

Please ask for:

Lisa Young

Direct dial:

(023) 9254 5651

Fax:

(023) 9254 5587

E-mail:

lisa.young@gosport.gov.uk

13 July 2011

S U M M O N S

MEETING: Regulatory Board
DATE: 21 July 2011
TIME: 6.00pm
PLACE: Council Chamber
Democratic Services contact: Lisa Young

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

The Mayor (Councillor Carter CR) (ex officio)
Chairman of the P and O Board (Councillor Hook) (ex officio)

Councillor Philpott (Chairman)
Councillor Ronayne (Vice Chairman)

| | |
|-----------------------|--------------------|
| Councillor Allen | Councillor Hylands |
| Councillor Mrs Bailey | Councillor Langdon |
| Councillor Beavis | Councillor Scard |
| Councillor Geddes | Councillor Smith |
| Councillor Henshaw | Councillor Wright |

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Legal Democratic and Planning Services: 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 MEETINGS OF THE BOARD HELD ON 14 JUNE 2011

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 Tuesday, 19 July 2011. 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 Tuesday, 19 July 2011).

6. K17660/1 - PLANNING APPLICATION FOR THE REDEVELOPMENT OF HOLBROOK RECREATION CENTRE AT FOREST WAY GOSPORT

To consider planning application K17660/1, submitted by DC Leisure Management, for the demolition of the existing leisure centre and erection of a replacement leisure centre including swimming pool, sports hall, health and fitness suites, and all weather 5 a-side/7a-side synthetic turf pitches, erection of new hotel and pub/restaurant (including ancillary residential unit), associated access, car parking, servicing and landscaping (as amended by Ecology report received 17.06.11, plans and information received 21.06.11, Aboricultural Impact Assessment received 22.06.11, Energy Strategy report received 24.06.11, additional STP plans

Regulatory Board
21 July 2011

*received 24.06.11, Badger Management Measures received
29.06.11 and amended plans received 01.07.11)*

7. REPORTS OF THE BOROUGH SOLICITOR

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –10)*

PART II
Contact Officer:
Debbie Gore
Ext 5455

8. ANY OTHER ITEMS

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

AGENDA ITEM NO. 06

| | |
|-------------------------|---|
| Board/Committee: | Regulatory Board |
| Date of Meeting: | 21 July 2011 |
| Title: | K17660/1 - Planning Application for the Redevelopment of Holbrook Recreation Centre at Forest Way Gosport |
| Author: | Borough Solicitor |
| Status: | FOR DECISION |

Purpose

To consider planning application K17660/1, submitted by DC Leisure Management, for the demolition of the existing leisure centre and erection of a replacement leisure centre including swimming pool, sports hall, health and fitness suites, and all weather 5 a-side/7a-side synthetic turf pitches, erection of new hotel and pub/restaurant (including ancillary residential unit), associated access, car parking, servicing and landscaping (as amended by Ecology report received 17.06.11, plans and information received 21.06.11, Aboricultural Impact Assessment received 22.06.11, Energy Strategy report received 24.06.11, additional STP plans received 24.06.11, Badger Management Measures received 29.06.11 and amended plans received 01.07.11)

Recommendation

To **Grant Planning Permission**, subject to:

a. the submission of a report to confirm the extent of bat presence on the site and the identification of appropriate mitigation measures to be secured by condition;

and

b. the conditions set out in Appendix A of this report

for the following reasons:

i) 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 secure the provision of enhanced sports and leisure facilities for the community without adversely impacting on the environment of the site or the wider area or the amenities of occupiers of neighbouring residential properties. The proposal reflects the government's wider social, environmental and economic objectives relating to the provision of sustainable communities and provides opportunities to enhance biodiversity and landscaping within the site. As such, the development complies with the national policies, regional policies and the policies of the Gosport Borough

Local Plan Review as set out in Section 4 of the report.

1 Background

- 1.1 The application site is relatively flat and is situated on the west side of Fareham Road (A32) and to the south of Forest Way. The site is approximately 5 hectares and is occupied by the existing Leisure Centre, an ice rink, an equipped children's playing park, and associated car parking, landscaping, informal open space and 2 adult sized grass football pitches. The site is owned by the Borough Council. The Holbrook residential estate lies to the north and to the south is the northernmost Huhtamaki industrial building, which is separated from the application site by a metal palisade fence. Along the western boundary is an existing cycle/footpath that joins with Forest Way, the subject of planning permission for Phase 1 of the Bus Rapid Transit route. Beyond is a line of mature trees and shrubbery and the residential properties in Turner Avenue. There is mature landscaping and grass bunding along the eastern boundary of the site which largely screens the buildings and car parking areas from the A32. Access to the leisure centre and ice rink is from Forest Way and servicing runs parallel to Fareham Road. There is a bus stop immediately east of the site along with a pedestrian crossing over Fareham Road adjacent to this. A cycle route also runs along the A32 adjacent to the site.
- 1.2 The existing Leisure Centre comprises a 3100 square metre red brick building with profiled metal roof and contains a 25 metre swimming pool and 12 metre learner pool, three squash courts, fitness, sauna suite, plus associated activity and playgroup rooms and changing facilities. It was built in three phases, opening in 1976 with the main wet facilities, followed in 1981 with squash and dry changing facilities and finally, in 1983, with the fitness suite and outdoor changing facilities. The ice rink opened in 1989. All current facilities are served by 123 shared car parking spaces and 25 cycle spaces.
- 1.3 The physical condition of the Centre has deteriorated in recent years and the facilities are widely regarded as being of poor quality and in need of updating. The Council recognises that it is important to maintain the attraction of the facility to meet the needs of users, both now, and in future, and believes the major redevelopment of the facilities is the most suitable way of achieving the objective. A recent feasibility study assessment highlighted the need to address the current and future deficit of accessible water space for swimming in the Borough, an under supply of courts/sports halls and that there was potential to increase the number of health and fitness facilities in the public sector. The potential for a synthetic pitch together with the provision of complimentary facilities was also highlighted. Consideration was given to a number of solutions with the optimum mix of facilities now being proposed, including some commercial elements.

- 1.4 Outline planning permission, reference K17660, was granted on 19.10.09 for the erection of a replacement Leisure Centre, including swimming pool, health and fitness suites, sports hall, crèche and all-weather sports pitches together with new hotel, restaurant and shop and associated car parking, servicing and landscaping. A full planning application has now been submitted for consideration.

2 Relevant Planning History

- 2.1 K8471 - outline application covered swimming pool - permitted - 15.01.74
K8471/1 - indoor swimming pool complex - permitted - 23.04.75
K8471/3 - Regulation 4 application - erection of 4 squash courts, offices and changing facilities - permitted - 29.01.80
K8471/5 - Regulation 4 application - erection of single storey extension to accommodate changing and ancillary facilities - permitted - 26.10.83
K8471/6 - Regulation 4 application - erection of single storey extension to accommodate amended changing rooms facilities - permitted - 20.01.87
K8471/7 - erection of ice skating rink and car parking - permitted - 20.02.89
K13523/5 - Regulation 3 - application internal alterations to convert squash court to play area/lounge - permitted 14.01.98
K17660 - Regulation 3 - Outline - Erection of replacement Leisure Centre, including swimming pool, health and fitness suites, sports hall, creche and all-weather sports pitches together with new hotel, restaurant and shop and associated car parking, servicing, and landscaping (as amplified by further indicative drawings received 14.09.09) - permitted - 19.10.09

3 The Proposal

- 3.1 This application proposes the construction of a replacement Leisure Centre to be sited to the west of the existing centre. This building would cover a ground area of approximately 3300 square metres and be a maximum of 13m in height. The building will be contemporary in its appearance having a flat roof with mixture of render and composite clad panels to the exterior. Feature colour and glazed panels will be included on the elevations to provide visual interest. The facilities, spread over two floors, will comprise the following:

- a 25m x 13m six lane swimming pool
- a 12m x 8m teaching pool
- wet health suite including sauna, steam room and showers
- a 18m x 33m x 7.6m high 4 court sports hall (designed to Sport England standards)
- 70 station fitness suite
- studio

- creche/soft play area
- reception, vending area, seating/spectator area, toilets, wet and dry changing, cleaning stores, refuse store, circulation, etc.
- associated hard and soft landscaping including a pedestrian boulevard through the centre of the site

- 3.2 An all weather STP is also proposed to the south west corner of the site measuring 100m x 60m and will be made up of 1 no. 7 a-side pitch and 8 no. 5 a-side pitches. The pitches will be surrounded by twin wire rebound panels measuring 1.2m in height, with green mesh wire fencing extending another 2.4m beyond that (total height 3.6m) and 18 no. floodlighting columns 8m high. Two mini soccer pitches, measuring approximately 46m x 28m, will be marked out on the grass to the west of the new Leisure Centre building.
- 3.3 The existing equipped children's playing park will be relocated and refitted approximately 30m further west of its current position on new surfacing and will be surrounded by a 1.2m high metal fence. Access to the play area will be rotated west to face away from the access road.
- 3.4 A four storey, 64 bed hotel will be located to the east side of the site running parallel to Fareham Road. The main entrance will be located on the north west side of the building with ancillary plant and linen storage on the east side and fire exits on the north and south. The hotel will be 12.5m high, 40m long and approximately 15m wide. This building will have a flat roof and clean, simple appearance with brick work at ground floor level and a rendered exterior to the floors above.
- 3.5 The 180 cover pub/restaurant will be situated north west of the hotel and will contain an ancillary 3 bedroom managers' flat at first floor level. The main access will be on the north side of the building with a service area to the south. A garden area will be situated to the west side, and an outdoor terrace to the north east. The highest part of the roof is approximately 10.5m high and the building would be 32m long and 25m wide. A sub-station and bin store will be located to the east. This building will be more traditional in appearance having a mix of pitches to the roof to accommodate the first floor residential accommodation. Bay windows will be used at ground floor to reinforce the traditional appearance.
- 3.6 Development on site will be phased with the new Leisure Centre being constructed during the first phase and the hotel and pub following in the second phase.
- 3.7 The site has been designed around a leisure park theme with the buildings being positioned around a central boulevard, the central link of pedestrian accesses to the site and the car, coach and cycle parking. The buildings would be positioned around this central public space with green spaces extending beyond to the boundaries of the

site. This will provide a visual green barrier. The Leisure Centre itself will be positioned towards the centre of the site and will be the central focal point.

- 3.8 The proposed hours of opening for the respective elements are as follows:

Leisure Centre: 0630 - 2300 7 days a week (floodlights being turned off at 2230 with the STP's not being used past this time)

Pub/restaurant: 0700 - 0000 Monday to Thursday and 0700 - 0100 Friday to Sunday (including Bank Holidays)

Hotel: 24hrs a day, 7 days a week

Across the various elements of the site the employment generation will be 55 full time equivalents.

- 3.9 The access to the site will be re-sited approximately 40m further west with the existing access being closed. 267 unallocated car parking spaces will be provided on site, including 18 disabled spaces. 1 coach parking space and 2 coach drop-off points will be provided. Pedestrian and cycle routes will link to the site from the north, east and west. The existing ice rink and sub station will be retained in situ.
- 3.10 The application is accompanied by a Design and Access Statement, a Planning Statement, a Phase 1 Habitat Survey, a Phase 1 External Bat Inspection Survey, a Transport Assessment, Outline Travel Plans for the respective uses, a Flood Risk Assessment, an Archaeological Assessment, a Site Investigation, an Arboricultural Impact Assessment, an Air Quality Assessment, a Noise Assessment, an External Lighting Assessment, a Ventilation and Extraction report, a Site Waste Management Plan, an Energy Strategy Report and Badger Management measures.
- 3.11 The principle of this development has been established by the Outline permission granted in 2009. The nature of the development now being proposed differs in that the pub/restaurant is now a stand alone building where previously it was attached to the hotel. The convenience store has been omitted as it was not considered to be commercially viable in this location.
- 3.12 The Leisure floorspace currently provided is 3100m². The Outline permission established the principal for a total 4653m² of Leisure floorspace along with 2800m² of hotel, 114m² pub/restaurant, and 235m² of convenience store, totalling 7802m².
- 3.13 The current application proposes 3641m² of Leisure floorspace together with 2025m² of hotel, and 690m² pub/restaurant, totaling 6356m². This equates to a 1446m² reduction in the total floorspace on site established by the Outline permission.

4 Planning Policy

- 4.1 The principal aim underlying national planning guidance is to provide sustainable and socially cohesive communities that are adaptive to climate change. Overarching planning policy on sustainable development through the planning system is contained within PPS1 which sets out expectations regarding access to jobs, health, education, sports, leisure and community facilities and open space. Advice relating to economic development is contained within PPS4 which sets out guidance on the appropriateness of sites for uses, and PPG13 addresses transport matters. Specific advice relating to archaeology, biodiversity, open space and recreation, renewable energy, pollution control, noise, and flood risk is contained in PPS5, PPS9, PPG17, PPS22, PPS23, PPG24, and PPS25.

PPS1 (Delivering Sustainable Development)
PPS4 (Planning for Sustainable Economic Growth)
PPS5 (Planning for the Historic Environment)
PPS9 (Biodiversity and Geological Conservation)
PPG13 (Transport)
PPG17 (Planning for Open Space, Sport and Recreation)
PPS22 (Renewable Energy)
PPS23 (Planning and Pollution Control)
PPG24 (Planning and Noise)
PPS25 (Development and Flood Risk)

- 4.2 The Gosport Borough Local Plan Review was adopted in May 2006. Strategic Statement 7 of the Local Plan Review aims to ensure that new leisure and community facilities are provided in locations that are easily accessible to the local community. One of the Council's Strategic Priorities is the provision of improved leisure facilities with increased usage. The following Local Plan Review Policies are relevant to the consideration of this application.

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/T2
New Development
R/T3
Internal Layout of Sites
R/T4
Off-site Transport Infrastructure
R/T9
Cycleways and Footpaths
R/T10
Traffic Management
R/T11

Access and Parking
R/OS4
Protection of Existing Open Space
R/OS5
New Open Space Provision
R/CF8
Provision of Built Leisure Facilities
R/CF9
Recreation and Leisure Allocations
R/CF10
Protection of Existing Built Leisure Facilities
R/CF11
Improvement or Development of Tourist Accommodation and
Conference Facilities
R/OS13
Protection of Habitats Supporting Protected Species
R/OS14
Biodiversity Action Plans
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/ENV14
Energy Conservation
R/ENV15
Renewable Energy
R/BH8
Archaeology and Ancient Monuments

5.0 Summary of Consultation Responses

Natural England

Under the Conservation of Habitats and Species Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended), the proposal is unlikely to have a significant effect on the interest features of the Portsmouth Harbour SPA/Ramsar sites or the Portsmouth Harbour SSSI respectively provided a condition relating to the timing and operation of piling is attached to any planning permission. Appropriate Assessment is not required in this instance.

Environment Agency (Hants & IOW)

No objection subject to a condition relating to the provision of a

surface water drainage scheme based on sustainable drainage principles.

Southern Water

No objection. No development or new tree planting should take place within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. This should be controlled by condition.

The applicant should apply formally to Southern Water for a connection to the public sewer.

SUDS should be appropriate to the site and managed in perpetuity to prevent risk of flooding. This should be controlled by condition.

A wastewater grease trap should be installed and maintained in respect of kitchen equipment to prevent it entering the drainage system.

Details of foul and surface water sewerage disposal should be provided.

HCC Ecology

Update to be provided.

HCC Landscape, Planning & Heritage

The site lies within an area of archaeological potential, principally due to its use during WWII. This potential is assessed within the Desk Based Assessment submitted with the application. In accordance with PPS5, it is recommended that a condition be applied requiring a Watching Brief during works on site to ensure any archaeological finds can be appropriately recorded.

HCC Lighting

The proposals comply with the ILP Guidelines for the Reduction in Obtrusive Light and there will be no direct view of any light source, or its reflected image, from any residential property, from any high intensity sports floodlighting.

Building Control

Access for Fire Brigade appears acceptable. Southern Water sewer close to hotel building. Large areas of glass should be clearly identified for safety of partially sighted people. Hearing loops should be installed. Internally floor and wall surfaces should contrast along with doors contrasting with door frames. Assistance rails and fitments should be provided in WC's to contrast with walls and floors. The opening force to all manually operated doors should not exceed 20 Newtons.

Property Services

Fully support the proposals.

Economic Prosperity

The proposals to improve the range of leisure provision in the

Borough will be of great benefit to the local community. Findings from a recent cultural survey of local residents identified the need to improve the facility with residents citing the current state of the building as a deterrent to participation. Wider participation will improve the well-being of residents.

Employment opportunities on the site will increase from 16 fte to 55 fte. The nature of job opportunities, and the site's close proximity and easy access to pockets of high unemployment, should help stimulate the local labour market.

Independent and in-house studies have identified the need for additional hotel provision in the Borough serving both the business and visitor economies. The ability to cater for larger groups is beneficial as existing provision is limited in this respect. Demand for family, orientated pub and restaurant provision is also evidenced in a range of community, cultural and tourism research.

Environmental Health

No objection.

Noise:

The noise measurements taken in the submitted assessment confirm that the increase in noise levels on the site resulting from the development will not impact detrimentally on the neighbouring residential properties. The average wind directions for the four seasons are not from an easterly or south easterly direction and, as such, are unlikely to carry ambient noise towards residential properties. The keyboards as proposed are of a design that will minimise noise disturbance.

Advice has been provided to the noise consultants regarding the appropriate internal environment for the hotel.

Air Quality:

The submitted Air Quality Assessment confirms there will be no detrimental impact resulting from the development.

Contaminated land:

No contaminated land has been historically identified on the site nor has any been identified through the investigation. As the number of investigative boreholes on the site is relatively low, it is appropriate to require any unsuspected contamination to be appropriately dealt with by condition.

Ventilation/extraction:

The pub/restaurant building is far enough from any residential properties so as to ensure noise and smells are not harmful subject to the specific details of the extraction system to serve the pub/restaurant being agreed by condition.

Conditions relating to construction management, ventilation and

extraction, and unsuspected land contamination should be attached to any planning permission.

Flood lights and security lights should not give rise to light pollution to neighbouring properties.

Streetscene (Parks & Horticulture)

The conclusions drawn in the tree survey regarding tree condition and classification are correct. No significant trees are at risk from the proposals. The tree protection measures are appropriate and should be agreed in situ before works relating to the relevant phase commence on site.

Streetscene (Waste & Cleansing)

The ancillary dwelling would require 1 x 240 litre domestic bin and 1 x 240 litre recycling wheeled bin. Adequate storage in the enclosed yard shown, with refuse to be collected on an alternate weekly basis. All other waste would require a commercial collection which GBC does not provide. Bin storage sites/stores for hotel, pub/restaurant and leisure centre have been provided.

Highway Authority

No objection.

There has been a reduction in the gross floor area for the development as compared to the Outline planning permission. The number of trips calculated is 86 in the AM Peak and 176 in the PM peak. Compared to the extant Outline there is a net decrease of 35 trips in the AM peak and 61 trips in the PM peak. A recent Traffic Count showed a decrease in vehicles using the A32 and accordingly it is concluded that the modelling of the impact of the proposed traffic generation included within the Outline application remains robust.

There will be a limited impact on the A32/Heritage Way/Forest Way junction as a result of this development, whereby there will be an increase of 2.9 vehicles on Forest Way during the PM period compared to if the development did not take place. This is considered to be minimal.

Moving the access to the site to the west will improve the visibility at this junction. A Section 278 agreement will be necessary to ensure these works are carried out to the appropriate standard.

267 car parking spaces are proposed which is 37 more than the approved Outline. The car parking provision has been calculated in accordance with the TRICS database and will meet demand. None of the spaces should be allocated to a specific use.

The increase in cycle parking from the Outline, from 52 to 76 spaces, and good quality footways around the site will encourage sustainable travel. The site offers suitable permeability for cyclists and pedestrians. Bus Services and the BRT also support sustainable travel to the site.

The submitted Travel Plans set out an Outline of the measures to be implemented but further details on the Travel Plan Coordinator,

Action Plans for encouraging sustainable modes of travel, targets, and funding for the implementation should be provided.

A contribution towards highways infrastructure is required. Based on TRICS database this has been calculated at £63,146. It is agreed that the contribution will comprise the following:

a. A financial contribution of £35,146 towards the cost of upgrading the existing footpath alongside the site to provide a cycle track between Holbrook and the terminus of the first phase of the BRT; and

b. A contribution to the value of £28,000 to be made through the provision of a cycle track into the site to link directly with the existing cycleway and proposed BRT Phase 1B. These works are to be undertaken by the developer. The works are valued at half of the estimated cost, to reflect the value of the route in promoting walking, cycling and public transport in the wider community.

Conditions relating to the new access, a Construction Management Plan, and car parking management should be attached to any planning permission.

Crime Prevention & Design

Car and cycle parking areas should be well lit and CCTV should be installed. The proposed planting and raised footpaths will deter driver misuse of the parking area. Installing metal railings across the area between the southern perimeter fencing and the ice rink will reduce any unnecessary permeability and protect the rear of the building.

The external doors to all three buildings should be monitored by CCTV and all external doors should meet crime prevention standards. The Hotel should be fitted out in accordance with the 'Guide to Hotel Security'.

Sport England South East

No objection. The proposal involves the loss of some Playing Field. The Playing Field Policy requires one of five exception criteria to be met before a loss can be accepted. This criteria is met subject to alternative adult football pitch provision being provided, existing pitches being improved in quality through drainage works and the STP being available for community use.

It is also recommended that the Borough Council seek to progress the re-provision of squash courts elsewhere in the Borough to mitigate the loss of courts at Holbrook.

6.0 Public Response

4 letters of representation received

- 2 objection

Issues raised:

- anti social behaviour in car park and children's play area
- the pub was not mentioned on the original plan
- the revised access and resited children's play area will be directly opposite residential properties
- query opening hours of pub
- excessive loss of green space
- objects to trees which will drop leaves close to residential properties

- 1 observation

Issues raised:

- encouraged by the Council's recognition of the strategic importance of the site
- the loss of two full size football pitches is recognition by the Council that there is no shortage of full size football pitches in the Borough
- the absence of a sequential test with this application reinforces the absence of available sites closer to the town centre
- the convenience store has been removed from the scheme
- the four storey hotel recognises the strategic importance of this site

- 1 support

Issues raised:

- general support for proposal with some concerns
- existing noise disturbance from the existing ice rink
- hours of work on site should be restricted
- traffic generation

7.0 Planning Issues

7.1 *Open Space*

PPG17 states that the loss of playing fields can be justified if the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location, or the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.

7.2 Sport England is a statutory consultee where development on playing fields is proposed and has a specific policy dealing with this type of development. The policy sets out exceptions where the loss of Playing Fields can be justified. In this instance, Sport England has concluded that one of these exceptions would be met provided the 2 adult pitches currently on the Leisure Centre site are re-provided on an alternative site, existing pitches in the Borough that are under-used due to drainage issues are improved, and the proposed STP is available for community use. The Borough Council confirmed its commitment in this respect and a condition securing these requirements is included below.

7.3 The Local Plan Policies relating to development on existing open spaces allow development where alternative provision of an equivalent or greater community benefit in terms of quality, quantity and accessibility is provided. This site is allocated for built leisure purposes under the Gosport Borough Local Plan Review outweighs this policy test. Nevertheless, the proposals will enhance the existing open areas on the site. Two mini soccer pitches will be provided, the play area will be in a more accessible and safe location, the smaller, more informal spaces around the site (e.g. land to the north east corner of the site) will be more useable, a circular route around the perimeter of the site is being explored, a boulevard will be provided through the centre of the site, trees and landscaping will be retained and further supplemented, and pedestrian and cycle links through the site will be improved. Whilst it is accepted that there will be an overall loss of green space on the site in qualitative terms, it will be more than sufficiently compensated for by the overall improvements to the site.

7.4 Taking into consideration both the improvements to formal and informal sports provision and enhanced play facilities, landscaping on the site, the proposal will provide a significant overall enhancement to both the open space and built leisure facilities in the Borough in qualitative terms. The proposal therefore accords with PPG17 and Policies R/OS4 and R/DP1 of the Gosport Borough Local Plan Review.

7.5 **Leisure Centre**

Policies R/CF8 and R/OS5 of the Gosport Borough Local Plan Review refer to proposals for built leisure facilities, and associated sports and recreational facilities, and set out the criteria that need to be met. This would have been taken into account when this site was allocated under Policy R/CF9. This is the key Local Plan Policy as it identifies Holbrook as being suitable for the provision of additional built/leisure facilities. The primary elements of this application accord with this Policy, which recognises the site as a sustainable location for this type of facility, being close to Fareham Road (A32) which is served by bus services and being close to Phase 1 of the Bus Rapid Transit route. The proposals also satisfy the criteria to not impact detrimentally on the amenities of adjoining residents, and be acceptable in highway terms. These matters are dealt with in more detail later in the report.

7.6 The requirements of Policy R/CF10 are met as the proposal replaces the existing facilities on site to a much higher specification and quality than what currently exists.

7.7 **Hotel**

Policy R/CF11 concerns the development of Tourist Accommodation and requires that three tests are met before development is permitted. The first test relates to the size, layout and appearance of

the development which is considered in more detail below. The second concerns accessibility and traffic generation being appropriate for local roads. The site is highly accessible being situated on the Fareham Road (A32), well served by public transport, well linked with cycle and pedestrian routes, and will overall generate fewer vehicular trips than the Outline permission.

7.8 The third test relates to the demonstration of need and that a sequential test has been followed. The sequential test accompanying the Outline application concluded that there were no alternative, more centrally located sites available in the short term and therefore the proposals did not conflict with Policy R/CF11. The Outline permission approved a hotel of up to 100 bedrooms, and therefore the current application, proposing 64 bedrooms, falls within this scale. It remains the case there are no alternative, more centrally located sites immediately available and the current proposals therefore still meet the tests of Policy R/CF11 of the Gosport Borough Local Plan Review.

7.9 ***Pub/restaurant***

The pub/restaurant is a complimentary use to the Leisure Centre and Hotel uses and it is common to find food and beverage premises in close proximity to leisure centres and hotels. It is compatible with the Policy objectives set out above, including the ancillary residential accommodation that will support its function.

7.10 The mix of uses on the site must also be considered in the context of PPS4. Policy EC14 of this Statement considers this type and scale of development. The development meets this Policy as it is in accordance with an up to date Development Plan as set out above.

7.11 ***Design***

The park style layout of the site provides opportunity for each of the buildings to be viewed as standalone units as well as in a group setting. The Architects have worked with the proposed operators to ensure a degree of consistency through the building design and appearance whilst accommodating the corporate requirements of individual operators. This will be reinforced by controlling materials by condition. The overall scale of the development will make a positive contribution to the wider setting of the area and the separation distance ensures there will be no harmful impact on the setting of the nearby Scheduled Ancient Monument.

7.12 The hierarchy of buildings on the site in terms of size and visual interest is appropriate to the use and policy allocation of the site ensuring the Leisure Centre is the focal interest and will be an important local landmark. The range of materials and contrasting details on the elevations reinforce this. The horizontal mass of the building is accentuated by use of materials to ensure the height is not oppressive. The hotel, although more simple in appearance and

form, complements the design of the Leisure Centre and ensures that the latter remains the dominant focus. Being 4 storeys it will be visible from the Fareham Road and will assist in identifying the site as a leisure destination to visitors. There is a mix of buildings along Fareham Road and whilst this will be one of the tallest, it is appropriate given the importance of the site in the wider context of the Borough.

- 7.13 The pub/restaurant, which is in a prominent location, provides visual interest on approach to the site along Forest Way and on entrance to the site along the new access. The form of the roof and proportionate mix of hips and gables provides visual interest and is appropriate. The trees east of the public house will provide an attractive informal screen that will enhance the setting of the building. The sub-station/hotel bin store, as a minor ancillary building, partially screened by trees, is acceptable in visual terms.
- 7.14 The overall setting of the site will be improved by the proposed landscape planting including more trees. The formal, relatively geometric, design to the landscaping complements the layout of the buildings and is appropriate in this context. A significant amount of informal green space will be retained on site and a circular walk around the perimeter of the site will be possible. The footpath links through the site and the boulevard running centrally through the car park reinforce the pedestrian and cycle dominance of the site and its overall purpose as a leisure park. The areas of car parking will be appropriately divided across the site and interspersed with trees so as to minimise the impact of the areas of hardstanding. Implementation of soft and hard landscaping will be controlled by condition. The proposals therefore accord with Policy R/DP1 of the Gosport Borough Local Plan.
- 7.15 ***Impact on neighbouring properties***
The use of the site for sports and leisure purposes is identified in the Local Plan and is established by the Outline application. Although the current proposals provide a different mix of activities on the site, a lower overall quantum of floorspace is proposed to that established by the Outline consent. Anti-social behaviour in the car park and equipped children's play area will be minimised by the park like arrangement of buildings on the site ensuring that natural surveillance of these areas is maximised.
- 7.16 The Leisure Centre will be situated in excess of 25m from the rear elevations of the properties in Almondside and The Nook to the north. The orientation of these properties within their respective plots means none face directly onto the site. There will be no windows at first floor level in the Leisure Centre that would overlook these properties and the overall mass of the building is considered acceptable at this separation distance. Lighting will serve the car parking area to the north side of the Leisure Centre, however, it will

be low level and a minimum of 15m away from these properties. The floodlighting serving the STP will be over 55m away and will comply with the required standards so as not to cause a nuisance to these neighbours. The planting along the northern boundary will be supplemented to provide both a visual and noise barrier for these properties meaning that neither the increased height and density of development on the site, nor increased noise and activity will have a harmful impact on these neighbours.

- 7.17 A distance of 100m separates the residential properties on Vineside from the pub/restaurant. The proposed hours of operation of this element will be secured by condition to minimise the noise disturbance to these neighbours, however, the separation ensures that any activity within the pub garden and terrace will have a minimal impact. There will be four windows at first floor level on the north elevation serving the bedrooms and living space of the ancillary residential unit. The separation ensures no harmful overlooking will result.
- 7.18 The STP will be largely screened from the view of neighbours by the Leisure Centre building. Only the westernmost section will be visible from properties in Almondside and The Nook with the separation ensuring no harmful visual impact. The Leisure Centre also screens many of the floodlights from view which further serves to minimise their impact. The timing of operation of the floodlights is to be controlled by condition.
- 7.19 The properties in Turner Avenue, to the west of the application site, will be separated from the STP and Leisure Centre by approximately 70m and 100m respectively. Taking into consideration the trees along the BRT route, there is unlikely to be harmful visual impact on these properties. HCC lighting and Environmental Health are satisfied that the flood lights will not impact detrimentally on surrounding properties. There will be a degree of noise resulting from the increased activity on the site including the kickboards around the STP. Environmental Health has advised that this will not have a harmful impact subject to the kickboards being constructed in accordance with the submitted details. These pitches will also not be used after 2230 and this is to be secured by condition.
- 7.20 It is accepted that there will an increase in the level of activity beyond that which currently exists on the site, however, the site is allocated in the Gosport Borough Local Plan for the development of built leisure facilities under which an increased activity would be anticipated, and the Outline permission established the acceptability of an increase in the level of activity. Provided the operating hours are controlled by condition it is considered that there will not be a detrimental impact on the occupants of neighbouring residential properties. The proposal therefore complies with PPS1 and Policies R/ENV10, R/ENV11, and R/DP1 of the Gosport Borough Local Plan

Review.

7.21 Transport and highway issues

Compared to the Outline permission there will be a decrease in gross floor area across the site. Accordingly, there will be a reduced level of trip rates at maximum times. Furthermore, since the Outline was approved, there has been a decrease in the baseline number of vehicles using the A32. The impacts are therefore lesser than the principle established by the Outline permission.

7.22 The revised position of the access will improve visibility and is acceptable in highway safety terms. The use of the existing access during the construction of Phase 1 and Phase 2 is acceptable subject to a condition restricting elements within Phase 2 being brought into use until the new access is provided. The separation distance between vehicles accessing the site and properties to the north will be retained and it is not therefore considered that the revised position of the access will impact detrimentally on these neighbours.

7.23 The Highway Authority concludes that on site car parking will meet the demand of overall parking accumulation based on arrival and departure times for each use. The parking will be unallocated meaning principles of dual usage will apply. There will be an increase in the cycle parking at the site (76 spaces compared to 52 spaces on the Outline approval) which will encourage sustainable travel. The site is also well served by existing foot and cycleways and the proposal will improve the permeability of the site for these purposes, and the site is well served by buses. Outline Travel Plans have been submitted with the application which establish the principle of measures to be implemented for the development, however, further details are required by condition. A contribution towards the provision of Infrastructure, Services and Facilities will also be secured by condition and the proposal therefore complies with PPS1, PPG13, and Policies R/T2, R/T3, R/T4, R/T9, R/T10, R/T11 and R/DP3 of the Gosport Borough Local Plan Review.

7.24 Trees

None of the trees on site are worthy of protection, however, collectively, they contribute to the visual amenities of the site. A number of trees will be removed to facilitate the development, however, this loss will be mitigated by significant supplementary planting across the site, in particular, along the eastern (Fareham Road) and northern boundaries of the site which will soften its setting. This will improve both the visual amenity of the site itself and for neighbours adjoining the site. The specific type and amount of planting in these areas will be controlled by condition. Coniferous species can be selected to avoid leaf drop on nearby residential properties. The proposal therefore accords with PPS1, PPS9 and Policy R/DP1 of the Gosport Borough Local Plan Review.

- 7.25 ***Ecology and protected species***
Initial survey results have confirmed that bats are present on the site, however, a further survey is to be undertaken to confirm the extent of their presence and determine the type, scale and position of mitigation measures required. The further survey is to be undertaken prior to the meeting of the Regulatory Board and Members will be updated on the outcome of the survey and the proposed mitigation measures and the means of securing the implementation of these at the meeting.
- 7.26 Badgers have been noted in the area, however, there are no setts on the application site, nor is it an identified foraging ground. Nevertheless, Badgers are a protected species and it is appropriate to mitigate any potential sources of harm to them. As such, a site management plan identifying measures to minimise the likelihood of badgers coming to harm will be secured by condition.
- 7.27 The site lies in close proximity to protected habitats that support over-wintering breeding birds. It is therefore appropriate to restrict construction activities on the site to prevent disturbance to these birds. This will be controlled by condition.
- 7.28 A number of protected plants have been identified in close proximity to the site, however, this site is unlikely to support these species due to the nature of the environment they require to grow. The proposal therefore complies with PPS1, PPS9, and Policies R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.
- 7.29 ***Flooding***
The proposed uses within the development are all appropriate within Flood Zone 1 where there is a low probability of tidal and fluvial flooding. This possibility of any groundwater flooding and increase run off will be addressed through the implementation of a Sustainable Urban Drainage System which will be controlled by condition. Such measures ensure the proposal meets the requirements of PPS25. The implementation of this scheme will be secured by condition. The proposal therefore complies with PPS25 and Policies R/ENV2, R/ENV4 and R/DP1 of the Gosport Borough Local Plan Review.
- 7.30 ***Archaeology***
A desk based assessment has been undertaken concluding that the site may have some archaeological potential and any finds should be recorded. This will be done by a Watching Brief, an approach agreed by the County Archaeologist and controlled by condition. The proposal therefore complies with PPS5, and Policy R/BH8 of the Gosport Borough Local Plan Review.
- 7.31 ***Land contamination***
An investigation has been undertaken on the site concluding there is no contamination on the site. Environmental Health concur with this

view and advise that no contamination has been present historically. Nevertheless, it is possible that unsuspected sources of contamination could be present on such a large site. Accordingly, a condition requiring any unsuspected contamination to be appropriately dealt with has been included below. The proposal therefore complies with PPS23 and Policy R/ENV5 of the Gosport Borough Local Plan Review.

7.32 Noise

As concluded in the Outline permission, the development will generate some noise during construction and afterwards during operation. This has been assessed in a noise report and within the context of the background noise from the A32 and the existing noise from the Leisure Centre and the ice rink, the increase in overall noise is considered to be negligible. Measures to protect residents from noise during demolition and construction on site will be controlled by condition. Noise from the existing ice rink cannot be controlled through this application.

7.33 The quality of the internal environment of the hotel is not a material planning consideration, however, Environmental Health has advised the applicant of the suggested levels.

7.34 The activity associated with the pub/restaurant may create some noise. This will be mitigated by the separation distance between this and the residential properties to the north and by restricting the hours of operation. The proposals therefore comply with PPS1, PPG24 and Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

7.35 Air Quality

An Air Quality Assessment was conducted in 2009 and accompanied the Outline planning application. The Assessment has been reviewed to take into consideration the current proposals, however, it has been concluded that the conclusions remain as they were in 2009 and the report remains suitable for use in the determination of the current application. It remains that there are no Air Quality Management Zones in Gosport and the baseline annual mean concentrations of oxides of nitrogen and particulate matter fall within National Air Quality Objectives. The report assesses the baseline situation taking into account existing development and traffic flows, and assesses the predicted situation taking into consideration the proposed development. It is concluded that the proposed development would not have significant impact on air quality, either post, or during construction, subject to the construction dust being controlled by condition. In this respect, the proposal complies with PPS23 and Policy R/ENV12 of the Gosport Borough Local Plan Review.

7.36 Energy Conservation and Renewables

Provision will be made within the proposals to minimise energy use

and the new facilities will have improved energy efficiency over and above that of the existing. The proposal therefore complies with PPS1, PPS22 and Policies R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

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|---|---|
| Financial Services comments: | |
| Legal Services comments: | <i>None for the purposes of this report</i> |
| Service Improvement Plan implications: | <i>The planning application is a part of the delivery of a key project</i> |
| Corporate Plan: | <i>The planning application is a part of the delivery of a key project</i> |
| Risk Assessment: | <i>Low risk</i> |
| Background papers: | <i>Outline Planning Permission Design and Access Statement Planning Statement Phase 1 Habitat Survey Phase 1 External Bat Inspection Survey Transport Assessment Outline Travel Plans for the respective uses Flood Risk Assessment Archaeological Assessment Site Investigation Arboricultural Impact Assessment Air Quality Assessment Noise Assessment External Lighting Assessment Ventilation and Extraction report Site Waste Management Plan Energy Strategy Report Badger Management measures Report to the Regulatory Board on 06.10.09 – Outline Planning Application</i> |
| Appendices/Enclosures: | <ul style="list-style-type: none"> • Appendix 'A' Recommended conditions • Appendix 'B' Site location plan |
| Report author/ Lead Officer: | <i>Miss R Gray, Principal Planner. Ext: 5328</i> |

Appendix A: Recommended 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 hard landscaping works, including boundary treatments and lighting, to be used in the construction of individual phases (as identified on phasing plan no. 6090 PL042 Rev C) shall be submitted to and approved, in writing, by the Local Planning Authority before works above slab level within each relevant phase are commenced. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with PPS1 and Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details, including a planting scheme, showing species, numbers, densities, heights, and a future maintenance scheme, of the soft landscaping to be carried out in the individual phases (as identified on plan no. 6090 PL042 Rev C), including any details of measures required in the laying out of the Trim Trail, shall be submitted to and approved, in writing, by the Local Planning Authority before works above slab level in Phase 2 have commenced. The approved landscaping scheme for each phase shall be fully completed before buildings within each related phase are first brought into use, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In the interests of amenity and the appearance of the locality, and to comply with PPS1, PPS9 and Policy R/DP1 of the Gosport Borough Local Plan Review.

4. Any trees or plants, agreed by condition 3, 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 Policy R/DP1 of the Gosport Borough Local Plan Review.

5. Before development is commenced, a scheme to dispose of foul and surface water sewerage disposal shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include

(i) a timetable for its implementation having regard to the construction phasing plan (as identified on plan no. 6090 PL042 Rev C).

(ii) a management and maintenance plan for the lifetime of development.

The scheme shall be carried out and thereafter managed and maintained in accordance with the approved details and timetable.

Reason: To ensure that there is adequate provision for foul drainage from the site and to comply with PPS23, PPS25, and Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

6. Before development is commenced, measures to protect existing public sewers, including a timetable for the measures to be carried out, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall thereafter be carried out in accordance with the agreed details and timetable.

Reason - To protect existing services from the development and to comply with PPS1, PPS23, PPS25, and Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

7. Before development of the pub/restaurant is above slab level details of a scheme to intercept grease in the drainage serving the food preparation and dish-washing areas shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include details of regular emptying and disposal of grease by a registered contractor. The approved scheme shall be carried out before the pub/restaurant is brought into use and retained in full working order at all times thereafter.

Reason - To protect existing services from the development and to comply with PPS23, PPS25, and Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

8. Before development is commenced, a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include details of the following:

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

(ii) A timetable for its implementation.

(iii) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

The approved scheme shall thereafter be carried out in accordance with the approved details.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, and to comply with PPS1, PPS9, PPS23, PPS25, and R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review

9. Each demolition and construction phase of the development, as identified on plan no. 6090 PL042 Rev C, shall not be commenced until hoardings have been erected around the part of the site to be demolished or constructed within that phase, in accordance with details submitted to and approved, in writing, by the Local Planning Authority. Such details shall include measures to be incorporated into the design of the hoardings to reduce the impact of

noise, dust and vibration on nearby properties. The hoarding shall be retained throughout the demolition and construction of the phase to which they relate.
Reason - In the interests of the amenity of the area and to comply with PPS1, PPS23 and Policy R/DP1 of the Gosport Borough Local Plan Review.

10. Each demolition and construction phase of the development, as identified on plan no. 6090 PL042 Rev C, shall not be commenced until a scheme for the construction of the site compound for that phase has been submitted to and approved, in writing, by the Local Planning Authority. Such a scheme shall include the location of the compound and any buildings within it, the height, design and method of construction of all means of enclosure, and the height and design including details of fenestration of any portable building, provision to be made for parking of employees vehicles, the location of plant storage, and provision for waste storage and disposal. The compound shall be constructed in accordance with the approved details before demolition or construction related to that phase is commenced and shall be retained as approved until the development within each phase of demolition and construction has been completed unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - In the interests of the amenity of the area and to comply with PPS1, PPS23 and Policies R/DP1, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

11. Before development of the pub/restaurant proceeds above slab level, details of the ventilation and extraction system to be installed, including measures to minimise noise from the system, shall be submitted to and approved, in writing, by the Local Planning Authority. The pub/restaurant shall not be open to the public until the ventilation/extraction system approved under this condition has been installed. The approved system shall at all times thereafter be retained in the approved condition.

Reason - To protect the amenities of nearby residential properties and to comply with PPS1, PPS23 and Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

12. In the event that contamination not previously identified is found when carrying out the development hereby approved, an investigation, a risk assessment and mitigation study shall be undertaken and submitted to and approved, in writing, by the Local Planning Authority. A verification report that demonstrates that the remediation has been carried out in accordance with the approved scheme shall be submitted to and approved, in writing, by the Local Planning Authority before the development is first brought into use unless otherwise agreed by the Local Planning Authority.

Reason - To ensure that risks from contamination for future users of the land and neighbouring land, and controlled waters, property and ecological systems are minimised and in the interests of the safety of construction workers, occupiers of adjacent land and off site receptors, and to comply with PPS1, PPS23, and R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

13. Before development is commenced, details of an archaeological monitoring and recording action watching brief shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure any features of archaeological interest are preserved and to comply with PPS1, PPS5 and R/DP1 and R/BH8 of the Gosport Borough Local Plan Review.

14. The site shall be developed strictly in accordance with phasing plan no. 6090 PL042 Rev C submitted on 26.05.11 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure the provision of sports facilities is maintained in the Borough, adequate car parking is retained on site at all times, safe access to the site is retained at all times and the amenity of nearby residential properties is retained and to comply with PPS1, PPG13, PPG17 and Policies R/DP1, R/CF8, R/CF9, R/CF10, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

15. Phase 2 (as identified on phasing plan no. 6090 PL042 Rev C) shall not be commenced until full details of the proposed access to Forest Way, as shown in principle on plan no. 6090 PL006 Rev B, have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure adequate access to and from the site in the interests of highway safety and to comply with PPS1, PPG13 and R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

16. The hotel and pub/restaurant shall not be brought into use until the proposed access, shown on plan no. 6090 PL015B Rev C submitted on 26 May 2011, has been constructed in accordance with the details approved under condition 15 and made available for use.

Reason - To ensure the provision of sports facilities is maintained in the Borough, adequate car parking is retained on site at all times, safe access to the site is retained at all times and the amenity of nearby residential properties is retained and to comply with PPS1, PPG13, PPG17 and Policies R/DP1, R/CF8, R/CF9, R/CF10, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

17. The hotel and pub/restaurant shall not be brought into use until the existing site entrance, shown on plan no. 6090 PL015B Rev C submitted on 26 May 2011, has been closed.

Reason – In the interests of highway safety and to comply with PPS1, PPG13 and R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

18. Before development is commenced, a Construction Traffic Management Plan shall be submitted to and approved, in writing, by the Local Planning Authority. The Construction Traffic Management Plan shall include, in particular, details of lorry routing, contractors parking and turning, measures to prevent mud and spoil from being deposited on the highway and the

construction programme. Thereafter, the approved Construction Traffic Management Plan shall be carried out for the duration of construction on site.
Reason - To preserve the amenity of the area, to preserve highway safety and to comply with PPS1, PPG13 and Policies R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

19. The areas shown on the approved plan for the parking of vehicles and cycles shall have been surfaced, marked out, and made available for use within two months from the date of opening to the public of the hotel or pub/restaurant, whichever is the later, unless otherwise agreed, in writing, by the Local Planning Authority. These areas shall be retained for that purpose at all times.

Reason – In the interests of highway safety and to ensure adequate car parking, loading and unloading facilities are provided and retained, and to comply with PPS1, PPG13 and Policies R/DP1, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

20. Before development above slab level of Phase 2 is commenced, a car park management plan shall be submitted to and approved, in writing, by the Local Planning Authority. At all times thereafter the car park shall be managed in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure appropriate use of the on site car parking provision and discourage parking on the adjoining highway in the interests of highway safety and the amenity of nearby residential properties and to comply with PPS1, PPG13 and Policies R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

21. A scheme for the provision of car parking during construction works relating to each phase shall be submitted to and approved, in writing, by the Local Planning Authority before each phase is commenced. The approved car parking details shall be complied with at all times.

Reason - To ensure adequate use of the on site car parking provision and discourage parking on the adjoining highway in the interests of the amenity of nearby residential properties and to comply with PPS1, PPG13 and Policies R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

22. The pub/restaurant and hotel shall not be brought into use until arrangements submitted to and approved, in writing, by the Local Planning Authority have been put in place to secure a contribution towards Transport Infrastructure, Services and Facilities in compliance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

Reason - To ensure a contribution is made towards Transport Infrastructure, Services and Facilities in compliance with PPS1, PPG13 and Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

23. Before buildings in each phase are brought into use, full detailed Travel Plans including, in particular, details of the appointment of the Green Travel Plan Coordinator relating to the operation of the uses within that phase have been submitted to and approved, in writing, by the Local Planning Authority.

Thereafter the approved Travel Plans shall be carried out in full unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To reduce the impact of the development on the surrounding highway network, maximise sustainable modes of transport and to comply with PPS1, PPG13 and Policies R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

24. The development hereby permitted shall not be open for use outside the following hours unless otherwise agreed, in writing, by the Local Planning Authority:

Leisure Centre: 0630 - 2300 7 days a week

STP: 0630 – 2230 7 days a week

Pub/restaurant: 0700 - 0000 Monday to Thursday, and 0700 - 0100 Friday to Sunday (including Bank Holidays)

Hotel: 24hrs a day, 7 days a week

Reason - To ensure the site can viably function along with preserving the amenities of the occupiers of the neighbouring properties and to comply with PPS1, PPS24 and Policies R/DP1, R/ENV10 and R/ENV11 of the Gosport Borough Local Plan Review.

25. The development shall be carried out in accordance with the Badger Management Measures submitted on 29 June 2011.

Reason – In the interests of a protected species and to comply with PPS1, PPS9 and Policies R/DP1 and R/OS13 of the Gosport Borough Local Plan Review.

26. The trees and hedges on the site which are to be retained shall be protected during building operations by strict compliance with BS5837:2005 - Trees in Relation to Construction and in compliance with the details set out in the Arboricultural Impact Assessment submitted on 22 June 2011. The tree protection measures shall be approved in situ by a representative from the Local Planning Authority prior to commencement of development of Phase 2 and thereafter retained as agreed for the duration of development on site. Any tree protection measures that become unstable or otherwise during construction works shall be reinstated as previously agreed immediately.

Reason - To ensure the enhancement of the development by the retention of natural features, and to comply with PPS1, PPS9 and Policy R/DP1 of the Gosport Borough Local Plan Review.

27. Percussive piling works shall not be carried out between 1 October and 1 March unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To avoid disturbance to over-wintering birds in the interests of nature conservation and biodiversity and to comply with PPS1, PPS9 and Policies R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

28. The pub/restaurant premises shall be used for and for no other purpose other than as a mixed use pub/restaurant (including any other purpose within Class A3/A4 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 ensure the amenity of the area is preserved and to comply with PPS1 and R/DP1 of the Gosport Borough Local Plan Review.

29. The occupation of the flat at first floor level within the pub/restaurant shall be limited to a person solely or mainly employed or last employed in the pub/restaurant, or a widow or widower of such a person, or any resident dependants.

Reason - To protect the amenities of the area and to comply with PPS1 and R/DP1 of the Gosport Borough Local Plan Review.

30. The STP shall not be brought into use until the kickboards have been constructed in accordance with details provided on 24.06.11 and the kickboards shall be retained at all times thereafter.

Reason - To preserve the amenity of nearby residential properties and to comply with PPS1, PPG24 and Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

31. The STP shall not be brought into use until the floodlights have been implemented in accordance with the approved specification and the floodlights shall be retained in that condition unless otherwise agreed, in writing, by the Local Planning Authority.

Reason – To preserve the amenity of nearby residential properties and to comply with PPS1, PPS23, and Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

32. The floodlights around the STP shown on plan no. 5519/GA/01 Rev A shall not be operated beyond 2230 on any day unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the amenity of neighbouring residential properties and to comply with PPS1, PPS23 and Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

33. Development shall not commence until a scheme to secure the provision of 2 adult, grass football pitches, and improvements to drainage at Brookers Field football pitch, including a timetable for implementation of both, has been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include an improvement and maintenance programme and a technical specification of the pitches. The scheme shall be carried out in accordance with the approved details.

Reason – To ensure adequate provision of adult, grass football pitches in the Borough in the interests of community amenity and to comply with PPG17 and Policies R/DP1 and R/OS4 of the Gosport Borough Local Plan Review.

34. The Leisure Centre shall not brought into use until a management plan for community use of the STP has been submitted to and approved, in writing, by the Local Planning Authority. The management plan shall include details of pricing policy, hours of use, access for the community, management arrangements and mechanism for review. The approved management plan

shall be implemented in accordance with the agreed details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason – To ensure satisfactory access to sports and recreational facilities in the Borough and to comply with PPG17 and Policies R/DP1 and R/OS4 of the Gosport Borough Local Plan Review.

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

6090 PL015B Rev C

6090 PL025 Rev C

6090 PL026 Rev D

6090 PL027 Rev E

6090 PL028 Rev C

6090 PL030 Rev C

6090 PL031 Rev E

6090 PL032

6090 PL036 Rev A

6090 PL039

6090 PL042 Rev C

5519/GA/01 Rev A

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with PPS1 and Policy R/DP1 of the Gosport Borough Local Plan Review.

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD**21st July 2011****APPLICANT AND AGENT DETAILS**

| <u>Item</u> | <u>Appl. No.</u> | <u>Applicant</u> | <u>Agent</u> |
|--------------------|-------------------------|--|--|
| 01. | K14129/2 8 | Sealift2 International Ltd 11 Lower Cookham Road Maidenhead Berkshire SL6 8JN 01628627298 | |
| 02. | K865/2 | Mr & Mrs Platts 7 Solent Way Gosport Hampshire PO12 2NR | J K Warburton 7 Constable Close GOSPORT PO12 2UF 023 9234 9420 |

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

21st July 2011

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> |
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| 01. | 03-07 | K14129/28 | Haslar Marina Haslar Road Gosport Hampshire PO12 1NU | Grant Permission |
| 02. | 08-10 | K865/2 | 7 Solent Way Gosport Hampshire PO12 2NR | Grant Permission |

ITEM NUMBER: 01.
APPLICATION NUMBER: K14129/28
APPLICANT: Sealift2 International Ltd
DATE REGISTERED: 04.05.2011

INSTALLATION OF FLOATING DRY DOCK
Haslar Marina Haslar Road Gosport Hampshire PO12 1NU

The Site and the proposal

The application site is within the seaward side of Haslar Marina and within the Portsmouth Harbour SSSI, SPA and Ramsar sites. Fort Blockhouse is located to the east and extends along a peninsula around the south side of the marina where it accommodates the Hornet Sailing Club and JSASTC. Beyond this to the south is the former Haslar Hospital site. This entire area is located in Haslar Peninsula Conservation Area. The nearest residential properties are located on Watergate which is 185m to the north west. Trinity Green stands to the north of this, being over 200m to the north west, and Rampart Row is 230m west of the application site.

The marina has been established in this location for 20 years and is a key visual characteristic of the area. It is formed of 600 berths with ancillary landside facilities on the east and west sides of Haslar Road. The berths are located on a series of pontoons extending east and south east from the coast into Haslar Lake.

This application proposes the installation of a floating dry dock to be used for the servicing of yachts and motor boats. The dry dock comprises a central catamaran unit 15m long, 6m wide and 5.2m high. This is to be moored to a pontoon and would house the equipment and controls associated within the processes. The second element comprises a submersible platform measuring 18m long, 10m wide and 5.4m high which is connected to the catamaran with a steel link.

Any waste water from the process is to be treated before being discharged in the sea in accordance with the European Union - Urban Waste Water Treatment – Directive 9/271/EEC. The dry dock will be located where the seabed is 7m below datum and where there are no intertidal mudflats.

The application is accompanied by a Biodiversity checklist and assessment, Noise Impact Assessment, Lighting Assessment, Flood Risk Assessment, Waste Management Plan and a Landscaping Assessment.

Relevant Planning History

K11343 - outline application for construction of marina (600 berths) to provide circulation of space, car parking, ancillary facilities and a slip way - permitted - 13.11.87

K11343/1 - construction of marina, erection of pier and toilet blocks and reclamation of land for parking and ancillary buildings - permitted - 21.10.87

K14129/27 - extension of existing pontoons with installation of 6 no. steel piles to accommodate ocean going yachts - permitted - 21.04.08

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/OS1

Development Outside of the Urban Area

R/DP1

General Standards of Development within the Urban Area

R/EMP4

Marine Related Employment

R/CH1

Development within the Coastal Zone

R/ENV10
Noise Pollution
R/ENV12
Air Quality
R/OS11
Protection of Areas of National Nature Conservation Importance
R/OS13
Protection of Habitats Supporting Protected Species
R/OS14
Biodiversity Action Plans

Consultations

| | |
|----------------------------------|--|
| HCC Ecology | No objection. The new structure will be located at the end of an existing pontoon. There will be no piling required for its installation. The operational noise will be limited. In conclusion, it is not expected that there will be any significant ecological impacts arising from the development. |
| Crown Estate Office | No response. |
| Queen's Harbour Master | No objection. 14 days' notice of installation should be given to the QHM. |
| Natural England | No objection. Consideration under the Wildlife and Countryside Act 1981 and the Habitat Regulations 2010 show there is unlikely to be an impact on interest features of the Portsmouth Harbour SSSI, SPA or Ramsar sites subject to a condition controlling construction and implementation works during the over-wintering bird period to ensure noise is kept to a minimum. |
| Environment Agency (Hants & IOW) | No objection. The applicant should, however, be aware that prior written Flood Defence Consent from the Environment Agency will be necessary under the Water Resources Act 1981. A Marine Licence issued by the Marine Management Organisation may also be required. |
| Wildlife Trust (Hants & IOW) | No response. |
| Environmental Health | No objection. BS 4142: 1997 has been used to assess likely impacts on nearby residential properties. Ambient noise levels were taken at the nearest noise sensitive receptors during daytime hours when the sealift would be operating. The noise emanating from the proposed equipment was researched. The sound pressure level of the equipment was assessed taking into consideration these noise levels and separation distance to the receptors. The standards set out in BS 4142: 1997 would not be breached and, in fact, |

would be lower than the ambient noise levels, provided operation of the sealift is restricted to normal working hours. Prevailing winds suggest it would be unlikely that any airborne waste products would impact on nearby residential properties.

Economic Prosperity

No objection. The benefits to the maritime economy are welcomed. The visual impacts on the surrounding marina should be considered taking into consideration the development potential of surrounding sites.

Response to Public Advertisement

55 letters of objection:

Issues raised:

- noise impact on nearby residents, particularly when this is added to existing noise from activity and maintenance in the marina
- winds in the area would exacerbate noise
- the applicant should be required to carry out tests of the equipment
- a 'U' shaped sounds deflector should be installed between the compressor and the land.
- boats should not be located close to residential properties
- original marina consent allowed for berthing and maintenance only
- hours of operation are excessive
- queries supporting information relating to timing of operation of sealift
- detrimental to outlook and views
- the site can be seen from a public road
- risk of air pollution
- risk of marine pollution and smell from this
- already provision for this type of work in neighbouring boatyards
- development would create a demand which would increase activity once the equipment is installed
- favourable recommendation would compromise the trust of public in Council officers
- the Human Rights Act 1998 specifies the right to peaceful enjoyment
- the MP should be consulted
- impact on value of residential properties
- information accompanying planning application is incorrect

Principal Issues

1. The principle of marina activity is established in this area. Competition with existing nearby facilities, demand for the facility and impact on property values are not material planning considerations and the information supporting the application is adequate for the purposes of determining the application. The application has been advertised in accordance with the statutory requirements and the Council's adopted procedures, which do not require the MP to be consulted. The planning application has been the subject of a full consultation exercise and a balanced judgment has been made by officers in the public interest. The requirements of the Human Rights Act have been taken into account when identifying the relevant material planning considerations relating to the application. The main issues are the appropriateness of the development in this location, and the visual impact on the appearance of the coast and surroundings, the maritime economy, the amenities of neighbouring residential properties and features of nature conservation interest.

2. The principle of a marina use is established here. It requires a coastal location to function and therefore is not located on a site in the Urban Area Boundary as defined by the Gosport Borough Local Plan Review. The equipment proposed will provide ancillary, supporting facilities for the

established marina use and, as such, the proposal is acceptable in the context of Policy R/OS1 of the Local Plan Review. However, this exception to the normal constraint on development outside of the Urban Area Boundary requires the proposal to also meet the normal development control criteria set out in Policy R/DP1 of the Local Plan Review.

3. The development is appropriate to the scale of its surroundings in terms of size, mass and bulk. The existing marina has the capacity to accommodate large boats and there are a number of large features in the marina including the Lightship and buildings on the land side of the pontoon. The height of the two elements does not exceed the height of boats in the marina and the distance from main publicly accessible points means that they will be set against a backdrop of more substantial industrial buildings and military features such as those on the west side of Fort Blockhouse. It is accepted that the catamaran is more bulky above sea level taking into account its roof. It is also accepted that when boats are elevated by the lift they will be more visible, however, elevated boats will not be permanent features on the landscape and, in combination, the two elements reflect and support the operation of this site as a functioning marina. The proposed colour is consistent with the mix of colours already present in the marina. The development is therefore acceptable in the context of the coast and marina landscape, and will preserve the existing character of the Haslar Peninsula Conservation Area. The proposal therefore complies with Policies R/DP1, R/CH1 and R/EMP4 of the Gosport Borough Local Plan Review.

4. It has been demonstrated that ambient noise levels will not be significantly affected and therefore the development will not impact harmfully on the amenities of the occupiers of nearby residential properties. The noise levels mean that no additional noise deflection is required. Taking into account the prevailing winds, it is unlikely that dust or water will blow towards nearby properties, and, on days of adverse wind conditions, the separation distances to these properties suggest this would be unlikely to impact harmfully. The applicant seeks consent to use the dry dock between the hours of 0800 and 1900 which is consistent with established activity times in the marina. It is likely that during the winter months when there is less light these hours of operation would be shorter. The proposal would be an ancillary feature that would enhance the existing activities and is unlikely to generate significant, additional activity beyond that which is already established. It is accepted that the dry dock will be visible to a number of the surrounding properties, however, as set out in paragraph 3 above, this is considered appropriate and acceptable in the context of the marine landscape. It is not therefore considered that the proposal will impact harmfully on the amenities of the occupiers of nearby residential properties visually, or in terms of noise, air pollution or through additional activity and therefore it complies with Policies R/DP1, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

5. No protected species or associated habitat will be detrimentally affected by this development as the dry dock is sited away from intertidal mudflats and will require no piling. The continued cleanliness of the water, the marine environment and any smells resulting from this are controlled by European Directive and it is not therefore necessary to require further details of discharged material through the planning application. Subject to a condition restricting noisy activities during the over-wintering bird period, the proposal complies with Policies R/OS11, R/OS13 and R/OS14 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 appropriate to its location, will support the operation of an existing business which contributes to Gosport's maritime economy and will preserve the setting of the Haslar Peninsula Conservation Area, the coast and surrounding area. The development will not impact detrimentally on the amenities of the occupiers of nearby residential properties or features of nature conservation interest. The proposal therefore complies with Policies R/DP1, R/CH1, R/EMP4, R/OS11, R/OS13, R/OS14, R/ENV10 and R/ENV12 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 not operate between the hours of 1900 and 0800 Monday to Sunday.

Reason - In the interests of nearby residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

3. In the event that implementation of the works hereby approved is to be carried out between 1 October and 31 March, a method statement detailing how the works shall take place, including measures to minimise noise, shall be submitted to and approved, in writing, by the Local Planning Authority before works are commenced. The works shall thereafter be carried out in accordance with those agreed details.

Reason - To protect over-wintering birds and to comply with Policies R/OS11, R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K865/2
APPLICANT: Mr & Mrs Platts
DATE REGISTERED: 03.05.2011

ERECTION OF FIRST FLOOR REAR EXTENSION (as amended by plan received 06.06.11 and amplified by letter and plans received 13.06.11 and email received 20.06.11)
7 Solent Way Gosport Hampshire PO12 2NR

The Site and the proposal

The application property is a detached two storey dwelling of brick construction under a hipped tiled roof. The house is located within an established residential area on the northern side of Solent Way. The site is approximately 40 metres long and approximately 21 metres wide at the rear, tapering to 11m wide at the front, and is bounded by a combination of 1.6 and 1.8 metre high fencing and mature hedges. The house is set back from the highway by approximately 11 metres and is set off the eastern boundary by approximately 0.7 metres. The property has an existing single storey extension on the eastern side of the rear elevation that projects 3.1 metres. This extension is 4.2 metres wide and has a flat roof 3 metres high, with a single east facing window and pair of double doors facing north. This extension projects beyond the rear elevation of the adjacent property to the east by approximately 2 metres. There is a further extension on the western side of the rear elevation of the application property, adjacent to a centrally positioned conservatory.

The neighbouring property to the east, number 9 Solent Way, is a similarly sized detached two storey dwelling. The property has previously been enlarged to the rear and side and currently has a two storey rear extension that projects approximately 2.9 metres from the rear elevation, with a single storey side extension alongside that, adjacent to the western boundary. Similarly, there are further rear extensions on the eastern side of the rear elevation which cover the full width of the dwelling and an additional rear conservatory on the eastern side of the rear elevation. The property to the west, number 5, is set forward of the application property, and at an oblique angle. The properties to north are located approximately 40 metres away beyond the intervening gardens.

It is proposed to erect a first floor extension above the existing single storey extension on the eastern side of the rear elevation. The extension would be 3.1 metres deep, 4.2 metres wide and have a matching eaves height of 5 metres and an overall height of 6.5 metres to the top of the hipped roof. It would have a matching brown tiled roof and would have vertical tile hanging at first floor level. The rear elevation would have two windows overlooking the garden, of which, the western window would be obscure glazed.

An amended plan has been submitted which shows a reduction in the pitch of the hipped roof to reduce the impact of the extension on the amenities of the occupiers of neighbouring properties.

Computer generated depictions of the shadows that the proposed extension would cast have been submitted in response to the publicity for the application. The applicant has also produced computer generated models showing the probable locations of the shadows cast under various scenarios for comparison. These depictions are useful illustrative material and have been considered in reaching a recommendation.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

Consultations

Nil

Response to Public Advertisement

1 letter of objection (to original plans)

Issues raised:-

- overshadowing
- loss of light
- loss of outlook
- accuracy of site plan

1 letter of objection (to amended plans)

Issues raised:-

- overshadowing
- loss of light
- loss of outlook

Principal Issues

1. Given that the Site Plan is drawn at a scale of 1:500, minor tolerances are to be expected. The plan, however, is of adequate detail to show the relationships between the properties, and in conjunction with the site visit and other, more detailed, larger scale drawings, is sufficient to enable the application to be determined. The main issues in this case therefore are the acceptability of the design of the extension and the impact on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings.

2. The proposed rear extension has been designed with a hipped roof which is compatible with the design of the main roof. The extension would be subservient to the main dwelling, built using matching materials and is of a compatible and acceptable design. A number of properties in the area have two storey and first floor rear extensions and the proposed extension would not be visible from public view. Under the circumstances, the proposal will not have a detrimental impact on the appearance of the dwelling, or the character and visual amenity of the locality. The proposed development is therefore acceptable and complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Given the orientation of and separation distances between the properties, the extension would have no impact on the occupiers of the adjacent dwellings to the north and west. With regard to the neighbouring property to the east, number 9 Solent Way, having regard to the relationship between the properties and given the use of obscure glazing in the westernmost rear facing first floor window, the development would not significantly increase the propensity to overlook the neighbouring dwelling over and above that which currently exists. In addition, the hipped roof of the proposed extension helps to reduce its overall mass, and taking into consideration the staggered layout of the properties, and given that the extension would only extend approximately 2 metres beyond the rear elevation of the adjacent property, it is further considered that the proposal would not appear unduly oppressive or overbearing to the neighbouring residents. The gardens are north facing and, as such, light is already limited to the private areas immediately adjacent to the rear of the dwellings, particularly given the size and height of the existing properties and intervening boundary treatments. For these reasons, the resultant loss of light from the proposed extension, whilst not being insignificant, would not create an unacceptable living environment for the occupier of the neighbouring property and is not sufficient enough to warrant a refusal of the application in

this instance. Under the circumstances, the proposed development is acceptable and would not have a harmful impact on the living conditions of the adjacent occupiers in terms of loss of light, outlook or privacy and, as such, complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is acceptable in design terms and will not have a harmful impact on the amenities of the occupiers of the neighbouring properties and, as such, complies with Policy R/DP1 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 plan:

Plan A

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

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