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12 January 2009

S U M M O N S

MEETING: Regulatory Board
DATE: 20 January 2009
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Catherine McDonald

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Hicks (Chairman)
Councillor Carr (Vice Chairman)

Councillor Allen	Councillor Forder
Councillor Mrs Bailey	Councillor Geddes
Councillor Carter	Councillor Mrs Searle
Councillor Dickson	Councillor Miss West

The Mayor (Councillor Kimber) (ex officio)
Chairman of Policy and Organisation Board (Councillor Smith) (ex-officio)

FIRE PRECAUTIONS

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

In the event of the fire alarm (single continuous sound) being activated, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, following any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

IMPORTANT NOTICE:

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

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

NOTE:

- i. Members are requested to note that if any member wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA

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 9 DECEMBER 2008 [copy attached]

4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 16 January 2009. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday, 16 January 2009).

6. PLANNING APPLICATIONS AT GOSPORT WAR MEMORIAL HOSPITAL

(1) To consider planning application K.7022/21 – Construction of ambulance/entrance canopy and repositioning of 11 displaced parking spaces (as amended by plans received 07.01.09) at Gosport War Memorial Hospital submitted on 16.12.08 on behalf of the Hampshire Primary Care Trust (PCT)

(iii) To consider consequential and additional amendments to application K.7022/20 - Erection of two storey detached GP surgery at Gosport War Memorial Hospital (as amended by plans received 07.01.09) submitted on 20.08.08. on behalf of the Hampshire Primary Care Trust (PCT)

PART II
Contact Officer:
Pat Aird
Ext 5328

Regulatory Board
20 January 2009

7. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 – 36/1)*

PART II
Contact Officer:
Pat Aird
Ext 5328

8. ANY OTHER ITEMS

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

AGENDA ITEM NO. 6

Board/Committee:	Regulatory Board
Date of Meeting:	20 January 2009
Title:	Planning Applications at Gosport War Memorial Hospital
Author:	Development Services Manager
Status:	For Decision

Purpose

(1) To consider planning application K.7022/21 – Construction of ambulance/entrance canopy and repositioning of 11 displaced parking spaces (as amended by plans received 07.01.09) at Gosport War Memorial Hospital submitted on 16.12.08 on behalf of the Hampshire Primary Care Trust (PCT)

(iii) To consider consequential and additional amendments to application K.7022/20 - Erection of two storey detached GP surgery at Gosport War Memorial Hospital (as amended by plans received 07.01.09) submitted on 20.08.08. on behalf of the Hampshire Primary Care Trust (PCT)

Recommendation

That

(i) Application K.7022/21 be permitted for the following reason:

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will facilitate the improvement of a community health facility, have a neutral impact on the conservation area, will not adversely affect amenities of adjacent occupiers or parking and traffic conditions in the locality. It therefore complies with Policies R/BH1, R/CF1, R/T11, R/DP1, R/DP6 and R/ENV11 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 satisfactory, and to comply with Policies R/BH1 and R/DP1 of the Gosport Borough Local Plan Review.

3. Before the construction of the ambulance/entry canopy is commenced the additional car parking spaces hereby permitted shall be provided in accordance with the approved details and thereafter retained.

Reason – To ensure that the displaced car parking spaces are re-provided, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The landscaping scheme shall be completed as approved within six months from the construction of the ambulance/entry canopy, 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/BH1, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

5. The lighting scheme shall be completed as approved before the development is first brought into use and no other form of illumination shall be erected unless first agreed in writing with the Local Planning Authority.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/BH1, R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

(ii) Application K7022/20 be permitted as amended

Subject to Section 106 agreement relating to

1. The implementation of a Travel Plan
2. The cessation of the existing 'drop in' phlebotomy service.

for the following reason:

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 will preserve the character and appearance of the conservation area and will not adversely impact on traffic conditions in the locality or amenities of adjoining occupiers. Adequate provision is made for parking and access. As such it complies with Policies R/CF1, R/BH1, R/DP1, R/DP6, R/T2, R/T3, R/T10, R/T11 and R/ENV11 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.

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 carried out in accordance with the approved details.

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

3. The proposed revisions to the parking and access including measures for traffic management for the Gosport War Memorial Hospital site as a whole shall be carried out before the building hereby permitted is first brought into use in accordance with details submitted to and approved by the Local Planning Authority in writing and shall thereafter be retained and maintained in accordance with the details as approved.

Reason – To ensure that adequate provision is made for access and parking in accordance with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The landscaping scheme shall be completed as approved within six months from the construction of the building hereby permitted 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/BH1, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

5. The lighting scheme shall be completed as approved before the building hereby permitted is first brought into use and no other form of illumination shall be erected unless first agreed in writing with the Local Planning Authority.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/BH1, R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

1.0 Background

- 1.1 At the meeting on 11 November 2008 the Regulatory Board resolved to approve application K7022/20 for the erection of a GP surgery subject to the completion of a section 106 legal agreement relating to the implementation of a travel plan and cessation of the existing 'drop in' phlebotomy service. The section 106 agreement has not yet been completed and therefore planning permission has not yet been granted.
- 1.2 A new application has since been submitted to provide a canopy and ambulance drop off point to the Minor Injuries Unit to be located in the former Health Centre (reference K7022/21). This has resulted in an amended parking layout for the hospital to retain the level of parking provision proposed under planning application K7022/20.
- 1.3 In addition the PCT wish to amend application K7022/20 to include alterations to the existing soft landscaping to accommodate the altered access road and new parking in the north east corner of the site and to provide lighting.
- 1.4 The PCT have also confirmed that a Travel Plan Co-ordinator has now been appointed in accordance with the Travel Plan requirements.

2.0 Relevant Planning History

K7022/15 Erection of entrance canopy refused 22.05.08
K7022/16 Extension to x ray department refused 22.05.08 (appeal withdrawn)
K7022/17 Erection of GP surgery refused 22.05.08
K7022/18 Erection of glazed lobby permitted 09.10.08
K7022/19 Extension to x ray dept permitted 09.10.08
K7022/20 Erection of GP surgery RB resolution to permit 07.10.08
S106 pending

3.0 The Canopy Proposal (K7022/21)

- 3.1 The application site is at the rear of the part of the hospital buildings previously used as a health centre but currently being refurbished for use as the Minor Injuries Unit. Immediately outside the entrance to the former health centre is a car park with 23 spaces. To the north is an area bounded by high trees and shrubs which is currently used for staff car parking but will be the site of the new GP surgery the subject of planning application K7022/20. Beyond is a pedestrian foot way through to the main hospital entrance bordered by landscaping which is to be widened for vehicular access and flanked with additional parking spaces as part of the GP surgery proposal. To the north west are the main hospital buildings. To the north and north east is a residential area comprising terraced and semi detached housing. To the south is the main hospital outpatients department with additional parking in front interspersed with planting beds. To the east are the

Thorngate Halls and associated parking.

- 3.2 The application is for the erection of an external canopy with a pyramid roof supported on 4 steel pillars enclosing an area 8.5 metres by 8.5 metres. It will be 4 metres high to the eaves and 5.5 metres to the apex. The entrance canopy will extend partly over the lobby permitted under planning permission K7022/18 and out over the parking area. 14 of the existing parking spaces will be displaced in order to construct an ambulance drop off point and turning area framed by planting beds. There will be no net loss of parking: 4 parking spaces will be re-provided next to the drop-off point; 7 spaces will be re-provided along the north eastern boundary of the hospital campus with new lighting and additional planting to supplement existing where shrubs and trees are to be removed to accommodate this part of the development; 2 spaces will be re-provided behind the original wing of the hospital; and 2 spaces will be provided outside the entrance to the outpatient department.
- 3.3 The Gosport Society has not objected to the proposal. In response to the public advertisement 9 letters of objection have been received which also refer to the application for the GP surgery for which the decision has not yet been issued (ref K7022/20). Concerns have been raised relating to the impact of the access road and additional parking within the north east corner of the hospital site which were not specifically referred to in the description of the development for K7022/20. Residents have drawn attention to light pollution from existing security lighting and the impact on their amenities from antisocial behaviour which will be exacerbated by the removal of trees and shrubs to construct a vehicular route in this part of the hospital site. The trees and shrubs have grown to form a barrier which has prevented vandals from climbing over the fence on the northern site boundary. Residents have asked for confirmation that new lighting will be designed to minimise light pollution, new planting will be of appropriate species to deter vandals and address privacy issues, and that vehicles will only be access the new parking from one direction so the access road will not be used as a 'rat-run'. It has also been suggested that the railings on the northern boundary are raised in height and security guards used effectively to address the antisocial behaviour and that traffic management measures are put in place to reduce noise from increased traffic in the north east corner of the hospital grounds.
- 3.4 The following policies of the Gosport Borough Local Plan Review 2006 are relevant to consideration of this proposal:
- R/BH1 Development in Conservation Areas
 - R/CF1 New or Improved Community Health Facilities
 - R/DP1 General Standards of Development within the Urban Area
 - R/DP6 Landscaping
 - R/T11 Access and Parking
 - R/ENV11 Light Pollution

- 3.5 The main issues in this case are the design of the canopy and the impact this has on the conservation area, and the impact on the amenities of adjacent residents as a result of the re-provision of car parking displaced by the ambulance drop off. As there is no net change in parking provision this is not a matter for consideration. The security arrangements for the hospital as a whole are not an issue that can be addressed through this application or the application for the GP surgery (K7022/20).
- 3.6 In design terms, the proposed addition reflects the existing architectural style of the newer parts of the hospital and will therefore preserve its current character and appearance.
- 3.7 The main concerns raised by local residents relate to light pollution and anti-social behaviour from unauthorised access over the railings along the northern boundary which may be facilitated by the removal of existing shrubs and trees to accommodate the re-provided parking and widening of the existing path to allow vehicular access. The existing trees are immature and in poor condition with limited visual amenity value and reduced longevity and are not worthy of retention. The shrubs are overgrown and also have limited visual amenity value. However, they do provide an effective barrier to unauthorised access and therefore a landscape scheme is proposed which retains the existing shrubs as far as possible and proposes additional planting of appropriate shrubs to reinforce the barrier effect. Residents consider the existing lighting to be intrusive and to cause light pollution. A new lighting scheme is therefore proposed which will address these concerns. The implementation of traffic management measures to ensure the new vehicular access is one way and travels at an appropriate speed are to be secured by a condition of K7022/20.

4 Amendments to Application K7022/20

- 4.1 The application for the GP surgery has been approved by the Regulatory Board but the decision notice has not been issued pending completion of the S106 Agreement. As such an opportunity has been taken to amend the proposal to reflect the changes to the car parking on the hospital campus as a whole required to accommodate the new canopy; to include additional planting to reinforce the remaining retained soft landscaping; and to alter the existing lighting design. The landscaping design and lighting scheme will address residents' concerns relating to anti-social behaviour and light pollution.
- 4.2 To reflect these amendments a revised recommendation is proposed for the Board's approval incorporating additional conditions relating to landscaping and lighting.

4.3 The PCT has also confirmed that a Travel Plan Co-ordinator has now be appointed in accordance with the Action Plan appended to Travel Plan.

Financial Services comments:	N/A
Legal Services comments:	None
Service Improvement Plan implications:	None
Corporate Plan:	N/A
Risk Assessment:	N/A
Background papers:	RB report 17 July 2007 relating to K7022/15 and K7022/16; RB report 20 May 2008 relating to K7022/15, K7022/16 and K7022/17; RB reports 7 October relating to K7022/18, K7022/19 and K7022/20; RB report 11 November 2008 relating to K7022/20.
Appendices/Enclosures:	1 showing location of application site for ambulance/entry canopy and re-provided car parking spaces
Report author/ Lead Officer:	Pat Aird

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

20th January 2009

ITEMS WITH RECOMMENDATIONS

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

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<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3	K15400/2	Felicia Park Community Farm Sealark Road Gosport Hampshire PO12 4JR	Refuse
02.	11	K4332/5	The Wheatsheaf 225 Brockhurst Road Gosport Hampshire PO12 3AZ	Grant Permission
03.	17	K17641	Brewers Lane Streetworks Junction Of Brewers Lane And Rowner Lane Gosport	Raise No Objection
04.	19	K2874/3	Unit 1 & 2 Camden Works Jamaica Place Gosport Hampshire	Grant Permission
05.	24	K2874/4	Unit 1 & 2 Camden Works Jamaica Place Gosport Hampshire PO12 1LX	Grant Conservation Area Consent
06.	26	K15833/18	Site E2 Heritage Business Park Heritage Way Gosport	Grant Permission
07.	29	K9820/3	86 High Street Lee-On-The-Solent Hampshire PO13 9DA	Grant Permission
08.	33	K4000/12	119 High Street Gosport Hampshire PO12 1DU	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K15400/2
APPLICANT: Barratt Southampton
DATE REGISTERED: 06.10.2008

RE-REGISTERED APPLICATION

ERECTION OF 43 DWELLINGS (6 ONE BED, 20 TWO BED, 15 THREE BED AND 2 FOUR BED) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING (as amended by letter dated 3.10.08, plans and additional supporting information received 6.10.08, ground investigation received 5.11.08, additional transport information received 19.11.08, amended drainage statement received 20.11.08, supporting ecological information received 21.11.08 and amended plans received 9.12.08 and 10.12.08)

Felicia Park Community Farm Sealark Road Gosport Hampshire PO12 4JR

The Site and the proposal

The application site is 1.4 hectares in area and is located on the southern side of Sealark Road. A substantial part of the site is within the Urban Area Boundary and allocated for education use under Policy R/CF7 of the Gosport Borough Local Plan Review. The south east corner falls outside of the Urban Area Boundary and within an Existing Open Space and the Coastal Zone. The southernmost part of the site also falls within Flood Zone 2. The site is occupied by a central group of single storey wooden stable buildings, surrounded by paddocks, grass, small trees and shrubbery, and is currently in use as a community farm. There are 15 trees along the northern, eastern and southern boundaries, 6 of which are covered by TPO G.94. A new TPO (G.118) has recently been made in respect of a mature oak tree (T6) located on the eastern boundary. Adjacent to this boundary is a strip of overgrown land which is enclosed by 1.8 metre high Heras fencing. The main boundaries of the site are enclosed by fencing of varying heights and construction materials. Access to the site is from Sealark Road.

Grove Road Recreation Ground lies to the south and west of the site and Priddy's Hard Nature Conservation Site is to the south east. These two areas are linked by a joint footway and cycleway which runs along the southern boundary of the site. Beyond is Forton Lake which is designated as a Site of Special Scientific Interest (SSSI), Ramsar Site and Special Protection Area (SPA). Two storey detached residential properties lie to the east within Admiralty Close, which was constructed as part of the Priddy's Hard redevelopment. To the north is development of houses and flats, constructed originally as married quarters by the MOD during the 1970s.

The proposal is to remove the existing farm buildings and erect 43 dwellings on the site. The development comprises 6 one bed, 14 two bed, 15 three bed and 2 four bed houses, in a mixed form of two storey detached, semi-detached and terraced units, and a three storey block of 6 two bed apartments adjacent to Sealark Road. The external construction materials comprise a mixture of brick, render and cladding, with differing colour roof tiles. The houses would be accessed from a new road leading from the existing roundabout at the junction between Sealark Road and Britannia Way. The existing site entrance would be utilised to provide access to the apartments. 66 car parking spaces are to be provided. An area of public open space is also proposed to the south and west of the new dwellings, along with new landscape planting. 7 existing trees are proposed to be felled: a Hawthorn, Turkey Oak and 2 London Planes located along the northern boundary, which are protected by TPO G94; and a Hawthorn and two Ash trees located on the southern boundary. A group of Ash trees located centrally within the site are also to be removed. There are 3 badger setts on the site. One small main/subsidiary sett and an outlying sett on the southern boundary are to be retained and a further outlying sett slightly to the north is to be closed. It is proposed to implement a sustainable drainage system for the site and the applicant has indicated that a minimum of 70% of the units would be social rented accommodation, with 30% shared equity affordable housing.

The application is supported by a Design and Access Statement, Transport Statement, a Flood Risk Assessment, Tree Survey, Ecological Report and statements relating to air quality, lighting, noise, waste management and affordable housing. The Ecological Report proposes mitigation measures for the translocation of reptiles and to manage the closure of the badger sett and protect the badgers during construction works and provision for bats within the development.

Following initial registration of the application and commencement of the public advertisement, it came to light that the application was invalid due to anomalies within the submitted information and between the defined application site boundary and the ownership of the land. Following resolution of these technical matters, the application was re-registered and re-advertised.

In response to comments made during both the initial and subsequent publicity periods, the applicant submitted amended and additional plans to address concerns relating to the width of the main access and access for larger vehicles, visibility at the new junction with the existing roundabout, separation distances between the proposed properties and the existing dwellings in Admiralty Close, refuse storage and collection arrangements, provision for cycle storage and security within the development. The layout has also been revised to retain the newly protected Oak tree within the scheme. Additional information has also been provided in respect of drainage, land contamination and mitigation measures for Brent Geese. The developer considers there should be no requirement for a commuted sum towards off-site transport infrastructure and has provided information in support of this position.

Relevant Planning History

K15400 change of use from MOD to community farm including new buildings, access road and associated parking temporary consent granted 22.9.99 (expired 30.9.05)
K15400/1 renewal of temporary consent granted 23.12.04 (expires 30.9.11)
TPO G94 confirmed 22.6.99 in respect of trees at Priddy's Hard
TPO G118 confirmed 23.12.08 in respect of 1 Oak tree at Felicia Park Urban Farm

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/H1
Allocation of land for housing
- R/ENV9
Safeguarded Areas
- R/DP1
General Standards of Development within the Urban Area
- R/DP3
Provision of Infrastructure, Services and Facilities
- R/DP6
Landscape Design
- R/DP8
Protection of Trees
- R/BH8
Archaeology and Ancient Monuments
- R/H4
Housing Densities
- R/H5
Affordable Housing
- R/CF6
Provision of Educational Facilities
- R/CF7
Land for the Provision of Additional Educational Establishments
- R/ENV1
Floodplains and Tidal Areas
- R/ENV2

River and Groundwater Protection
R/ENV4
Treatment of Foul Sewage and Disposal of Surface Water
R/ENV5
Contaminated Land
R/ENV10
Noise Pollution
R/ENV11
Minimising Light Pollution
R/ENV12
Air Quality
R/OS8
Recreational Space for New Residential Developments
R/OS10
Protection of Areas of International Conservation Importance
R/OS11
Protection of Areas of National Nature Conservation Importance
R/OS12
Locally Designated Areas of Nature Conservation Importance
R/OS13
Protection of Habitats Supporting Protected Species
R/OS14
Biodiversity Action Plans
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/CH1
Development within the Coastal Zone
R/OS1
Development Outside of the Urban Area
R/OS4
Protection of Existing Open Space

Consultations

Natural England

No objection. Proposal unlikely to have significant effect on the use of the adjacent sites as a feeding ground for Brent Geese. SSSI unlikely to be affected provided condition attached restricting the timing of the works to outside of the over-wintering period. No objection in respect of protected species. Licence required before works affecting a badger sett can be undertaken. Request conditions/planning obligation to deal with the required mitigation strategies and future management of the open space. Request that consideration be given to its designation as an extension of the Priddy's Hard SINC.

Environment Agency (Hants & IOW)	No objection following submission of desk study and ground investigation. Request conditions to deal with land contamination, surface water drainage and foundation design.
Wildlife Trust (Hants & IOW)	no response
Southern Water	Foul sewers that serve adjacent area are yet to be adopted. Proof required that there is sufficient spare capacity within the un-adopted infrastructure to serve the development. Inadequate capacity to provide surface water disposal which could increase the risk of flooding. Advises that applicant investigate alternative means of disposing of surface water. Request conditions to deal with details of surface and foul water disposal. Application for a connection to the public sewer required.
County Education Officer	Site no longer required for a school. No requirement for an education contribution in view of the level of unfilled places at St John's Primary School.
HCC Landscape, Planning, Heritage Section	Site possibly contains items of archaeological interest therefore a condition should be attached to secure the implementation of a programme of archaeological work.
Crime Prevention And Design	No objection following provision of additional information within re-registered application.
Defence Estates	no objection
Building Control	Access for Fire Brigade satisfactory.
Environmental Health (Pollution & Environment)	This land was previously within military occupation and there is no record of its use during this time. Agree with findings of ground investigation and report that there were insufficient sampling points and further work is needed to delineate the hot spots mentioned. Further sampling would also ensure that the coverage of the site was adequate to ensure a reasonable chance that no other contamination had been missed. The Environment Agency will comment directly on the groundwater matters because of the proximity to the controlled water of the harbour.
Housing Services (Strategic)	The site is not allocated for housing within the Local Plan. The mix and tenure and means of bringing forward the affordable housing provision has not been discussed

	with the developer. Although the need for additional affordable housing in Gosport is acute it is acknowledged that development needs to be sustainable.
Leisure & Recreation Development	Site should be retained for recreation/community use. There is a shortage of open space and allotment plots within the Borough and there are other sites available for housing.
Streetscene (Parks & Horticulture)	Concur with amended tree report and arboricultural implications assessment showing retention of T6.
Streetscene (Waste & Cleansing)	No objection. Amended refuse storage and collection arrangements acceptable.
Local Highway Authority	No objection to amended plans. Parking levels compatible with the Supplementary Advice Note to Policy R/T11 and consistent with car ownership levels for Hardway Ward. Contributions towards off-site transport infrastructure and a Traffic Regulation Order required. Implementation of TRO and retention of visibility splays at site junction should be dealt with by planning condition.

Response to Public Advertisement

32 letters of objection and 1 petition of objection (6 signatures) received in respect of original application

Issues raised:

- site allocated for education/community use under Gosport Borough Local Plan Review
- loss/relocation of existing farm and loss of open space
- loss of trees and vegetation
- Tree 6 should be considered for a TPO
- impact on nature conservation value of site, including badgers
- inadequacy of Ecological Report
- impact on adjacent open space and nature conservation sites
- no demand for additional housing
- inadequate infrastructure to cope with additional houses
- development out of character with properties in Admiralty Close
- additional traffic in Sealark Road, Grove Road and on A32
- highway safety
- reduction in on-street parking
- possibility of additional housing accessed through estate road
- loss of privacy to and outlook from the properties in Admiralty Close
- increased noise and disturbance
- flood risk
- future maintenance
- affect on property values
- Council cannot cope with current levels of waste
- Council should support farm
- land should be used as an extension to St Vincent College's animal husbandry school
- Councillors support views of local residents
- inaccuracies on submitted plans

- publicity for planning application
- public meeting suggested

23 letters of objection received in respect of re-registered application

Issues raised:

- site allocated for education/community use under Gosport Borough Local Plan Review
- demand for leisure use
- loss of farm and open space
- loss of trees and vegetation
- Tree 6 should be considered for a TPO
- impact on nature conservation value of site, including badgers
- inadequacy of Ecological Report
- impact on adjacent open space and nature conservation sites
- no demand for additional housing
- inadequate infrastructure to cope with additional houses
- development out of character with surrounding properties
- additional traffic in Sealark Road, Grove Road and on A32
- highway safety
- reduction in on-street parking
- loss of privacy to, and outlook from, the properties in Admiralty Close
- housing too close to existing park
- noise and disturbance
- flood risk
- future maintenance
- affect on property values
- Council cannot cope with current levels of waste
- Council should support farm
- land should be used as an extension to St Vincent College's animal husbandry school
- Councillors support views of local residents and should advise developers the proposal is unacceptable
- publicity for planning application
- re-registered application only amended slightly
- requirement to write further letter of representation
- public meeting required
- residents informed land would be used for education/leisure/recreation when they purchased their properties

Principal Issues

1. None of the proposed housing falls within the Flood Zone and the issues relating to archaeology, land contamination and drainage can be dealt with by planning condition. The proposal makes adequate provision for refuse storage and collection. The main issues in this case are therefore the principle of housing on a site allocated for educational needs (or alternatively recreational/community use) and the impact of the development on the character and appearance of the area, highway safety conditions, the amenities of the occupiers of existing and prospective occupiers and the interests of nature conservation. The provision to be made for affordable housing, open space and off-site transport infrastructure are also important considerations.

2. In connection with the development of 700 houses at Priddy's Hard, the Local Education Authority identified a requirement for a 1.4 hectare site for a primary school. Its location was determined as part of the detailed scheme and is reflected on the Proposals Map of the Gosport Borough Local Plan Review. Paragraph 8.25 of the supporting text to Policy R/CF7 states that in the event that this land (the application site) is not required for educational purposes it should be used for recreational or community use. The Local Education Authority has confirmed that the land is no longer required for educational purposes. However, housing does not constitute recreational or community use, therefore the proposal is contrary to Policy R/CF7 of the Gosport Borough Local Plan Review and unacceptable in principle.

3. There is sufficient Brownfield land to meet the Borough's housing needs over the period to 2026. Therefore, there is no overriding justification as to why this site should be developed for housing. The site forms part of a much larger open space and if it is established that there is no need for other community facilities, the site should be used as formal or informal open space for recreational purposes. In the Open Space Monitoring Report 2004 the site was classified as being natural/semi-natural green space of high quality and high value in its own right. It was not included as part of the public open space supply calculation as it was not generally available to the public. If it were to become available it would contribute to the overall supply of open space in the Borough and could be used to help to address the current deficiency of sports pitches, other sports facilities and children's play facilities in the Hardway Ward. A Borough wide deficiency of junior and mini-pitches has been identified in the Council commissioned Playing Pitch Assessment and Strategy. Recent evidence also suggests that all the Borough's existing allotment plots are occupied and there is a significant waiting list. Opportunities to create a nature area to enhance local biodiversity could also be explored. Planning Policy Guidance Note 17 states that existing open space should not be built on unless it has been shown to be surplus to requirements, which should include an assessment of all functions that it could perform. It is clear that this space is not surplus to requirements and that various community/recreational functions need to be explored before there is a consideration of an alternative use.

4. The density of the development is within the threshold of 30-50 dwellings per hectare set out in Policy R/H4 and the layout and design of the dwellings reflects the varied character of the existing housing within Priddy's Hard and the surrounding area. The external construction materials and landscape scheme for the development can be adequately controlled by planning condition and the implementation of comprehensive tree and shrub planting would help to mitigate the loss of the existing trees and soften the appearance of the development. However, four of the southernmost plots encroach onto land outside of the Urban Area Boundary and within an Existing Open Space and the Coastal Zone. The proposal would introduce a non-recreational, urban use outside of the Urban Area Boundary and into an area which is currently open and green. In combination with the felling of the three trees on the southern boundary, the development would have a detrimental impact on the function and visual and physical character of the Existing Open Space and the Coastal Zone, particularly when viewed from the south east, contrary to Policies R/OS1, R/OS4, R/CH1 and R/DP1 of the Gosport Borough Local Plan Review.

5. The proposed parking levels for the development accord with the Supplementary Advice Note to Policy R/T11 and the average car ownership levels within Hardway Ward and the cycle parking provision meets the minimum standards set out within the Gosport Borough Local Plan Review. Visibility levels at the junction with the roundabout and implementation of the necessary Traffic Regulation Order could be controlled by planning condition. For the above reasons, the proposal would not have a detrimental impact on highway safety and, as such, complies with Policies R/T2, R/T3, R/T10, R/T11 and R/DP1 of the Gosport Borough Local Plan Review.

6. The separation distances between the proposed properties and those in Admiralty Close exceed the guideline figures set out within Appendix B of the Gosport Borough Local Plan Review and the proposed landscape planting will further assist in preventing overlooking between the properties and help mitigate any noise generated by the development. The majority of the proposed houses are provided with a garden and there is sufficient public open space provided in the immediate vicinity as mitigation for the occupiers of the flats and those few dwellings without a private amenity space. As such, the development will not result in an unacceptable environment for existing occupiers in Admiralty Close or prospective occupiers of the development in terms of provision of amenity space, light, outlook or privacy, in compliance with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

7. Natural England has no objection to the proposal and all of the necessary mitigation and future land management measures could be dealt with by planning condition. As such, the proposal complies with Policies R/DP1, R/OS10, R/OS11, R/OS12 and R/OS13 of the Gosport Borough Local Plan Review.

8. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the provision of affordable housing and the payment of commuted sums towards the provision and/or improvement of outdoor playing space and a Traffic Regulation Order, in compliance with policies R/H5, R/OS8, R/DP3, R/T4 and R/T10. However, this does not override reasons for refusal 1 and 3 below and the applicant has not confirmed a willingness to enter into a planning obligation for the payment of the required commuted sum towards off site transport infrastructure, contrary to Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

9. For technical reasons, members of the public who submitted a letter of representation in response to the first application were advised that if their concerns remained the same for the re-registered application they would need to confirm this in writing to the Local Planning Authority. However, all issues raised, where relevant, have been taken into account. The impact on property values, future maintenance, possible use of the site by a third party and the information provided to prospective purchasers by the developer are not planning issues. Whilst it is understood that the current proprietors are unable to continue to operate the farm and the developer is currently seeking suitable accommodation so that they can retire, this is a private arrangement and not a planning issue.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposal, being wholly residential in nature, neither comprises, nor makes alternative provision for, educational use, nor alternative recreational/community facilities, contrary to Policy R/CF7 of the Gosport Borough Local Plan Review.
2. Adequate provision has not been made towards off-site transport infrastructure, contrary to Policies R/DP1, R/DP3 and R/T4 of the Gosport Borough Local Plan Review.
3. The proposal will introduce a non-recreational, urban use outside of the Urban Area Boundary and will have a detrimental impact on the function and visual and physical character of the Existing Open Space and the Coastal Zone contrary to Policies R/OS1, R/OS4, R/CH1 and R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K4332/5
APPLICANT: Mr Stuart Knight
DATE REGISTERED: 23.10.2008

CONVERSION OF THE WHEATSHEAF (PH) TO 2NO. ONE BED FLATS AND RETENTION OF TWO BED FLAT, ERECTION OF 1NO. THREE BED DETACHED HOUSE, A PAIR OF TWO AND THREE BED SEMI-DETACHED HOUSES AND 1NO, ONE BED FLAT OVER 3 GARAGES, PARKING AND REFUSE STORAGE (as amended by plans received 23.12.08)

The Wheatsheaf 225 Brockhurst Road Gosport Hampshire PO12 3AZ

The Site and the proposal

The application site is located on the west side of Brockhurst Road towards its northern end. The property is a public house that is included on the Gosport List of buildings of local interest. It dates from the mid 19th century and occupies a prominent position. The main building is two storey and it has later single storey extensions to the southern side elevation and rear. It also has a flat roofed porch on its front elevation. The building is orientated at an angle to the road such that it faces north eastwards. This results in the front of the building overlooking the front garden to the neighbouring two storey detached house, 227 Brockhurst Road. This property has a 1.5 metres high rendered boundary wall to its front garden which contains a surfaced car parking area.

The application property has timber windows to its main elevations including two projecting square bays at first floor level on the front elevation. It is constructed in painted brickwork and has a twin pitched roof to the main building. It contains historic and interesting architectural detailing. To the south of the building there is a grassed garden area containing a substantial walnut tree in the south west corner of the site. In front of the single storey rear element of the building and garden area there is a large tarmac surfaced car park. There is a low brick boundary wall along part of the front of the site containing three vehicular access points. There is a Pelican crossing adjacent to the car park with zigzag markings either side and a prohibition of waiting order between 9.00 am and 6.00 pm on this part of Brockhurst Road. To the south of the site is a BP petrol station. It has a 3 metre high single storey flat roofed building containing a high level window adjacent to the application site boundary fence. There is a canopy to the front under which the pumps are located. The petrol station has separate vehicular entry and exit points. To the west of the site there are allotments. The boundary treatment to the allotments comprises 1.6 – 2 metre high walls and 1.8 metre high wire fencing overgrown with ivy. On the east side of Brockhurst Road, opposite the site, there is a staggered terrace of 6 two storey houses, a detached house with a gabled front, a pair of semi-detached cottages with hipped roofs, a large detached house with a parapet to the front elevation and a short terrace of cottages.

The proposal seeks to return this historic building to a good state of repair and to establish a long term use that will sustain the building in good order. It is proposed to convert the main part of The Wheatsheaf and demolish the numerous later single storey extensions to provide three flats, two with 1 bedroom on the ground floor and the third being the retention of a 2 bedroom flat on the first floor. The alterations to the main elevations of the building will involve the repair of existing windows and utilize single glazed timber windows of a matching design and detailing with secondary glazing. Timber double glazed units are to be used for the remaining windows on the rear elevations. The ground floor flats will have relatively small private garden areas located at the rear of the building.

To the south of the building it is proposed to retain a courtyard and construct a coach house style building at the back of the site in the form of three garages with a 1 bedroom flat above. The building is to have dropped eaves and a shallow pitched natural slate roof. It is to be constructed in brickwork with stained timber weather boarding to the first floor. The windows on the front elevation are to be timber double glazed units set within a gabled roof feature and small dormer. There is to

be a roof light on the front roof slope and two at the rear. The building will contain no windows in its side elevations.

On the southern part of the site it is proposed to construct a pair of semi-detached houses, one 3 bedroom and one 2 bedroom, and a detached 3 bedroom house. These houses will be set back between 2 and 3 metres behind the existing low frontage boundary wall and have private rear gardens between 9 and 11.5 metres deep. The semi-detached houses are to be constructed in brickwork under a 40 degree hipped plain tiled roof with UPVC windows. They are to have arched window openings at ground floor level with brick string courses and lean to porch canopy roofs to the front doors. The northern unit is to have its door on the side elevation and a number of windows to add interest to the design as it will be visible when travelling south along Brockhurst Road. The detached house is to be finished in render under a lower hipped plain clay tiled roof with UPVC windows. There will be a tiled gabled porch roof to the front door.

As well as the provision of the 3 garages there is to be car parking for a further 8 cars within the central courtyard area. This is an increase of 4 spaces compared to the proposed total parking provision of 7 spaces which was originally submitted. The existing northern and southern dropped kerbs to the site are to be removed. A new matching 0.5 metre high boundary wall is to be provided at the northern end of the site with a retained pedestrian access to the entrance to the proposed flats within the existing building. The existing opening in the boundary wall at the southern end of the site is to be retained for access and as a refuse collection point for the proposed houses. The existing central vehicular access point is to be widened to 7.5 metres to serve the site. Bin storage areas are to be provided for all 7 units at appropriate locations within the site. Each unit will have its own secure long term cycle store and Sheffield style cycle stands are to be provided for visitors in appropriate locations within the site.

Along the western boundary to the site the existing brick boundary walls are to be retained. Where this forms part of the existing external wall to the single storey building to be demolished it will be retained but reduced in height to 1.8 metres with new brick-on-edge coping added. The remainder of this boundary is to have a new 1.8 metres high close boarded fence in place of the existing wire fence. The southern boundary to the site is to comprise a new 1.8 metres high close boarded fence and 0.5 metre high brick wall.

The application is supported by an arboricultural report which suggests the retention and protection of the walnut tree during construction and an appropriate level of pruning to ensure its continued good health.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP7

Additions, Extensions and Alterations

R/H4

Housing Densities

R/BH5

The Local List

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8
Recreational Space for New Residential Developments

Consultations

Building Control	Fire Brigade access satisfactory.
Streetscene (Parks & Horticulture)	Concurs with the report and recommendations for the pruning of the walnut tree to be retained which is not worthy of the making of a Tree Preservation Order.
Streetscene (Waste & Cleansing)	Bin requirements for houses 1 x 240 domestic bin and 1 x 240 recycling bin. Bin requirements for flats 1 x 660 domestic bin and 1 x 660 recycling bin. Bin stores shown of adequate size with bins to be placed out adjacent to the highway for collection.
Local Highway Authority	In view of the proximity of the site to the bus services available in the local area, the site is relatively accessible. There are enforceable waiting restrictions on the adjoining stretch of Brockhurst Road. On street car parking for visitors is not readily available nearby. The amended proposal now provides for 11 parking spaces rather than the original 7 with the garages now meeting the desired dimensions of 6 x 3 metres internally thereby being more likely to be used for car parking. Due to the amendments to the site layout vehicles will be able to enter and leave the site in a forward gear. The absence of visitor car parking will not prejudice road safety or traffic flow and as such there are no highway grounds for objection. Cycle parking facilities for residents and visitors comply with minimum standards. No transport contributions are required given the net reduction in trips based on an analysis of the TRICS database in respect of the existing/proposed uses.
The Gosport Society	no objection

Response to Public Advertisement

7 Letters of objection

Issues raised:-

- Insufficient parking available, 7 spaces for 7 properties
- Turning space required so vehicles do not have to reverse onto a major road
- There are parking problems in nearby residential roads
- Visitors to the area have problems parking in side streets
- Lack of visitor parking or allowance for delivery lorries
- Pelican crossing adjacent to the site is used by school children, more properties adjacent to the crossing will increase the risk of an accident
- Too high a density

- Overlooking of adjoining allotments from ground floor windows
- Possible unauthorised access to allotments via boundary fencing
- Loss of another Public House in Gosport
- Certificate A has not been filled in fully
- Nuisance may result as unit 7 is to be located next to a garage
- Application forms should indicate the number of employees on site before the premises closed

Principal Issues

1. The application site is located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. There are residential properties located to the north of the site and on the opposite side of Brockhurst Road and no Local Plan Policy that prevents the conversion of a public house into residential use. Through the overall poor condition of the entire property, the impact of the nearby competition, and the trend of declining custom The Wheatsheaf seems unlikely to attract sufficient trade in order to be run economically in the future. The application forms have been completed correctly as has the Certificate A submitted with them. The walnut tree located in the south west corner of the site is to be retained with appropriate pruning and is not worthy of being made the subject of a Tree Preservation Order. Therefore the main issues in this case are whether the design of the alterations are compatible with the character of this Local List building, the acceptability of the design of the new dwellings and the impact on the amenities of nearby and prospective residents and the provision of car and cycle parking, refuse storage facilities and open space.

2. The building is in a prominent location and has considerable architectural character. This scheme ensures the retention and enhancement of the important features of the building. The conversion works and proposed materials are sympathetic to the form of the building and the removal of the more modern extensions, which have been detrimental to the appearance of the building, is acceptable. In this respect the proposal is appropriate and complies with Policy R/BH5 of the Gosport Borough Local Plan Review. The proposed layout for the rest of the site takes account of the historic and architectural importance of The Wheatsheaf and is an acceptable scheme in this location. The proposed new build in the form of a coach house and the pair of semi-detached houses and detached house have been designed to reflect the character of the adjacent historic buildings. The detailing to these buildings is in keeping with the historic context of the site and they reflect the cottage style of the local vernacular. The mixture of materials and design details add interest and character to the proposal.

3. Whilst the development will result in a density of approximately 70 dwellings per hectare (dph) which is higher than the suggested 30 - 50 dph noted within Policy R/H4, this is comparable with the overall density of the surrounding area. The site has good access to public transport. The proposed 1, 2 and 3 bedroom units will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The proposal therefore accords with Policy R/H4 of the Gosport Borough Local Plan Review.

4. The relationship of the converted existing building to the adjoining residential property will not change and as such there will be no impact in terms of loss of light or privacy to the adjoining property, 227 Brockhurst Road, as a result of this development. Given the orientation of the proposed new dwellings and their detailed design there will be no loss of light or privacy to prospective occupiers. As such the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of neighbouring or prospective occupiers.

5. The proposed houses with their characteristic shallow front gardens and fenced rear garden areas will provide satisfactory amenity space for residents. In addition two of the flats will have their own private garden areas. The revised and strengthened boundary treatment with the adjoining allotments will ensure there is no unacceptable mutual overlooking between these neighbouring uses. The site provides adequate storage facilities for refuse to the relevant capacity standards with collection from Brockhurst Road.

6. Census evidence shows that Brockhurst Ward has one of the lowest average car ownership levels within the Borough at 0.97 cars/vans per household, with 21% owning 2 or more cars. This amended proposal provides for two spaces for each of the 2 and 3 bedroom properties, including the garages, and one space for each of the 1 bedroom flats without any loss of on street parking spaces in Brockhurst Road outside parking restriction times. This level of provision is considered acceptable. In addition the layout is such that vehicles will be able to turn on site so as to enter and leave in a forward gear utilizing a single access point. As such there will be no detrimental impact on highway safety. Adequate space and facilities are to be provided within the site to ensure secure long stay cycle provision and short stay visitor cycle parking provision meets minimum standards. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

7. The need for transport infrastructure contributions in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review has been considered. However, the trip generation for the existing public house is greater than that for this proposed residential development and as such no contributions are required. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review for the 6 additional units of accommodation. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. It will ensure the retention of a Local List building and its architectural character with the new properties reflecting the character of nearby historic buildings and enhancing its setting. The proposal will not have a detrimental impact on the amenities of neighbouring or prospective occupiers or highway safety. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/DP7, R/H4, R/BH5, R/T4, 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 colour finish of the weather boarding and materials/colour of the garage doors 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 new windows and doors to be installed in the existing building including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10 and details of any exterior

paint/render treatments and details of any alterations to the roofing material shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/DP7 and R/BH5 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 and these works shall be carried out as approved. These details shall include all means of enclosure, hard surfacing materials, external lighting, a planting plan for the garden areas including details of soft landscaping to be retained and 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. The approved landscaping scheme shall be completed within the next planting season following first occupation of the development, 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. The walnut tree which is to be retained shall be protected during building operations by strict compliance with BS5837:2005 - Trees in Relation to Construction.

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

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

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

8. 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.

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

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

10. The widened access, including the footway crossing and/or verge crossing shall be constructed in accordance with a scheme to be agreed in writing with the Local Planning Authority, before the development hereby permitted is first occupied.

Reason - In the interests of highway safety, and to comply with Policies R/DP1, R/T3 and R/T10 of the Gosport Borough Local Plan Review.

11. The existing north and south accesses to the site shall be stopped up and the footway crossings shall be reinstated immediately after completion of the new widened access.

Reason - In the interests of highway safety, and to comply with Policies R/DP1, R/T3 and R/T10 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K17641
APPLICANT: Vodafone Ltd
DATE REGISTERED: 10.12.2008

GPDO PART 24 CONSULTATION - ERECTION OF 12 METRE HIGH MONOPOLE TELECOMMUNICATIONS MAST WITH 3 GRP SHROUD ANTENNAS AND ONE EQUIPMENT CABINET

Brewers Lane Streetworks Junction Of Brewers Lane And Rowner Lane Gosport

The Site and the proposal

The site is located on the grass highway verge at the junction of Brewers Lane and Rowner Lane. The verge here is 6 metres wide and has a group of 4 trees ranging from 8 – 11 metres high to the north, west and east of the proposed mast site. To the south is number 2 Rowner Lane. There is a hedge approximately 3 metres high on the northern boundary of this property. The house is set back from the hedge by approximately 30 metres and has one window on the gable end at first floor. On the north side of the road is the Wych Way Inn with the playing fields of Bridgemary Community Sports College next to it. There is a service road fronting the houses to the east along Brewers Lane with a grass verge between it and the road. The frontages of these houses are set back between 20 and 30 metres from Brewers Lane. On that verge is a line of trees interspersed with telegraph poles and street lights and a bus shelter. Beyond the bus shelter is a monopole mast with a small equipment cabinet. The distance between this mast and the proposed site is 120 metres. Across Rowner Lane to the west on the other side of the junction is the gable end of the first terrace of houses fronting Brading Avenue. On the opposite side of Brading Road is the junction with Wych Lane.

The proposal is for the installation of a 12 metre high monopole with 3 shrouded antenna, designed to look like a wooden telegraph pole, and an equipment box 1.35 metre high, 0.38 metres deep and 1.58 metres wide. Under the provisions of Part 24 of the Town and Country (General Permitted Development) Order 1995 such installations do not require planning permission but do require the prior approval of the Local Planning Authority for siting and appearance.

Relevant Planning History

K15699 Erection of a mast on land opposite 59 Brewers Lane: Determination that prior Approval not required 21.02.01

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/ENV13

Telecommunications

Consultations

Local Highway Authority

No objection: the equipment is behind the sightline

Response to Public Advertisement

nil

Principal Issues

1. The Local Highway Authority has confirmed that there will be no impact on highway safety therefore the main issue is the impact on visual amenity and the effect on the appearance of the street scene. The visual context of the site is that of existing street furniture including lamps and telegraph poles and a group of mature trees immediately adjacent to the proposed site and along the grass verge beyond it to the east. The mast has been designed to reflect that context and will not appear overly intrusive. The equipment cabinet is relatively small and set back from the pavement edge and is similar to many structures which are commonly found in these roadside locations. Although there are residential properties nearby they are set back from the road and the trees and hedging around the site provide an effective screen so that views of the mast from the houses will be very limited. The houses across the junction do not have windows in the side elevation. The trees will also screen the mast from the east and form a backdrop from the west. Whilst the mast would be higher than the other telegraph poles in the vicinity, perspective views in both directions would minimise the impact of the additional height. There will be no long range views from north or south which would affect the skyline. As such I consider the siting and design appropriate and in compliance with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

2. An ICNIRP certificate (confirmation by the International Commission on Non-Ionising Radiation Protection that the installation would comply with their guidelines) has been provided. Planning Policy Guidance 8: Telecommunications advises that in these circumstances impact on health need not be considered by the Local Planning Authority.

RECOMMENDATION: Approve

Reasons

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the siting and appearance are acceptable in this location in compliance with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K2874/3
APPLICANT: Mr K White
DATE REGISTERED: 09.10.2008

DEMOLITION OF EXISTING BUILDING AND ERECTION OF TWO STOREY BUILDING COMPRISING 2NO. 1 BEDROOMED FIRST FLOOR FLATS, GROUND FLOOR OFFICE AND INTEGRAL PARKING (CONSERVATION AREA) (as amended by plan received 16.12.08)

Unit 1 & 2 Camden Works Jamaica Place Gosport Hampshire

The Site and the proposal

The application site is located within the Stoke Road Conservation Area and Stoke Road District Shopping Centre and occupies a prominent corner plot on the eastern side of Jamaica Place. This section of Jamaica Place forms part of a one-way street, which runs north-to-south from Stoke Road. Parking and waiting restrictions apply along the length of the road. The site is currently occupied by a single story pitched roof building of concrete interlocking tiles and is orientated with the ridge tile running north to south. The building has been constructed from a combination of brick and block work with a variety of rendered finishes and has been subdivided into a ground floor office and storage area. The office is currently being used on a short term let by Premier Choice Catering and is served by a single wooden door and timber window in the western elevation. The western elevation also contains a large sliding wooden door which provides the principal access to the storage area. The southern elevation has a pebble dashed finish and contains a single personal door and two windows.

The application building is attached on its eastern side by number 75b Stoke Road, a two storey building that is currently being used for storage purposes. The building has a pitched roof design with the ridge tile running from west to east. There is a large single storey element at the rear as well as a small yard. The building has been constructed from concrete with timber boarding to the gable ends. The southern elevation contains a large set of doors, as well as a single door and a first floor window.

To the north of the building is 77 Stoke Road, a two storey premises comprising a ground floor office and first floor flat. There is a small yard area at the rear of the premises which separates this building from the application site. There are no windows in the rear elevation.

To the north west of the site and on the opposite side of Jamaica Place is 79-81 Stoke Road, a two storey red brick building with a grey tiled hipped roof. The property comprises a ground floor commercial premises and 3 first floor flats. The commercial unit is vacant and is currently being advertised for let. Access to the flats is via 3 doors in the rear elevation, which also contains 4 obscure glazed ground floor windows and 5 first floor windows (2 of which are obscure glazed). There is a single ground floor and a single first floor window in the eastern elevation. To the rear of this building is a small car parking providing 4 spaces for the occupants of the flats. The flats have no amenity space.

To the west of the site is the 'Old Coach House', a modern two storey hipped roof dwelling with a brick built lower half and tile hung upper storey. At the front of the building is a hardstanding which provides parking for a single vehicle. The hardstanding is enclosed by a picket fence and 1.8 metre high close boarded fence and is accessed via a dropped kerb. A terrace of 3 garages is attached to southern elevation of the property.

It is proposed to demolish the existing building at the site and erect a two storey building to form a ground floor office and 2 one bedroom first floor flats. The building has a height of 7 metres and will be 17.4 metres long. It has been designed with a pitched slate roof which is hipped at its southern end. The applicant has indicated the use of red multi face bricks and white painted sash windows to

the western and southern elevations. The western elevation also incorporates an undercroft style garage as well as two open doorways providing access to the first floor flats and integral bin and cycle stores. The garage provides 2 spaces for use by the occupants of the proposed flats. The proposed office will be accessed via a single door in the western elevation. The southern elevation contains single ground and first floor windows. The eastern elevation contains two high level windows serving the bathroom and kitchen of one of the first floor flats. No windows are proposed in the northern elevation.

Amended plans have been submitted which introduce brick piers on either side of the garage entrance in order to provide a suitable visibility splay of 1.5 metres from the back edge of the public highway. 2 visitor cycle spaces are located adjacent to the proposed northern elevation. The proposal provides no amenity space.

Relevant Planning History

K2874 use of existing building for repair of crates permitted 30.05.58

K2874/1 change of use of premises from light industrial workshop to retail shop (Class A1) permitted 17.04.97

K2874/2 change of use of premises from shop (Class A1) to food and drink (Class A3) permitted 20.07.01

K2874/4 current Conservation Area application by the same applicant for the demolition of the existing two storey building

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/BH1

Development in Conservation Areas

R/BH2

Demolition in Conservation Areas

R/H4

Housing Densities

R/S3

Principal & District Shopping Centres

R/S7

Use of Upper Floors

R/T2

New Development

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

Consultations

The Gosport Society	no objection
Building Control	No objection. The applicant has been informed about the presence of a Southern Water drain at the northern end of the site.
Streetscene (Waste & Cleansing)	Each flat would require 1 x 140 litre domestic

and 1 x 140 litre recycling bin. Bin store is of adequate size to accommodate the bins required.

Local Highway Authority

no objection

Response to Public Advertisement

1 letter of objection;

Issues raised:-

- security fencing and barriers erected during construction will restrict access to existing properties
- pedestrian safety during demolition and construction
- new development will put additional pressure on the existing sewer system
- relocation of telegraph pole

Principal Issues

1. A licence would be required to erect any scaffolding or security fencing during the construction period and this matter would be considered by the Hampshire Highways at a future date. The safety of pedestrians during the construction period is not a matter that can be controlled by planning legislation and rather is the responsibility of the building contractors. The potential impact of the proposed development on the existing sewer system will be dealt with under the Building Regulations and by Southern Water and the applicant has been notified of a Southern Water drain at the northern end of the site. The main issues in this case therefore are the acceptability of the proposed development in terms of design and density, the impact on the character and appearance of the Stoke Road Conservation Area and the amenities of the adjoining and prospective occupiers, whether the proposed ground floor office and first floor residential accommodation is appropriate within the defined District Shopping Centre and whether appropriate provisions have been made for car and cycle parking, refuse storage and open space.

2. The building to be demolished is of no architectural or historical merit and does not make a positive contribution to the character and appearance of the Conservation Area. The replacement building has been designed with a narrow pitched slate roof which reflects the traditional built form in the area while the inclusion of brick arches and white sash timber windows is sympathetic to the historic character of other buildings within the Stoke Road Conservation Area. The size and positioning of the windows provides rhythm to the front elevation and creates the look and feel of a traditional cottage. The open doorways and undercroft garage in the western elevation help to break up the overall mass of this principal elevation and the inclusion of a timber clad beam is an attractive design feature. The use of both hipped and gabled ends adds interest to the overall design of the building and reflects the variety of roof forms found within the locality. Although the proposed building is 1 metre higher than the existing structure, it will not exceed the height of the adjoining property and will not appear overbearing or oppressive when compared with the adjacent built form. The ridge of the roof matches the height of the ridge tile of the adjoining property number 75b adding continuity to the streetscene and improving the overall appearance of the prominent corner plot. The southern elevation contains single ground and first floor windows which reinforces the traditional cottage appearance. The eastern elevation will not be visible from any public vantage points while views of the northern elevation will be severely restricted by the existing building at number 77. The proposed replacement building will therefore enhance the character and appearance of the Stoke Road Conservation Area, in compliance with Policies R/DP1 and R/BH1 and R/BH2 of the Gosport Borough Local Plan Review.

3. The proposed development will result in a density of 200 dwellings per hectare (dph) which exceeds the suggested density of 30-50 dph as set out in Policy R/H4 of the Local Plan Review. However, this is considered acceptable within the District Centre with its good links to public transport and a wide range of services and is reflective of other developments within the locality of the site. The ground floor office is appropriate to the District Centre and will replace the existing office unit, in compliance with the aims and objectives of Policy R/S3 of the Local Plan Review. The

shops to the north of the site are serviced from the front of their premises and do not require rear access facilities. The proposed office and flats will be independent of the adjacent premises and will not result in inferior access arrangements for any adjoining uses or for the residents of number 77a. The development will not compromise the retail function of the Stoke Road District Centre and complies with Policies R/H4, R/S3, R/S7 and R/T2 of the Local Plan Review.

4. Whilst the proposed building is 1 metre higher than the building it is replacing, due to the height and layout of the existing built form and the design and orientation of the proposed building, the development will not result in a loss of light or outlook to any adjoining occupiers. Furthermore, due to the position of the proposed and existing windows, there will not be a detrimental impact on the amenities of existing or prospective occupiers in terms of loss of privacy. The development will not therefore be detrimental to the amenities of the occupiers of any adjoining building and as such, complies with Policy R/DP1 of the Local Plan Review.

5. The census data for the Christchurch ward shows that car ownership comprises an average of 0.98 cars per household. The site is located in a highly accessible location, with good links to public transport, and the provision of a single space for each one bedroom unit is therefore acceptable. In light of this and given the extent of the existing waiting restrictions along this section of Jamaica Place, the development will not result in overspill parking in the surrounding road network to the detriment of local amenity. Moreover, the introduction of 2 one bedroom flats and a small office unit will not result in a significant alteration to the traffic conditions in the locality or create additional traffic congestion in the local road network. The introduction of brick piers to the entrance of the undercroft garage will ensure a suitable level of intervisibility between vehicles exiting the site and all other users of the public highway. The garage entrance is located approximately 20 metres to the south of the junction with Stoke Road and users of the garage would therefore have a clear view of oncoming traffic on what is a quiet one-way street where vehicles can only approach from the north. The use of the undercroft garage will not therefore compromise the safety of any users of the public highway. Although the road is of limited width, there is sufficient space at the front of the site to allow for safe and convenient entry and egress and the use of the garage will not interfere with the parking arrangements of any of the adjacent properties. Whilst no parking has been provided for the proposed ground floor office, this is not uncommon in a town centre location and is acceptable given the good links to public transport and the high availability of public car parking. The proposal provides adequate and convenient facilities for secure and visitor cycle parking and for the storage of refuse bins. In light of the above, the development complies with Policies R/DP1, R/T11 and R/T2 of the Local Plan Review. A single telegraph pole will require relocating in order to facilitate access to the proposed parking facilities. The applicant has been advised of this matter and is in contact with the relevant authority.

6. Although the occupiers of the proposed flats would have no useable amenity space, this is not unusual in a town centre location and is reflective of the surrounding residential accommodation. Moreover, the site is within walking distance of a number of public open spaces. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/ or improvement of outdoor playing space and transport and highway improvements, in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space
2. The payment of a commuted sum towards transport infrastructure, services and facilities

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 development is acceptable in this location. Due to its appropriate design, density and layout, the proposed replacement building will enhance the character and appearance of the Stoke Road Conservation Area. It will not have a detrimental impact on the amenities of neighbouring or prospective occupiers and will not interfere with existing access or servicing arrangements. The proposed ground floor office is appropriate within the District Centre and adequate provision has been made for open space, cycle and refuse storage. As such, the development complies with Policies R/DP1, R/BH1, R/BH2, R/H4, R/S3, R/S7, R/T2, R/T11, R/OS8, R/DP3 and R/T4 of the Gosport Borough Council 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. 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 and the development shall thereafter be constructed in accordance with the approved details.

Reason - To ensure that the external appearance of the buildings is satisfactory, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

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

Reason - Such details have yet to be submitted and to protect the amenities of the area, and to comply with Policies R/DP1, and R/BH1 of the Gosport Borough Local Plan Review.

4. Details including samples of the materials to be used in the construction of the proposed staircase and internal walls of the parking area shall be submitted to and approved in writing by the Local Planning Authority before any works above ground level are commenced and the works shall thereafter be carried out in accordance with the approved details.

Reason - In the interests of amenity, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

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

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

6. 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. Facilities for the storage of refuse for removal from the premises shall be provided in accordance with the approved plans before the development is first brought into use and thereafter retained.

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

ITEM NUMBER: 05.
APPLICATION NUMBER: K2874/4
APPLICANT: Mr Kenneth White
DATE REGISTERED: 09.10.2008

CONSERVATION AREA APPLICATION - DEMOLITION OF EXISTING TWO STOREY BUILDING (CONSERVATION AREA)
Unit 1 & 2 Camden Works Jamaica Place Gosport Hampshire PO12 1LX

The Site and the proposal

The application site is located within the Stoke Road Conservation Area and Stoke Road District Shopping Centre, occupying a prominent corner plot on the eastern side of Jamaica Place. A single storey building occupies approximately 97% of the site. The building has been constructed from a variety of brick and block work under a pitched roof of interlocking tiles and has a variety of rendered finishes. The building is currently subdivided for use as an office and storage area. The western elevation contains a large sliding wooden door, a single wooden door and a timber framed window. The southern elevation has a pebble dashed finish and contains a single door and two single glazed windows.

The building is attached on its eastern side by number 75a Stoke Road, a two storey pitched roof building with the ridge tile running east-west and timber boarding to the gables. There is a large single storey element and yard area to the rear of the premises. To the north of the site is number 77 Stoke Road, a two storey building comprises a ground floor office and first floor flat. The premises have a small rear yard which separates the site from the application building.

There are a variety of both modern and traditional buildings within the vicinity of the site. The buildings vary in size, design and materials and are used for both residential and commercial purposes.

It is proposed to demolish the existing building so that a two storey pitched roof building can be erected on the site comprising a ground floor office with 2 first floor flats.

Relevant Planning History

K2874 use of existing building for repair of crates permitted 30.05.58
K2874/1 change of use of premises from light industrial workshop to retail shop (Class A1) permitted 17.04.97
K2874/2 change of use of premises from shop (Class A1) to food and drink (Class A3) permitted 20.07.01
K2874/3 current planning application by the same applicant for the demolition of the existing two storey building and erection of two storey building comprising 2no. one bedroom first floor flats, ground floor office and integral parking (Conservation Area)

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/BH2
Demolition in Conservation Areas

Consultations

The Gosport Society	no objection
Building Control	no objection

Response to Public Advertisement

nil

Principal Issues

1. The main issues to consider in this case are the contribution of the building to the character and appearance of the Conservation Area, its historical and architectural interest and if detailed proposals have been approved for the redevelopment of the site.
2. The existing building is in poor condition and is of no historic or architectural interest. It is showing signs of disrepair and does not make a positive contribution to the character and appearance of the area. For these reasons the principle of the demolition is acceptable. However, whilst the building is of no merit, it does occupy a prominent corner plot and its demolition will result in a significant gap in the streetscene. Detailed proposals have therefore been submitted to redevelop the site under application K.2874/3. The replacement building is appropriately designed and would enhance the character and appearance of the Stoke Road Conservation Area. Therefore, subject to a condition requiring the new scheme to be implemented concurrently with the demolition works, the proposal is acceptable and accords with Policy R/BH2 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Conservation Area Consent

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compensation Act 2004 and all other material considerations, the building in its current condition does not contribute to the character or appearance of the area. Detailed proposals have been approved for the redevelopment of the site and conditions will ensure the redevelopment will take place concurrently with the demolition. As such the proposal complies with Policy R/BH2 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The works hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.
Reason - To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as amended).
2. No works to demolish the existing building shall commence until measures have been put in place to secure the construction of the new building through the implementation of planning permission K.2874/3.
Reason - To preserve the character and appearance of the Conservation Area and comply with Policy R/BH2 of the Gosport Borough Plan Review

ITEM NUMBER: 06.
APPLICATION NUMBER: K15833/18
APPLICANT: Mr Howard Wilkinson
DATE REGISTERED: 11.11.2008

CHANGE OF USE FROM OFFICES (USE CLASS B1) TO DAY NURSERY (USE CLASS D1)
Site E2 Heritage Business Park Heritage Way Gosport

The Site and the proposal

The application site is within Heritage Business Park which is located to the north of Fort Brockhurst and accessed via Heritage Way. Under the original outline planning permission, K.15833, a single 1620 square metre building was proposed for Site E. However, the site has since been separated into two plots. E1, the most northerly of the two plots contains an 870 square metre industrial building approved under application K.15833/10. Site E2 was the last area of the business park to be developed and is located in the south west corner of the site. It was built under approval K.15833/16 which permitted the erection of a two storey building comprising 376 square metres of office space (Class B1) and a 355 square metre day care nursery (Class D1).

The external design utilises a mix of traditional masonry and industrial cladding materials and incorporates both curved and pitched roof forms. There is a car park at the front of the site providing both drop off and long stay car parking facilities. The car park has a total of 25 spaces and has been designed with a one way through flow of traffic providing separate entry and egress. Facilities for long and short stay cycle parking and refuse storage have been implemented as part of approval K.15833/16.

The application is to use the office space as a day nursery in conjunction with the existing nursery facilities. The extended nursery is expected to provide places for up to 75 additional children, employing 1 member of staff for every 6th child. The nursery provides a mini bus service, transporting children to and from the site. The applicant estimates that 25% of the children attending the nursery utilise this service. The proposed opening times are 7am-7pm, Monday-Friday.

Relevant Planning History

K.15833 - outline planning permission for the erection of business/industrial development (Class B1, B2 and B8) with access off Heritage Way/ Gunners Way on land adjacent to Fort Brockhurst permitted 26.02.02
K.15833/7 erection of industrial building (E2) associated access and parking off Heritage Way withdrawn 17.11.03.
K.15833/10 erection of industrial building (Classes B1 and B2) bin and cycle stores, associated access and parking (Site E1) permitted 7.10.04.
K.15833/16 erection of 2 storey building to form day care nursery (Class D1) and offices (Class B1) and associated car parking permitted 15.09.06

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/EMP1
Allocation of Land for Employment
- R/EMP3
Protection of Existing Employment Sites from Inappropriate Development
- R/EMP7
R/DP3

Provision of Infrastructure Services and Facilities
Low Employment Generating Uses
R/T3
Internal Layout of Sites
R/T11
Access and Parking

Consultations

Local Highway Authority	No objection. Transport contribution required
Economic Prosperity	No objection

Response to Public Advertisement

nil

Principal Issues

1. The principle of mixed employment use at the Heritage Business Park was established by outline planning permission (K.15833) and subsequent planning consents and the balance of uses within the site is controlled by planning condition. The main issues in this case therefore are the appropriateness of the proposed D1 use within this defined employment site and the impact on parking, access, refuse arrangements and highway safety.

2. Policies R/EMP1, R/EMP3 and R/EMP7 of the Gosport Borough Local Plan Review acknowledge the importance of employment generating uses and require that the use of land is maximised for that purpose. A fundamental aim of these policies is to generate additional jobs for Gosport residents, thereby reducing the need for residents to commute out of the Borough. Assuming an 80% occupancy rate, the proposed nursery will generate 10 additional jobs which is comparable to other uses within the Business Park. Furthermore, the proposal would not result in the percentage of Class B1 and B2 floorspace within the estate falling below the 40% threshold, as required under the original outline permission. As such, the proposal will not be harmful to the economic vitality or viability of the Business Park, retaining an acceptable level of employment generating floorspace. The nursery would serve a wide catchment area including Rowner, Elson, Brockhurst and Priddys Hard and will provide childcare facilities for up to 75 additional children. Moreover, the site is in a highly accessible location, close to the A32 and main bus route and links to the existing cycleway network. The development of the existing childcare facilities is therefore appropriate in this location, is economically sustainable and complies with Planning Policy Guidance Note 13 (PPG13) and Policies R/EMP1, R/EMP3, R/EMP7 and R/CF5 of the Local Plan Review. It is proposed to include a planning condition to prevent the nursery premises being used for other uses within Use Class D1 and D2 which would be inappropriate in the defined employment site.

3. The applicant has indicated that approximately 25% of the children attending the nursery will arrive and depart using a mini bus service. 25 parking spaces are available at the front of the building and the site is located within close proximity to the A32, a main bus route and the existing cycle network. In light of this, and given the extent of the waiting restrictions in the vicinity, the proposal will not result in overspill parking in the surrounding road network to the detriment of highway and pedestrian safety. Appropriate facilities for cycle parking and refuse storage have been provided under application K.15833/16 and the proposal will not compromise existing access and servicing arrangements at the site. It therefore accords with Policies R/DP1, R/T3 and R/T11 of the Gosport Borough Local Plan Review.

4. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards transport and highway improvements, in

accordance with Policy R/T4 and R/DP3 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards transport and highway improvements.

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 is acceptable in this location and will provide additional employment opportunities. It will not therefore be harmful to the economic vitality or viability of Heritage Business Park and appropriate facilities are available for vehicular and bicycle parking and refuse storage. Provisions have been made for highway and infrastructure improvements and the proposal therefore complies with Policies R/DP1, R/DP3, R/EMP1, R/EMP3, R/EMP7, R/CF5, R/T3, R/T4 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 premises shall not be used for any other purpose than a nursery (including any other purpose within Class D1 and D2 of the Schedule to the Town and Country Planning (Use Classes Order) 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To control the use of the site in the interests of enhancing the Heritage Business Park employment area and to prevent the change of use of the premises to an inappropriate low employment use and to comply with Policies R/EMP1, R/EMP3 and R/EMP7 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 07.
APPLICATION NUMBER: K9820/3
APPLICANT: Mr S Drake
DATE REGISTERED: 04.03.2008

**ERECTION OF SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR
EXTENSION TO FORM STORE AND OFFICES**
86 High Street Lee-On-The-Solent Hampshire PO13 9DA

The Site and the proposal

The application site is located on the north east side of the High Street towards the south east end of the Lee-on-the-Solent District Shopping Centre. It is a two storey detached property constructed in brick with a hipped slate roof with terracotta ridge and hip tiles. It has an aluminium shop front and white UPVC windows. The ground floor shop is currently trading as Hampshire Tools and Fixings selling DIY fixings, and power tools. It was previously trading as Colourflair. At the rear of the building there is a single storey dilapidated building being used as a kitchen and staff WC. The WC is accessed from outside the building. There is also a single storey covered store area along the south east side of the rear part of the building. The first floor of the building, 88 High Street, is a two bedroom flat accessed from the front ground floor level via a separate door located adjacent to the shop front. To the rear of the building there is an unused garden area and a tarmac parking area for 3 cars accessed via a rear service road that runs from Manor Way to Studland Road. There is a metal storage container on the site. The side boundaries to the site comprise fencing between 1.5 and 2 metres high. There is a close boarded gate set back from the shop front on the southern side of the building that provides pedestrian access along the side and to the rear of the site. The properties to either side of the application site are of a similar age and design. Number 90, to the north, is an opticians with a flat above and a concrete surfaced car park to the rear. Number 84, to the south, is a funeral services parlour, again with residential accommodation above. This building has a two storey element at the rear that projects 6.5 metres deeper into the site than the two storey depth of the application property. It has a roof light facing the application site and three windows at first floor level, one of which is obscure glazed, located 3.5 metres away from the side boundary of the application site. To the rear of this property there is a car parking area.

The applicant both operates the shop and has a business making office partitions, suspended ceilings and shop fitting. He therefore requires offices to run the business. It is proposed to demolish the single storey element at the rear of the building and storage area and erect a two storey rear extension. The extension will be 9 metres deep and enable the existing retail floor space to extend into what is currently an office area. The extension is to contain a store, kitchen and disabled WC facilities at ground floor level and offices and a WC at first floor level. This extension is to be constructed in matching materials with a hipped roof form. There are to be no windows in the side elevations but there will be 4 roof lights in the roof to give light to the inner office. The rear elevation is to contain a roller shutter door and personal door to the store with two UPVC windows at first floor level. A new kitchen window to serve the existing first floor flat is to be installed in the recessed element on the southern side elevation of the existing building. Within the recess along the southern side of the building it is proposed to build a 3.5 metres long single storey lean to extension to provide a reception area to the first floor offices. This is to be built in matching materials with two roof lights. The rear of the site will be a parking area able to accommodate 6 cars. Within the store area it is proposed to provide 3 wall mounted cycle racks.

Relevant Planning History

K9820/2 erection of two storey and single storey rear extension permitted 16.01.02 - not implemented.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP7

Additions, Extensions and Alterations

R/S3

Principal & District Shopping Centres

R/S7

Use of Upper Floors

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

Consultations

Local Highway Authority

The level of on site car parking proposed is adequate accessed from the rear service road. Cycle parking provision meets minimum requirements. Transport contributions required.

Response to Public Advertisement

nil

Principal Issues

1. The application site is located within the Urban Area Boundary and consequently the principle of such a development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The proposal will not impact on the access arrangements to the existing retained first floor flat. Therefore the main issues in this case are the acceptability of the design of the extensions, the impact on the vitality and viability of the District Shopping Centre, the amenities of occupiers of the adjoining properties and provision of car and cycle parking and transport infrastructure.
2. The principle of the acceptability of such an extension has been established with the previous grant of planning consent K9820/2. The design of the current proposal with its compatible and matching hipped roof form utilizing matching materials is appropriate and acceptable in this location as is the simple lean to side extension.
3. The proposed store will be directly ancillary to the main retail function of the site (Class A1) which is to be extended and can be secured by condition. Also the proposal will not impact on the front elevation to the street where a shop window display will be maintained and as such the proposal will not have a detrimental impact on the vitality and viability of the shopping centre. Therefore the proposal complies with Policy R/S3 of the Gosport Borough Local Plan Review.
4. Policy R/S7 relates to the use of upper floors within defined shopping areas. The proposed ancillary office use will not have a detrimental effect on adjoining uses and the existing flat will be retained and have its own independent access. As such the proposal complies with Policy R/S7 of the Gosport Borough Local Plan Review.
5. The first floor replacement kitchen window is to serve a non-habitable room and will be over 7 metres away and not directly opposite the window in the neighbouring property and as such this relationship is acceptable. Given the orientation of the buildings, the separation between them and

the lack of any windows in the first floor side elevations of the two storey rear extension, there will be no significant loss of light, outlook or privacy to neighbouring residents. Therefore the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

6. The level of on site parking is comparable with that provided on the adjoining sites and is adequate for the level of development proposed accessed via a rear service road. The long stay cycle provision meets the minimum requirements for this development. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

7. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review for the additional floor space proposed. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision of transport infrastructure.

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is of an appropriate design and acceptable in this location. There will be no adverse effect on the vitality and viability of the District Centre, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for transport infrastructure, car parking and cycle storage. As such the development complies with Policies R/DP1, R/DP3, R/DP7, R/S3, R/S7, R/T4 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

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

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

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

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

5. The storage and office accommodation hereby permitted shall only be used in conjunction with the existing shop.

Reason - To protect the amenities of the area and ensure the retention of the retail use of the property, and to comply with Policies R/DP1 and R/S3 of the Gosport Borough Local Plan Review.

6. 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 first floor side elevations of the two storey rear extension 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: 08.
APPLICATION NUMBER: K4000/12
APPLICANT: Mr Kieran Godkin
DATE REGISTERED: 12.11.2008

CONVERSION OF UPPER FIRST AND SECOND FLOORS TO 2NO.FLATS (1 X 2 BED AND 1 X 1 BED) (CONSERVATION AREA) (as amplified by email dated 17.12.08)
119 High Street Gosport Hampshire PO12 1DU

The Site and the proposal

The application site is located on the southern side of the High Street within the High Street Conservation Area and Gosport Town Centre Principal Shopping Centre. The site is between 4.2 and 5 metres wide and 19 metres deep and comprises a three storey building with a double gabled roof form. There is a 3 metres deep service yard to the rear bounded by a 2 metres high brick wall containing a lockable pedestrian gate. The yard provides access and servicing to number 119 High Street which comprises a Beals Estate Agency at ground floor level with vacant ancillary office space on the upper two floors. To the rear of the site, approximately 3 metres to the southeast there is the Old Auction House, a two storey brick built building with a double gabled roof form containing 8 flats fronting Coates Road. There are no windows in the north end elevation to this building facing the application site. On the southern side of Coates Road there is a short stay public car park. To the east of the site there is a single storey building occupied by Holland and Barret. Beyond is a three storey building with no side windows facing the application site occupied by Cardwise. To the west is a three storey building stepping down to single storey at the rear occupied by Specsaver Opticians. There are no windows in the side elevation facing the application site.

The upper floors of the property were originally in residential use but are currently in use as offices (Class A2). The size of the ground floor is now sufficient to meet the operational needs of the Estate Agents. The offices above are redundant now that Beals Estate Agency has a new head office at Whiteley. It is proposed to convert the first and second floors to provide two flats. There is a separate door in the shopfront providing access to a staircase to serve the flats, although there is a communicating door at present to the ground floor offices, which will be blocked up. Each of the flats will be self contained. The proposal is for a two bedroom flat on the first floor and a one bedroom flat on the second floor. The flat on the first floor will require 3 new windows to the eastern elevation above the level of the flat roof of the adjacent building. There are two existing offset small windows at the rear but it is proposed to insert a larger single window placed centrally to serve the kitchen/breakfast room and block up the existing openings with a matching render finish. The existing timber sliding sash windows to the front elevation will be retained and the proposed new windows will be timber framed. The second floor flat lends itself to conversion without the need for exterior alteration. It has a light well on its eastern side providing light to the interior and to the proposed kitchen and bedroom. A secure covered cycle store is to be provided in the concrete surfaced yard at the rear of the property with space for the storage of a total of 4 refuse and recycling bins.

Relevant Planning History

K4000/2 change of use of first and second floors from residential to storage ancillary to ground floor retail shop permitted 01.04.80
K4000/6 change of use of first floor from retail to office and erection of first floor extension permitted 22.12.83
K4000/9 use of first and second floors as 2no. self contained flats permitted 24.09.99 - not implemented
K4000/10 change of use of retail shop (Class A1) to estate agents and surveyors (Class A2) permitted 07.11.01

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP7

Additions, Extensions and Alterations

R/S7

Use of Upper Floors

R/H4

Housing Densities

R/BH1

Development in Conservation Areas

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

Consultations

The Gosport Society	no objection
Building Control	Access for fire brigade satisfactory. Proposed windows on side elevation may need to be reduced in size.
Streetscene (Waste & Cleansing)	Bin requirements 1x140 litre recycling and 1x140 litre domestic for the 1 bed flat, 1x240 litre recycling and 1x240 litre domestic for 2 bed flat. Adequate space in rear yard to accommodate bins which will require placing out in Coates Road on collection day.
Local Highway Authority	No objection subject to the provision of cycle parking for visitors. Transport contributions required.

Response to Public Advertisement

nil

Principal Issues

1. The application site is located within the Urban Area Boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The proposal will not impact on the servicing arrangements to the existing retained commercial premises fronting High Street. Therefore the main issues in this case are the acceptability of the proposed density within a commercial area, whether the proposal will preserve or enhance the character and appearance of the Conservation Area, the impact on the amenities of nearby and prospective residents and the provision of transport infrastructure, car and cycle parking, refuse storage facilities and open space.

2. There are a number of flats on the upper floor levels of commercial premises located in the High Street and fronting Coates Road including the immediately adjoining Old Auction House. Whilst the development will result in a density of 228 dwellings per hectare the site is located within easy walking distance of local facilities and the Gosport Bus Station/Ferry Interchange. In addition it is close to bus routes on South Street and within Gosport Town Centre Principal Shopping Centre. It will provide small dwellings in a location where higher densities are acceptable. Therefore this density complies with Policy R/H4 of the Gosport Borough Local Plan Review. There will be separate and independent access to the flats and as such the proposal complies with Policy R/S7 of the Gosport Borough Local Plan Review.

3. The external alterations to the building will be minimal with most of the works on the side elevation which is not readily visible from ground level. The use of timber for the construction of the windows is appropriate in this Conservation Area location. The proposed alterations will be acceptable within the overall street scene and preserve the character and appearance of this part of the High Street Conservation Area in compliance with Policy R/BH1 of the Gosport Borough Local Plan Review.

4. The location and scale of the building within the plot will not change and neither will the relationship of the proposed windows to neighbouring properties. Consequently there will be no detrimental impact in terms of loss of privacy to neighbouring occupiers. Adequate light will be received by the new windows and there will be an acceptable degree of outlook from the proposed bedrooms and kitchen/breakfast rooms. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents or prospective occupiers.

5. The hard landscaped courtyard will not provide any usable amenity space for future residents but in a High Street location this is not a reason to refuse a proposal that is considered acceptable in other respects. The site provides adequate storage facilities for refuse to the relevant capacity standards with collection from the existing dropped kerb to Coates Road.

6. Census evidence shows that Town Ward has the lowest level of car ownership within the Borough. This development is in an accessible Town Centre location in close proximity to public transport and as such these one and two bedroom flats would be attractive to non-car owners. In such circumstances no provision for car parking is acceptable. There is adequate space within the site to ensure secure long stay cycle provision and short stay visitor cycle parking provision meets minimum standards for this development and details can be secured by condition. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

7. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8, and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review for the 2 units of accommodation. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density for this particular location and will assist in providing a variety of residential accommodation to meet the

housing needs of the Borough. The development will be acceptable within the overall street scene and preserve the character and appearance of the Conservation Area, and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, transport infrastructure, cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/DP7, R/BH1, R/H4, R/S7, R/T4, 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. Before the development hereby permitted is first brought into use resident and visitor 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 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.

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