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7 June 2010

S U M M O N S

MEETING: Regulatory Board
DATE: 15 June 2010
TIME: 6.00pm
PLACE: Council Chamber
Democratic Services contact: Lisa Reade

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor CR Carter (Chairman)
Councillor Edwards (Vice Chairman)

Councillor Ms Ballard	Councillor Ronayne
Councillor Henshaw	Councillor Scard
Councillor Hylands	Councillor Miss West
Councillor Langdon	Councillor Wright

The Mayor (Councillor Allen) (ex officio)
Chairman of the P and O Board (Councillor Hook) (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.

Legal & Democratic Support Unit: Linda Edwards – Borough Solicitor
Switchboard Telephone Number: **(023) 9258 4242**
Britdoc Number: **DX136567 Gosport 2** Website: **www.gosport.gov.uk**

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. Councillors are requested to note that, if any Councillor who is not a member of the Board 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 28 MAY 2010.

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, 11 June 2010. 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, 11 June 2010).

6. REPORTS OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –13/1)*

PART II
Contact Officer:
Debbie Gore
Ext 5455

7. ANY OTHER ITEMS

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

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

15th June 2010

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.	3-5	K17775	Unit D18 Heritage Business Park Heritage Way Gosport Hampshire PO12 4BG	Grant Permission
02.	6-10	K8063/5	19 High Street Gosport Hampshire PO12 1BX	Grant Permission
03.	11-13	K9913/69	Joint Services Adventurous Sail Training Centre (JSASTC) Haslar Road Gosport Hampshire PO12 2AQ	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K17775
APPLICANT: Mr Martin J. Rogers
DATE REGISTERED: 08.01.2010

CHANGE OF USE FROM INDUSTRIAL (CLASS B1/B2) TO MARTIAL ARTS TRAINING CENTRE (CLASS D2) (as amplified by letter received 11.05.10)
Unit D18 Heritage Business Park Heritage Way Gosport Hampshire PO12 4BG

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. Building D1 was approved as part of planning application K.15833/4 and comprises 8no. industrial units. Unit D18 is positioned at the southern end of the building and has a floorspace of 125 square metres, with an additional first floor mezzanine. It was last used as a bakery, employing 1no. full time member of staff and 7no. part time staff. However, it has been vacant since September 2007.

Car parking is provided at the front of the site. Condition 13 of the original consent (K.15833/4) required that the spaces be unallocated. However, planning consent K.15833/11 removed this condition and the spaces have since been allocated to individual premises. Unit D18 has 3no. parking spaces, located adjacent to the front elevation. Facilities for long and short stay cycle parking and refuse storage have been implemented as part of approval K.15833/4.

The applicant is applying for planning permission to use the premises as a martial arts training centre. The training centre would employ 2no. full time members of staff and 7no. part time members of staff. It would operate between the hours 16.30 - 22.00, Monday - Fridays, 10.00 - 16.00 on Saturdays and once a month on Sundays between 10.00 - 14.00. Classes would consist of a maximum of 20 students.

The applicant has submitted a signed agreement from 14 of the adjoining users who have confirmed that their parking spaces may be used by employees and clientele of the martial arts training centre if necessary, and when not required by themselves. The application is supported by a Sequential Test examining the suitability of alternative sites within the Borough.

Relevant Planning History

K15833 - 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.15833/4 - Erection of 2no. industrial buildings (D1 & D4) associated access and parking off Heritage Way permitted 17.07.03.

K.15833/11 - Erection of 2no. industrial buildings (D1 & D4) associated access and parking off Heritage Way - Variation of condition 13 (parking allocation) (K.15833/4) permitted 23.12.04.

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

Low Employment Generating Uses

R/T11

Access and Parking
R/CF8
Provision of Built Leisure Facilities

Consultations

Economic Prosperity	Update to be provided.
Local Highway Authority	No objection.

Response to Public Advertisement

Nil

Principal Issues

1. The principle of mixed employment use at 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. The proposed training centre will generate 2no. full time jobs and 7no. part time jobs which is comparable to other uses within the Business Park and exceeds that of the previous occupant. Furthermore, it will bring a vacant unit back into use and will 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. The site is in an accessible location, close to the A32, a main bus route and links to the existing cycle network and the Sequential Test concludes that there are no alternative sites available within the Borough. The proposed use is therefore appropriate in this location. It will not be harmful to the economic vitality or viability of the Business Park and will retain an acceptable level of employment generating floorspace. It is economically sustainable and the proposal therefore complies with Planning Policy Statement 4 (PPS4) and Policies R/EMP1, R/EMP3, R/EMP7 and R/CF8 of the Gosport Borough Local Plan Review.

3. 3no. parking spaces are provided at the front of the site with 4no. additional spaces available in an adjacent parking bay within the public highway. A survey of the existing client base shows that of the 69 people questioned, 11 intend to walk to classes and all but 7 intend to car share, thereby reducing the demand for car parking. Notwithstanding this, 14 adjoining users have agreed to allow staff and clientele of the training centre to park in their allocated spaces if necessary and when not required by themselves. The requirement for parking by the adjoining users is greatly reduced during the evenings and at weekends and as the training centre will only operate from 16.30 onwards on week days and at restricted hours on weekends (when, from the evidence of site visits, the demand for vehicular parking by industrial units is significantly reduced), I consider that the parking available will be sufficient to meet the likely demand created by the proposed training centre. Therefore, subject to a condition restricting the opening times of the training centre during the week, the proposed use is unlikely to result in indiscriminate parking throughout the industrial, helping to ensure that the day-to-day operations, access and servicing arrangements of the adjoining users are not compromised. Activity in the industrial estate is greatest on week days, with many units either closed or operating reduced working hours at the weekend. Under the circumstances, it is not considered necessary to control the opening times of the proposed martial arts training centre at weekends. Appropriate facilities for cycle parking and refuse storage have been provided under application K.15833/4 and the proposal will not compromise existing access and servicing arrangements at the site. It therefore accords with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed use is acceptable in this location. It will provide additional employment opportunities and will not be harmful to the economic vitality or viability of the Heritage Business Park. Appropriate facilities are available for vehicular and bicycle parking and refuse storage. As such, the proposal complies with Policies R/DP1, R/EMP1, R/EMP3, R/EMP7, R/CF8 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Plan 1 and Plan 2

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The use hereby permitted shall not be operated before 16.30 or after 22.00 Mondays to Fridays.

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

4. The premises shall not be used for anything other than a martial arts training centre (including any other purpose within Class D1 and D2 of the Schedule to the Town and Country Planning (Use Classes Order) 2005, or 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, to prevent the change of use of the premises to an inappropriate low employment use and to ensure adequate car parking facilities are available and to comply with Policies R/EMP1, R/EMP3 and R/EMP7 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K8063/5
APPLICANT: Iracam Investments Ltd
DATE REGISTERED: 16.03.2010

CHANGE OF USE FROM (CLASS A2) TO AN AMUSEMENT CENTRE (SUI GENERIS) ON GROUND FLOOR WITH RETAINED SELF CONTAINED A2 USE (IN PART) AND CONVERSION OF UPPER FLOORS INTO 5NO. FLATS, INSTALLATION OF REPLACEMENT SHOP FRONT AND EXTERNAL ALTERATIONS (INCLUDING 1 NORTH CROSS STREET) (CONSERVATION AREA) (as amended by plans received 27.05.10 and 01.06.10)
19 High Street Gosport Hampshire PO12 1BX

The Site and the proposal

The application site is located in a prominent position on the north side of High Street on the west side of its junction with North Cross Street within the High Street Conservation Area and Gosport Town Centre Principal Shopping Centre. The premises were constructed in the 1970's and are four storeys high and currently vacant but were occupied by Halifax Estate Agents, Class A2, with ancillary offices on the upper floors. Being a corner location, the premises have a dual frontage. The main entrance to the ground floor unit is located towards the corner on the High Street frontage, while there is a secondary entrance on North Cross Street giving an indirect access to this unit and direct access to the three floors above. The building is constructed using a reinforced concrete frame supporting rows of brick curtain walling and metal windows. The first and second floors project forward above the simple modern metal shop front whilst the top floor is set back behind a parapet wall. There are windows and rendered panels above the door in North Cross Street serving the stair lobby. There is a window on each of the first, second and third floors towards the rear of the building in the west elevation which face the flank wall of the adjoining building and across its flat roof. To the west of the site is Regency Leisure which is a two storey building with residential accommodation on the first floor. To the north of the site, fronting North Cross Street, is the Rose Road charity shop. This building is three storeys high with ancillary storage accommodation on the first floor with a flat above.

It is proposed to replace the existing shop front with a more traditional wood and glass design and change part of the use of the ground floor from Class A2 to an amusement centre, consisting of amusements with prizes machines. The centre would be operated within the terms of BACTA code of practice, BACTA being the trade association for the amusement machine industry in Britain. The applicant would like to operate the centre between the hours of 9am to 10pm Mondays to Saturdays and between 11am to 7pm on Sunday and recognised holidays. The proposed amusement centre would provide employment for 2 full-time staff, including a manager, and 3 part time employees. The centre would occupy an L shaped area with recessed entrance doors to both road frontages with display windows to either side. The corner part of the ground floor would be retained as a separate Class A2 use with new double entrance doors on the corner of the building. It is not known at this stage how many would be employed in the Class A2 unit.

It is also proposed to convert the upper floors to provide a total of five flats. There is to be a separate door from North Cross Street providing independent access to a staircase to serve the flats. There will also be a set of double doors to a waste bin store with an internal link to the ground floor lobby serving the flats. The proposal is for a one and two bedroom flat on the first and second floors. There will be a two bedroom flat on the third floor containing a set of double doors leading out onto the existing roof top balcony area. As part of the residential change of use it is proposed to clean the existing brickwork. It is also proposed to change the windows to single pane white upvc, tilt opening, windows. Either side of these groups of replacement windows it is proposed to use vertical larchwood rain screen cladding to give a more residential appearance to the upper floors of the building. Render will also be used on the recessed top floor. Over the stair lobby it is proposed to render and clad this structure with glass blockwork inserts to light the stair well. Within the

lightwell to the rear of the building on the west elevation there will be a recycling bin store of suitable size to accommodate 5 bins. Secure cycle storage is to be provided for 8 cycles in the ground floor lobby area.

Relevant Planning History

K8063/1 - Erection of four storey office block permitted 14.08.74.

K8063//3 - Installation of new shop front permitted 12.09.94.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/S5

Non 'Class A' Uses in Shopping Centres at Ground Floor

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/BH1

Development in Conservation Areas

R/H4

Housing Densities

R/S2

Location of Additional Shopping & Leisure Floorspace

R/S3

Principal & District Shopping Centres

R/S7

Use of Upper Floors

R/S9

Shopping and Commercial Facades

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.
Streetscene (Waste & Cleansing)	Bin requirements adequate. Bins will require placing out on day of kerbside collection in North Cross Street.
Local Highway Authority	As this is a Town Centre location with easy access to public transport and public car parks no car parking provision required. Cycle parking to be provided to minimum standards.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- there are enough amusement centres in the High Street
- age restrictions should be put on the use of the premises
- timber cladding an unacceptable material for a Conservation Area

Principal Issues

1. The issue of age restrictions for amusement centre uses is a matter that is controlled by the Licensing Authority. 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. Therefore the main issues in this case are the acceptability of the proposed mixed use in this location and its impact on the retail function of the 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. The proposal will retain the existing Class A2 use on part of the ground floor in accordance with Policy R/S3. Policies R/S2 and R/S5 deal with the location of additional shopping and leisure floorspace and non Class A uses in shopping centres. These policies state that proposals for such uses will be permitted within existing defined centres provided the use provides a service appropriate to a shopping centre and a shop window display is maintained. The proposed amusement centre would therefore be an appropriate use in this location. Policy R/S3 allows proposals for Class A uses in District Centres provided that not more than 33% of the commercial units comprise of uses other than Class A1 and A2. The High Street comprises 181 units of which 79% are Class A1 or A2. As such, the proposal would not exceed the policy threshold or negatively impact on the retail function of the town centre. Therefore the proposal complies with Policies R/S2, R/S3 and R/S5 of the Gosport Borough Local Plan Review.

3. There are a number of flats on the upper floor levels of commercial premises located in the High Street immediately adjoining the application site. The proposal is for the conversion of the existing building with no new build or additional massing. 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 mixed use proposal is acceptable in this location and 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.

4. The proposed facing materials above ground floor level would enhance the existing building, which is in a poor state of repair, by introducing light coloured timber cladding, and the coloured render at roof level. Similarly, the glass blockwork and vertical timber cladding on the stair tower improves the relatively austere surface finish. The shop front, proposed to be timber stained, is an appropriate finish and the overall proportions work well with the form of the building at this level. The scheme is an enhancement in this important location in design terms. The proposed alterations will be acceptable within the overall street scene and enhance 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.

5. Given the location and scale of the building within the plot will not change and the relationship of the proposed windows to neighbouring properties 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 main rooms. Sound insulation measures will be provided to the building in compliance with the Building Regulations to ensure there would be no conflict arising from noise from different users of the building. 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.

6. Whilst the occupiers of the top floor flat will have use of a balcony there is no amenity space for other residents but in such a High Street location, close to other local facilities, this is acceptable. The site provides adequate storage facilities for refuse to the relevant capacity standards with collection from North Cross Street.

7. 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 where there are public car parks and access to public transport, therefore, these one and two bedroom flats would be attractive to non-car owners. In such circumstances, the provision of no car parking is acceptable. Provision is to be made for secure long stay cycle parking to minimum standards for this development. Cycle stands for visitors also exist within the pedestrianised High Street area. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

8. 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 use is greater than that for this proposed residential development of the upper floors and retained ground floor commercial use 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 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 will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. The mix of uses proposed will not have a detrimental impact on the retail function of the town centre. The alterations to the building are an enhancement in this prominent location in design terms and they will enhance the appearance of the High Street Conservation Area. 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, cycle and refuse storage. As such, the development complies with Policies R/DP1, R/DP3, R/H4, R/BH1, R/S2, R/S3, R/S5, R/S7, R/S9, 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

- G/209/AP/001, - G/209/AP/002, - P02 G, - P03 G and - P04 B.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details, including samples, of all external facing materials and cladding 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 - To ensure that the external appearance of the development is satisfactory and appropriate to its Conservation Area location, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. Details of the new shop front and ground floor external doors, including elevations at a scale of 1:20, 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 and R/BH1 of the Gosport Borough Local Plan Review.

5. 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.

6. The approved facilities 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.

7. A window display shall be provided at all times in the windows serving the amusement centre fronting High Street and North Cross Street.

Reason - To ensure continuity of retail frontage is retained, and to comply with Policies R/DP1, R/S5 and R/S9 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K9913/69
APPLICANT: Secretary Of State For Defence
DATE REGISTERED: 26.04.2010

ERECTION OF NEW MODULAR CLASSROOM BUILDING (CONSERVATION AREA)
Joint Services Adventurous Sail Training Centre (JSASTC) Haslar Road Gosport
Hampshire PO12 2AQ

The Site and the proposal

The Joint Service Adventurous Sail Training Centre site operates from the former HMS Hornet base and is located within Fort Blockhouse. It occupies land on the north and south sides of Haslar Road. The site is shared with the Hornet Sailing Club and is situated in the Haslar Peninsula Conservation Area. Many of the buildings in the Training Centre are adapted from World War II blocks. HMS Alliance and Submarine Museum buildings stand to the south west and north east. The two sites are separated by a 2.5m high mesh wire fence which allows visual permeability between them. The Training Centre is made up of a series of single and two storey brick and timber buildings mostly dating from World War II. The remaining area, not occupied by buildings, is hardsurfaced to provide car parking and storage for boats. The northern boundary of the site abuts the quay, where a range of jetties and pontoons provide accommodation for the sailing fleet.

This application proposes the construction of a modular classroom facility located to the north west side of the replacement boat shed (currently undergoing construction under Planning Permission K9913/63) and to the south west side of a two storey, dual pitch red brick building. This building would re-provide a training facility for tutoring MOD personnel in sailing skills and the repair and care of sailing craft. Internally the building would provide three classrooms, a toilet, and small kitchen facility. Externally the building would be approximately 3.8m in height, 18m in length and 12m in width. Access would be provided via a timber decking staircase on the western side and a graded access ramp to the south. There would be two additional emergency access points towards the east end of the building on the north and south elevations. The proposed materials comprise colour coated steel walls in Goosewing Grey and Merlin Grey, a black rubber membrane roof and black guttering and downpipes. The windows and doors will be white UPVC and GRP respectively, and the access ramp and stairs will be timber. The building will be Disability and Discrimination Act compliant.

Relevant Planning History

K9913/61 - Re-provision of facility at JSASTC comprising boat shed and offices/training centre (Conservation Area) permitted 18.09.06.

K9913/63 - Erection of boatshed (Amended design to K9913/61) (Conservation Area) permitted 13.12.07.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/CH1

Development within the Coastal Zone

R/DP1

General Standards of Development within the Urban Area

R/BH1

Development in Conservation Areas

R/BH8

Archaeology and Ancient Monuments

R/T11
Access and Parking

Consultations

HCC Landscape, Planning & Heritage	There are no archaeological issues to raise.
The Gosport Society	No objection.
Crown Estate Office	No comments.
DEFRA (MMA)	Update to be provided.
Queen's Harbour Master	No objection.
Defence Estates	No objection.
Environment Agency (Hants & IOW)	No objection.
Local Highway Authority	No objection.

Response to Public Advertisement

Nil

Principal Issues

1. The site is located in the Urban Area where the principle of new buildings is accepted. The proposal is for the re-provision of facilities to serve the existing establishment in conjunction with the boat shed currently undergoing construction. The intensity and type of use will not change. The main issues in this instance are therefore the appropriateness of the design of the buildings and the impact on the appearance of the coast and the Conservation Area, highway safety, flooding and archaeological features on the site.

2. The building is modest in terms of its scale and proportion when considered in the context of existing buildings on the site which are generally much larger in terms of footprint and height. The classroom will sit comfortably as a smaller partner to the boatshed currently undergoing construction, both in terms of the shape of its footprint and the palette of materials to be used. The grey exterior will also reflect the corrugated steel sheeting present on a number of the red brick buildings on the site. The siting of the building means it will be screened from the coast by the existing two storey building to its north. The building will be visible from the south along the access route to the submarine museum, however, it will be situated against the backdrop of the existing, larger buildings and will not protrude forward of the south west elevation of the boat shed. It is therefore considered that it will have a neutral impact on the appearance of the area and coast. The proposal therefore accords with Policies R/DP1 and R/CH1 of the Gosport Borough Local Plan Review.

3. The building will be dwarfed by the boat shed and largely screened from public view by other buildings in the area. Its form and design are in keeping with other buildings in this area and it is consistent with the maritime theme of the site. The modern design of the building interprets the military appearance of other buildings already on the site in a streamlined and contemporary way without overstatement or being obtrusive. The proposed colours of the walls and fascia are suitable and will compliment the existing boatshed and the building is expected to preserve the character of the Conservation Area and views into the site. The proposal therefore accords with Policy R/BH1 of the Gosport Borough Local Plan Review.

4. The building will serve personnel who would already be visiting the site and will not attract additional people. The proposal will therefore not create a significant demand for additional car parking. There is an existing car park directly west of the proposed classroom which serves the site which is not currently used to its capacity. It is considered that any minor increase in personnel visiting the site could be accommodated here. The proposal is therefore acceptable in terms of Policy R/T11 of the Gosport Borough Local Plan Review.

5. The area is located in Flood Zone 1 and as the development site is significantly less than 1 hectare, no Flood Risk Assessment is required. The historic nature of the site means there may be features of archaeological interest, however, the proposed building does not involve any excavations below ground level and therefore the County Archaeologist advises there are no archaeological issues to raise in this instance. The proposal therefore accords with the requirements of Policy R/BH8 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having due regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development is acceptable in terms of the appropriateness of the design and the affect on the coast and highway safety. The proposal also preserves the character and appearance of the Conservation Area. The development therefore complies with Policies R/DP1, R/CH1, R/BH1, R/BH8 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 development hereby approved shall be completed in accordance with the following schedule of materials unless otherwise agreed, in writing, by the Local Planning Authority:

Walls: Colour coated steel in Goosewing Grey with Merlin Grey perimeter skirt and fascia.

Roof: Black rubber membrane roof covering.

Guttering and downpipes: Black moulded uPVC.

Windows: Double glazed white uPVC.

Doors: Composite GRP with white uPVC frames.

Stairs and ramp: Softwood pressure treated timbers finished with clear wood stain.

Reason - To ensure the appearance of the development is satisfactory in respect of the character of the area, the coast, and the Conservation Area, and to comply with Policies R/DP1, R/CH1 and R/BH1 of the Gosport Borough Local Plan Review.

3. The construction of the modular classroom hereby approved shall not involve any foundations below existing ground level.

Reason - To ensure the preservation of any archaeological features of interest and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

EG09485-901 Rev A;

EG09485-301 Rev D;

30033_050 P100.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.