Hampshire Constabulary various measures have been suggested to improve the security of the building. Matters relating directly to the specification of the building will be dealt with by the Leisure and Amenities Services Manager prior to construction. However, implementation of external measures such as the use of anti graffiti paint, use of specific ground surfacing/plant types and external lighting will be dealt with under the landscape and external material conditions.

4. The new building constitutes a like for like replacement in transport terms and the new cricket practice facility is unlikely to generate a significant increase in pedestrian or vehicular traffic, given that it will be complementing the existing use. The proposed additional car parking spaces will improve access to the facilities by disabled persons. It is proposed to attach a condition to the consent requiring relocation or replacement of three existing cycle loops that will need to be moved to accommodate the building.

### **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 proposal would improve sports facilities for local residents and would not be harmful to the character or visual amenities of the area, or the amenities of neighbouring occupiers, or parking provision in the locality. As such, the development complies with Policies R/DP1, R/DP6, R/OS4, R/OS5, R/T11 and R/ENV14 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 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, including any external security shutters, 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. Before the development hereby permitted is first brought into use replacement 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.

4. No development shall take place until full details of the soft landscaping works, including the three new trees, 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 plans, written

specifications, schedules of plants, noting species plant sizes and proposed number/densities and an implementation programme.

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.

5. No development 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 all surfacing materials and external lighting for the site

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.

6. 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.

7. 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.

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. Details of the measures to be undertaken to protect the existing public sewers 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 protect the existing infrastructure and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 07.**  
**APPLICATION NUMBER: K3045/13**  
**APPLICANT: Fuller Smith & Turner PLC**  
**DATE REGISTERED: 20.02.2007**

**ALTERATION TO EXISTING ENTRANCE PORCH TO PROVIDE ADDITIONAL SEMI ENCLOSED ACCOMMODATION**  
**The Wyvern Common Barn Lane Lee-On-The-Solent Hampshire PO13 9DS**

***The Site and the proposal***

The application site is located on the east side of Common Barn Lane and to the south and east of residential properties located in Fieldhouse Drive. The premises were in use as a public house prior to the surrounding detached houses being built. The main car park is situated to the south of the building but extends along the eastern boundary to the site having a separate entrance and exit. There is an existing beer garden with wooden benches located immediately to the south of the building. There are further similar benches and chairs on a raised grass area situated to the north of the building. There is a large detached brick built double garage with a ridged roof located in the north east corner of the site. To the south of this there are parking bays which face a 2 metre high brick wall and 1.8 metre high close boarded timber fence. This wall and fence are located along a raised margin and screen the back gardens of houses located in Fieldhouse Drive.

The building is two storey built from red/brown brick under a brown plain tiled roof with slate tile hanging to parts of the first floor. There are matching single storey elements along the north and east elevations with an entrance porch located on the north east corner to the building. The porch is accessed via raised paved walkways and has a tiled roof with slate tile hanging to the gabled east elevation. It has a tiled floor and forms a relatively large open area with brick walls to the corners and contains a bench seat.

The proposal is to extend the raised concrete base to the porch out 500mm to the east and erect a 1 metre deep by 3.5 metre wide timber framed open lean to canopy with a flat slate tiled roof with lead flashing to seal the roof junction. There will be decking installed to the base 150mm above the existing tiled floor level and a 850mm high picket fence to the sides. The structure would be capable and suitable for use as a smoking shelter.

***Relevant Planning History***

K.3045/9 - erection of porch and extension and alterations to existing car park approved 13 January 2005.

K.3045/10 - erection of single storey cold store extension, pergola to new entrance, alterations and extensions and alterations to existing car park approved 21 November 2005.

***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/T11

Access and Parking

## **Consultations**

Environmental Health (Commercial)

the proposals will comply with the Health Act 2006 in respect of a 'smoking shelter' in that the proposed structure will not be fully enclosed

Nil

## **Response to Public Advertisement**

1 letter of observation

Issues raised: property backs onto the Wyvern's car park; currently not overlooked where customers may mingle: wishes reassurance that customers standing on the raised decking area will not have a clear view into back garden thus reducing privacy.

## **Principal Issues**

1. The main issues in this case are the acceptability of the design of the new structure, its impact on car parking and the potential impact on the amenities of adjoining residents.
2. The design of the structure will be open sided constructed in timber with a matching slate roof. The external appearance is in keeping with the existing building and garden furniture and therefore in terms of visual amenities is acceptable in such a location.
3. The 500mm projection from the existing walkway along this side of the building will not have a detrimental impact on the operation of the adjoining parking area or level of car parking provision.
4. Given the current use of the site, the location of the structure in relation to the existing entrance porch and adjoining raised garden area and boundary treatment to the site, and the fact that the back of the nearest residential property is located between 28 and 32 metres to the east, I am satisfied that the possible use of the porch for smoking purposes would not be detrimental to the amenities of the neighbouring residential properties or result in any significant loss of privacy.

## **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 by reason of its design, siting, orientation and existing use, will not have a detrimental impact on the amenities of neighbouring residents or the operation and level of car parking provision. As such, the proposal complies with Policies R/DP1, R/DP7 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 roof slates 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.

**ITEM NUMBER: 08.**  
**APPLICATION NUMBER: K16559/1**  
**APPLICANT: Mr D Fletcher**  
**DATE REGISTERED: 13.03.2007**

**ERECTION OF 2 SIDE DORMER WINDOWS**  
**12 Cheltenham Crescent Lee-On-The-Solent Hampshire PO13 9HH**

***The Site and the proposal***

The application property is a two storey detached dwelling located on the western side of Cheltenham Crescent. The property has been constructed with a red brick lower half with Pvcu boarding above and has a steep tiled pitched roof. It is set back approximately 5 metres from the public highway at the front of the dwelling and has a rear garden approximately 15 metres long. The property to the rear in Schooners Close is a two storey dwelling having a separation distance of approximately 25 metres to the rear elevation of the application dwelling. The adjoining property to the south, Number 14 is a two storey dwelling with a single first floor high level window in the northern elevation facing the application site. Number 16 has two dormer windows in its southern roofslope and there are other dormer windows in the area.

It is proposed to remove two existing chimney stacks which sit approximately half way up the southern roofslope and erect two dormer windows to provide additional living accommodation. The dormers will be 3 metres wide, 2.2 metres deep and will have an overall height of 2.5 metres. The hipped roofs will be set down 1 metre from the existing ridge tile and the southern faces will be set 1.2 metres up the roofslope from the existing gutter line. The cheek of the dormer on the eastern side of the roof will be set in 0.7 metres from the roof boundary while the cheek of the dormer on the western side of the roofslope will have a set in of 1.35 metres. The southern elevation of each dormer will contain a window with side and top opening casements. The application specifies that the proposed dormers will be built in tiles and timber with tiled roofs.

Amended plans have been received correcting an error on the original drawings which had confused the northern and southern elevations.

***Relevant Planning History***

K.16559 - Erection of front porch, approved 22 March 2004.

***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 no objection

1 letter of objection

Issues raised; Drawing errors on plans, incorrect application description, possible damage to application house.

### **Principal Issues**

1. Plans have been received to amend the incorrect labeling of the northern and southern elevations and these now read correctly. The removal of the two existing chimney stacks is permitted development by virtue of Class C, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 and as such has not been included on the application description. The possible structural damage caused to the application dwelling is not a planning consideration. Therefore, the main issues in this case are the acceptability of the design of the dormer windows and the impact they will have on the visual appearance of the area and the amenities of the adjoining residents.

2. The proposed dormer windows are set well within the existing roof form which will ensure the shape of the original roof is retained. They will be set back from the road and given their limited dimensions will not form an unduly prominent feature along this side of Cheltenham Crescent. The development is similar in design to the two dormer windows at Number 16 and for these reasons I do not consider that the proposal will have a detrimental impact on the appearance of the property or the visual amenity of the area.

3. The dormer windows are set on the southern side of the property, away from Number 10 and will not therefore have a detrimental impact on the living conditions of this resident. Given the significant separation distance between the application dwelling and the property to the west, Number 1 Schooners Close there will be no impact on the amenities of this resident in terms of loss of light, outlook or privacy. Due to the limited dimensions of the dormer windows, their location within the roof and the fact the first floor window in the northern elevation of Number 14 is a high level secondary window only, there will be no impact on the amenities of this adjoining resident in terms of loss of light or outlook or privacy.

### **RECOMMENDATION: Grant Permission**

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

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, the development as proposed by reason of its location, design and orientation, would not have a detrimental impact on the neighbouring properties or the visual amenities of the area. 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. 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.