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19 October 2015

S U M M O N S

MEETING: Regulatory Board
DATE: 27 October 2015
TIME: 6.00 pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Vicki Stone

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

The Mayor (Councillor Farr) (ex-officio)
Chairman of the Policy and Organisation Board (Councillor Hook) (ex-officio)

Councillor Mrs Hook (Chairman)
Councillor Jessop (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Bateman	Councillor Hazel
Councillor Carter	Councillor Langdon
Councillor Dickson	Councillor Mrs Wright
Councillor Ms Diffey	Councillor Wright

INFORMATION FOR MEMBERS OF THE PUBLIC

(To be read by the Chairman if members of the public are present)

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

Please note that mobile phones should be switched off or on silent for the duration of the meeting.

This meeting may be filmed or otherwise recorded. By attending this meeting, you are consenting to any broadcast of your image and being recorded.

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).

AGENDA

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

All Members are reminded to disclose, at this point in the meeting or as soon as possible thereafter, any disclosable pecuniary interest or personal interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETING OF THE REGULATORY BOARD HELD ON 15 SEPTEMBER 2015

4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 23rd October 2015. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday, 23rd October 2015).

6. REPORTS OF THE BOROUGH SOLICITOR AND DEPUTY CHIEF EXECUTIVE

Schedule of planning applications with recommendations. (grey sheets – pages 1-30)

PART II
Contact Officer:
Debbie Gore
Ext: 5455

7. ANY OTHER ITEMS

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

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 15 SEPTEMBER 2015 AT 6PM**

The Mayor (Councillor Farr) (ex-officio); Councillors Allen, Bateman (P), Carter (P), Dickson, Ms Diffey (P), Hicks (P), Hazel (P), Mrs Hook (P), Jessop, Langdon (P), Mrs Wright and Wright (P)

It was reported that in accordance with Standing Order 2.3.6, Councillors Murphy, Philpott and Mrs Cully had been nominated to replace Councillors Allen, Dickson and Mrs Wright for this meeting.

31. APOLOGIES

Apologies for inability to attend the meeting were submitted on behalf of The Mayor and Councillors Allen, Dickson and Mrs Wright.

32. DECLARATIONS OF INTEREST

Councillor Carter declared a personal interest in Item 6 of the agenda advising the Board that he was a Hampshire County Council Councillor.

33. MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 21st July 2015, be approved and signed by the Chairman as a true and correct record.

34. DEPUTATIONS

Deputations had been received on the following items:

- Item 6 of the grey pages– 15/00221/FULL – Ds Smith Recycling, Cranbourne Industrial Estate.
- Item 7 of the grey pages – 15/00088/FULL – 4 The Coppice, Gosport

35. PUBLIC QUESTIONS

There were no public questions.

**36. HAMPSHIRE COUNTY COUNCIL CONSULTATION: 15/00382/HCC3
CONSTRUCTION OF A NEW SOUTHERN SECTION OF NEWGATE LANE TO
PROVIDE A NEW CONNECTION FROM NEWGATE LANE TO PEEL COMMON
ROUNDBOUT TOGETHER WITH THE CONSTRUCTION OF A JUNCTION AND
LINK ROAD TO ACCESS THE EXISTING ROUTE OF NEWGATE LANE
LAND TO THE NORTH OF PEEL COMMON ROUNDBOUT, HAMPSHIRE**

Councillor Carter declared a personal interest in this item; he remained in the meeting room and took part in the discussion and voting thereon.

Consideration was given to the report of the Borough Solicitor & Deputy Chief Executive advising Members that a planning consultation had been received from Hampshire County Council as the Local Highway Authority, proposing to construct a new southern section to Newgate Lane, part of which was located within the Gosport Borough, to link to the upgrade to the northern section of Newgate Lane.

There were no updates to the report.

Following a Member's question in relation to noise disturbances from the new road layout the Planning Officer advised the Board that Hampshire County Council were proposing to provide acoustic barriers, through fencing and landscaping to ensure that noise issues were addressed.

A Member felt that consideration should be given to adequate signage for cyclists using the new road.

RESOLVED: That the comments set out at Paragraph 5.2 are sent to Hampshire County Council.

PART II

37. REPORTS OF THE BOROUGH SOLICITOR & DEPUTY CHIEF EXECUTIVE

The Borough Solicitor & Deputy Chief Executive submitted a report on applications received for planning consent setting out the recommendation.

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

38. **15/00271/FULL - CHANGE OF USE TO A FLEXIBLE USE FOR CLASS B1(b), CLASS B1(c), CLASS B8 INCLUDING CLASS B8 OPEN STORAGE AND SELF STORAGE AND CONTINUED SUI GENERIS USE FOR IMPORTATION, STORAGE AND PROCESSING OF PLASTIC, GLASS, STEEL AND ALUMINIUM (as amplified by additional information received 20.08.2015, 26.08.2015 and amended by drawing received 20.08.15)
Ds Smith Recycling, Cranbourne Industrial Estate, Cranbourne Road, Gosport**

The Chairman advised the Board that she had concerns that with the noise generating uses proposed, the application did not include a noise impact assessment.

The Chairman also stated that given the location of the site close to residential properties it was important that the information be provided before the Board made a decision on the principle of the proposed uses.

Therefore, it was proposed that the application be deferred to allow the applicant to submit the information and that the application should be considered by the Regulatory Board once the information had been submitted and assessed by Officers.

RESOLVED: That application 15/00271/FULL be deferred.

39. **15/00088/FULL - RETENTION OF AND FURTHER WORKS FOR THE CONTINUED USE OF LAND AS GARDEN AND RETENTION OF BOUNDARY WALL
4 The Coppice, Gosport**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00088/FULL.

Miss Hurst was invited to address the Board.

Members were advised that there were no updates.

Miss Hurst circulated a photo to Members detailing the garden of Number 4 The Coppice advising that this property was in close proximity to the Bus Rapid Transit Route, which was very intrusive and generated a lot of noise pollution.

Miss Hurst explained to Members that the front garden was more private usable space than the rear. Miss Hurst advised Members that she felt the design did not alter any original aspects of the property and would not have any effect on nearby residents.

Following a question from a Member, Miss Hurst advised that she would be approaching the Planning Department at a later stage to submit an application for the installation of gates to the existing driveway. Officers clarified that the proposed condition related to the erection of a gate within the pedestrian entrance to the front garden which was included within the application site boundary.

Councillor Murphy as Ward Councillor for Rowner and Holbrook advising Members that he was speaking on behalf of local residents that had raised concerns with the wall being constructed without planning permission, which had resulted in the use of a different coloured brick not matching existing neighbouring properties.

RESOLVED: That planning application 15/00088/FULL, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

40. **14/00491/DETS - DETAILS PURSUANT TO 12/00591/OUT- EIA - OUTLINE APPLICATION WITH ALL MATTERS RESERVED - MIXED USE DEVELOPMENT INCLUDING DEMOLITION AND PART DEMOLITION OF LISTED BUILDINGS AND BUILDINGS WITHIN A CONSERVATION AREA AND CONVERSION OF EXISTING BUILDINGS AND ERECTION OF NEW BUILDINGS TO COMPRISE 286 NO. RESIDENTIAL UNITS (CLASS C3); A CONTINUING CARE RETIREMENT COMMUNITY CONTAINING A 60NO. BED CARE HOME, COMMUNAL FACILITIES AND 244 NO. SELF-CONTAINED RETIREMENT UNITS (CLASS C2); OFFICES AND BUSINESS UNITS (CLASS B1); A HEALTH CENTRE (CLASS D1); HOTEL (CLASS C1); TEAROOMS AND RESTAURANT/BAR (CLASS A3/A4); CONVENIENCE STORE (CLASS A1); CHURCH, PUBLIC HALL AND HERITAGE CENTRE (CLASS D1) TOGETHER WITH ALTERATIONS TO EXISTING VEHICLE AND PEDESTRIAN ACCESS ARRANGEMENTS, OPEN SPACE PROVISION AND LANDSCAPING AND PARKING - DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PHASE 1 - DEMOLITION OF CROSSLINK AND GALLEY STORE ATTACHMENT AND CONVERSION AND REPAIR AND REFURBISHMENT OF MAIN HOSPITAL BUILDING AND REINSTATEMENT OF 2no. PAVILION BUILDINGS TO PROVIDE 136no. RETIREMENT UNITS (CLASS C2) WITH ANCILLARY SUPPORT FACILITIES WITHIN CONTINUING CARE RETIREMENT COMMUNITY CENTRE AND HEALTH FACILITY AND CONSTRUCTION OF UNDERGROUND CAR PARK, SURFACE CAR PARKING AND LANDSCAPING (LISTED BUILDINGS AND LISTED PARK IN A CONSERVATION AREA) (as amended and amplified by plans and information received 12.05.15, 30.07.15, 6.08.15, 10.08.15 and 28.08.15)**
Royal Hospital Haslar, Haslar Road, Gosport

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00491/DETS.

Members were advised that the noise insulation requirements between the self-contained care units would be dealt with under the Building Regulations but Officers were satisfied that adequate insulation could be achieved without impacting harmfully on the historic fabric of the Listed Building.

Following a Member's question regarding affordable housing on the development, it was clarified that the 40% affordable housing requirement was considered under the viability assessment for the Outline application.

A Member raised concerns regarding traffic congestion on Clayhall Road, Haslar Road and Haslar Bridge. Members were advised that traffic generation from the development and the impact on surrounding roads had been assessed and considered acceptable when the Outline application was approved.

RESOLVED: That planning application 14/00491/DETS, be approved and that authority be delegated to the Head of Development Control, in consultation with the Borough Solicitor and Deputy Chief Executive, to determine and impose appropriate conditions to include the following details and the timing of the submission for approval and implementation of the works in accordance with the approved details and timescale:-

- main entrance lobby and atrium, to include all materials and method of fixing for the proposed ramp, cover to the historic steps, lighting
- atrium glazing, glazed lantern and new glazing to each floor above the atrium
- staircases and wells and landings to F block
- proposed arched windows and doors at the two ends of the main facade
- full window survey for each block and details of proposed window styles and furniture, details of the windows to be refurbished and retained, location of and full details for the new windows and methods of insulation and upgrading and colour finish
- doors and door furniture for external doors and internal doors onto proposed communal spaces
- all extract grilles and flues
- external finish to all internal walls and internal doors, including skirting etc for D and E blocks
- arcade glazing
- details of the cantilevered walkway, new internal lifts and glazed enclosures and cycle and mobility shelters
- sound and fire insulation
- rainwater goods
- new pavilion link blocks
- new brickwork, method of bonding and pointing and mortar
- works to teak floors
- typical rubbed brick lintel
- stone cills
- method of lifting storing, restoring and reinstating stone bollards
- seats and vents, staircases and associated structures within the quadrangle
- railing and plinth along south-western side of quadrangle
- location and design of all new lighting
- design for interior doors, architraves, skirting etc to new apartments
- samples of all external hard surfacing materials and boundary treatment
- planting and maintenance schedules
- provision of the landscape scheme
- means of ensuring adequate visibility at the entrance and egress points to the car park
- provision of the car and cycle and mobility scooter parking for phase 1
- provision of the refuse storage and collection arrangements for phase 1 (refuse management plan)
- compliance with approved plans and details

**41. 14/00492/LBA - LISTED BUILDING APPLICATION - DEMOLITION, PARTIAL DEMOLITION, EXTENSIONS AND INTERNAL AND EXTERNAL ALTERATIONS TO FACILITATE CONVERSION TO RETIREMENT APARTMENTS (CLASS C2) WITH COMMUNAL FACILITIES AND HEALTH CENTRE (CLASS D1) AND CONSTRUCTION OF UNDERGROUND CAR PARK (LISTED PARK AND CONSERVATION AREA) (as amended and amplified by plans and information received 12.05.15, 30.07.15, 6.08.15, 10.08.15 and 28.08.15)
Royal Haslar Hospital, Haslar Road, Gosport**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00492/LBA.

RESOLVED: That planning application 14/00492/LBA, be approved and that delegated authority be given to the Head of Development Control, in consultation with the Borough Solicitor and Deputy Chief Executive, to determine and impose appropriate conditions to include the following details and the timing of the submission for approval and implementation of the works in accordance with the approved details and timescale:-

- main entrance lobby and atrium, to include all materials and method of fixing for the proposed ramp, cover to the historic steps, lighting,
- atrium glazing, glazed lantern and new glazing to each floor above the atrium

- staircases and wells and landings to F block
- proposed arched windows and doors at the two ends of the main facade
- full window survey for each block and details of proposed window styles and furniture, details of the windows to be refurbished and retained, location of and full details for the new windows and methods of insulation and upgrading and colour finish
- doors and door furniture for external doors and internal doors onto proposed communal spaces
- all extract grilles and flues
- external finish to all internal walls and internal doors, including skirting etc for D and E blocks
- arcade glazing
- details of the cantilevered walkway, new internal lifts and glazed enclosures and cycle and mobility shelters
- sound and fire insulation
- rainwater goods
- new pavilion link blocks
- new brickwork, method of bonding and pointing and mortar
- works to teak floors
- typical rubbed brick lintel
- stone cills
- method of lifting, storing, restoring and reinstating stone bollards
- seats and vents, staircases and associated structures within the quadrangle
- railing and plinth along south-western side of quadrangle
- location and design of all new lighting
- design for interior doors, architraves, skirting etc to new apartments
- samples of all external hard surfacing materials and boundary treatment
- planting and maintenance schedules
- provision of the landscape scheme
- means of ensuring adequate visibility at the entrance and egress points to the car park
- provision of the car and cycle and mobility scooter parking for phase 1
- provision of the refuse storage and collection arrangements for phase 1 (refuse management plan)
- compliance with approved plans and details

42. 15/00183/FULL - ERECTION OF 6 NO. TWO BEDROOM, 8 NO. THREE BEDROOM AND 8 NO. FOUR BEDROOM DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING AND WORKS TO BOUNDARY WALLS AND WALLS WITHIN THE BOUNDARY (CONSERVATION AREA) (as amended by additional information received 15.06.15 and 17.08.2015) Royal Clarence Yard, G1-G3 Block, Weevil Lane, Gosport

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00183/FULL.

Members were advised that since the publication of the report, a consultation response had been received from the Defence Infrastructure Organisation who had confirmed that they had no objection to the application.

Following a Member's question regarding adequate parking spaces for the dwellings, the Planning Officer advised that whilst the 38 car parking spaces proposed were 1.5 spaces below the requirements of the car parking supplementary planning document, it was considered acceptable given the sustainable location of the site, the acceptable internal layout and the unallocated parking arrangements.

RESOLVED: That planning application 15/00183/FULL, be approved subject to a Section 106 Agreement relating to no construction on the area known as NM4/5 (including the 16 dwellings permitted under 05/00217/FULL ON 02.02.06) and subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

43. **15/00184/LBA - LISTED BUILDING APPLICATION - REPAIRS TO, AND PART DEMOLITION OF BOUNDARY WALLS AND WALLS WITHIN THE BOUNDARY (as amended by additional information received 15.06.15 and 17.08.15)**
Royal Clarence Yard, G1 - G3 Block, Weevil Lane, Gosport

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00184/LBA.

Members were advised that there were no updates.

RESOLVED: That planning application 15/00184/LBA, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

44. **15/00221/FULL - ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY SIDE/FRONT EXTENSIONS, ROOF CANOPY AND ALTERATIONS TO ROOF INCLUDING INCREASE IN OVERALL HEIGHT (as amended and amplified by plans received 12.06.15 and 27.07.15)**
13 Rectory Close, Gosport, Hampshire, PO12 2HT

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00221/FULL.

Members were advised that there were no updates.

RESOLVED: That planning application 15/00221/FULL, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

45. **15/00311/FULL - CONTINUED USE AS WELLBEING SALON (CONSERVATION AREA)**
49 High Street, Gosport, Hampshire, PO12 1DF

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00311/FULL.

Members were advised that there were no updates.

RESOLVED: That planning application 15/00311/FULL be approved.

46. **ANY OTHER BUSINESS**

Members were advised of the following appeals that had been submitted to the Planning Inspectorate for consideration. It was further advised that the applicants had requested that these be considered under the written representative procedure.

- The Former cordite Magazine
- 149 Forton Road

Members were also advised of the following appeals where the Inspector's decision was outstanding.

- Monckton Road
- Gomer Lane

The meeting concluded at 18:50

CHAIRMAN

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

27th October 2015

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.

<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>INDEX Address</u>	<u>Recommendation</u>
01.	3-10	14/00576/FULL	116 - 118 Priory Road Gosport Hampshire PO12 4LQ	Grant Permission subject to Conditions / s106
02.	11-14	15/00164/FULL	32 York Crescent Lee-On- The-Solent Hampshire PO13 9AX	Grant Permission subject to Conditions
03.	15-20	14/00590/FULL	35 High Street Gosport Hampshire PO12 1DF	Grant Permission subject to Conditions / s106
04.	21-24	15/00402/FULL	43 Western Way Gosport Hampshire PO12 2NF	Grant Permission subject to Conditions
05.	25-30	15/00465/OUT	Alver Valley Country Park Cherque Way Lee-on-the- Solent Hampshire PO13 8LU	Grant Outline Consent subject to Conditions

ITEM NUMBER: 01.
APPLICATION NUMBER: 14/00576/FULL
APPLICANT: Mr Matthew Fitch MSP HOMES
DATE REGISTERED: 12.11.2014

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT THREE STOREY BUILDING COMPRISING 6NO. ONE BEDROOMED FLATS WITH ASSOCIATED PARKING AND AMENITY SPACE (CONSERVATION AREA) (as amplified by plan received 12.06.15 and ecological survey received 29.07.15)
116 - 118 Priory Road Gosport Hampshire PO12 4LQ

The Site and the proposal

1. The application site is located on the southern side of Priory Road to the west of Green Lane and to the east of The Square. The site is within the Hardway Conservation Area and is approximately 11m wide at its frontage narrowing to approximately 5.5m at the rear of the plot. The application property is a two storey dwelling known as Clarence House. The property was originally constructed as a pair of semi-detached dwellings but was converted in the 1980s into a single, six bedroomed dwellinghouse. The property has been heavily altered and little of the original fabric remains visible. The original facing brickwork has been rendered and there is a large UPVC conservatory on the rear elevation. The front garden is hardsurfaced and is used for vehicular parking with sufficient space to park 4no. cars. There is no boundary treatment adjacent to Priory Road. Due to the gradient of the road, the ground level at the application site is approximately 1m lower than the ground level at the neighbouring property to the west, number 112.

2. Immediately to the east of the site is a terrace of 3no. three storey dwellings, built to the same height as the existing application property. To the west of the application site, and separated by a private driveway, is number 112 Priory Road, a three storey modern property constructed from red facing brick. The property contains three ground floor windows and one obscure glazed first floor window in the eastern elevation facing the application site. The private driveway that runs between the two plots serves number 114 Priory Road, a two storey house positioned to the south-west of the application site. This dwelling has been identified as a building of historic interest within the Conservation Area. It is positioned at the rear of its plot and contains ground and first floor windows in the front elevation. There is a separation distance of approximately 18m between the principal elevation of this property and the rear elevation of Clarence House but these elevations are not directly opposing. The eastern side of number 114 reduces to single storey only.

3. Planning Permission and Conservation Area Consent was granted in 2011, under references K9356/2 and K9356/3, for the demolition of existing dwelling and erection of replacement three storey building comprising 6no. one bedroomed flats with associated parking and amenity space. This consent has now lapsed.

4. The building approved under this earlier permission had a hipped slate roof set behind a front parapet wall measuring 8.8m in height. The ridge of the hipped roof would have been 10.2m high, 1.8m higher than the highest part of the existing roof. The front elevation of the approved building retained a modern design with a strong vertical emphasis and contained full height inward opening Juliet balconies with glass balustrades and includes small single, centrally positioned windows at first and second floor level. A glass canopy would extend 1m over a timber front door. The western elevation included a tripartite split in the facade, with a central, full height recessed panel of vertical zinc cladding. Towards the front of the western elevation, vertical zinc panels would be positioned either side of a central glazed element. All six windows in the western elevation were to be obscure glazed and fixed shut to prevent any loss of privacy to number 112. The eastern elevation contained a total of six windows, two in each storey, together with a central section of zinc cladding. The rear elevation had a symmetrical design with four windows in each floor serving kitchens and bedrooms. The building was to be constructed using red facing brick with zinc lining to the brick reveals and aluminium rainwater goods.

5. The front elevation of the approved building was aligned with the development to the east, 16.2m deep, the same as the existing dwelling, and set back from the road frontage by approximately 6m. The eastern elevation was set off the shared boundary with number 120 by 1.2m in order to provide pedestrian access to the rear of the site. The western flank elevation was to be built onto the western boundary, adjacent to the driveway serving number 114.

6. Parking was provided by way of 4no. spaces at the front of the site, accessed via an existing dropped kerb. A low brick wall would be reinstated along part of the front boundary. Bin and cycle storage would be provided at the rear of the building together with 150 sq. metres of shared amenity space. A bin collection area would be provided at the front of the site, adjacent to the public highway.

7. The proposal is an identical resubmission of this lapsed consent.

8. Additional details of the front elevation and the method of construction of the western flank wall have been submitted. The application is supported by a Phase 1 Ecological Assessment.

Relevant Planning History

K.9356/1 - Erection of second floor and conversion of existing dwelling into 6no. self contained flats (Conservation Area) - refused 04.03.08 - appeal dismissed 09.12.08

K9356/2 - demolition of existing dwelling and erection of replacement three storey building comprising 6no. one bedroomed flats with associated parking and amenity space (Conservation Area) (as amplified by ecological report received 24.11.09) - permitted 06.07.2011

K9356/3 - conservation area application - demolition of existing two storey dwelling - permitted 06.07.11

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

- LP2
- Infrastructure
- LP10
- Design
- LP12
- Designated Heritage Assets: Conservation Areas
- LP23
- Layout of Sites and Parking
- LP42
- International and Nationally Important Habitats

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Gosport Borough Council Parking: Supplementary Planning Document: February 2014
Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014

Consultations

Local Highway Authority

No objection. The application states that a reduced level of parking provision was previously approved on the site. Four car parking spaces are provided and bin storage and cycle parking is shown. Priory Road is unclassified and subject to a 30 mph speed

limit with parking restrictions that apply to the frontage (double yellow lines that prohibit parking at any time). Access to and from the proposed vehicle parking spaces is difficult. Any boundary treatment should be less than 600mm high. Any amendments on the public highway, i.e. a vehicular crossover, would require a licence from the Local Highway Authority.

Building Control	No response received.
Crime Prevention & Design	No response received.
The Gosport Society	No objection.
Natural England	No objection, subject to a condition in relation to construction noise. The proposal is likely to increase the level of recreational disturbance along the coast, the impact of which will need to be satisfactorily mitigated.
HCC Ecology	No objection, subject to the adherence to the ecological mitigation and enhancement measures set out within the Phase 1 Ecological Assessment.
Environmental Health	No objection, subject to controls over noise and dust.
Defence Infrastructure Organisation	No objection.

Response to Public Advertisement

6 letters of objection

Issues raised:-

- concerns over damage to infrastructure and neighbouring properties and walls
- biodiversity checklist is inaccurate
- density is too high
- the proposal is out of keeping with the area
- modern design and materials should be resisted
- proposal does not preserve or enhance the character and appearance of the Conservation Area
- design should be more traditional
- the front elevation has too much glazing and is unsympathetic in design
- balcony is out of keeping with the area
- queries as to whether trees will be retained and protected during construction
- overbearing to number 114 and increased light pollution
- bin collection facilities inadequate and will result in bins being left along Green Road
- windows in western elevation should be fitted with obscure glazing
- proposed car parking is inadequate

1 letter of observation

Issues raised:-

- development would appear to be an improvement of the overall appearance of the streetscene
- request that works are carried out to a tree on the application site

Principal Issues

1. The Local Planning Authority is required to determine the application on the basis of the submitted plans and on its individual merits. Damage to adjoining properties during construction is a private legal matter between the interested parties. The structural stability of the building will be dealt with by the Building Regulations. The application is supported by a Phase 1 Ecological Assessment that was carried out following the submission of the Biodiversity Checklist and supersedes it. The principle and quantum of the development and the appropriateness of the overall design and layout, the impact upon the character and appearance of the Conservation Area, car and cycle parking provision, refuse storage and collection facilities was considered and approved under application reference K9356/2. Since the previous approval, the National Planning Policy Framework (NPPF) has been introduced and the Borough Council has adopted the Gosport Borough Local Plan, 2011 - 2029, the Parking: Supplementary Planning Document (Parking SPD), the Design Guidance: Supplementary Planning Document (Design SPD) and the Gosport Bird Disturbance Mitigation Protocol. The need for a separate application for Conservation Area Consent for the demolition of the existing building has also been removed. The main issues in this case, therefore, are the acceptability of the proposal in light of any changes in legislation and guidance since the previous consent.

2. The locality is characterised by late eighteenth and early nineteenth century dwellings comprising a great variety of sizes, designs and plot layouts. The application dwelling has been heavily altered over the years and this has diminished its historical and architectural integrity. Little of the original fabric remains visible and under the circumstances, the building does not make a significant positive contribution to the character and appearance of the Conservation Area. The proposed building is identical to that previously approved and like the adjacent built form, the proposed replacement building would be three stories high. The front parapet would not extend above the height of the parapet at number 112 and would extend only 400mm above the parapet at number 120. Although the replacement building would be higher than the existing dwelling at the site, the main hipped roof form will be set back from the front elevation and this will help to ensure that the development does not create an overbearing or incongruous feature in the streetscene. The proposal would not jar with, or be unsympathetic to, the continuous parapet height of the adjacent terrace and the front elevation has been designed as a modern interpretation of common design themes in the locality, which was previously considered acceptable by Members of the Regulatory Board. The size and positioning of the Juliet balconies helps to establish a symmetry and vertical emphasis to the front elevation which is reflective of the traditional built form in the locality while the use of glass balustrades, aluminium panels and zinc frames adds visual interest. The introduction of a tripartite split to the western elevation and the inclusion of zinc cladding help to break up the overall mass of the side elevation and overcomes previous concerns that this elevation would appear bland and uninteresting. The size and positioning of the windows has been carefully considered so as to ensure that there is an appropriate proportionality to this elevation and this aspect of the proposal will not, therefore, appear bulky or oppressive when viewed from Priory Road. The rear elevation has a simple symmetrical design and the inclusion of aluminium panels adds an appropriate level of detailing for the rear of the site. The proposed building has been sited to follow the established historic pattern of development and the bin and cycle storage facilities have been positioned towards the rear so as not to be visible from public view. There are no trees worthy of protection or retention on the site. The notable trees in the adjacent gardens are already protected by TPO G63 and measures to ensure the protection of the trees will be controlled, by condition.

3. Paragraph 60 of the NPPF states that "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness". The proposed replacement building is a modern interpretation of traditional themes within the locality and will not appear out of context with the traditional built form in Priory Road. Under the circumstances, and taking into account the much altered state of the existing building, the proposed redevelopment will enhance the character and appearance of the Hardway Conservation Area, in accordance with the

aims and objectives of the NPPF, the Design SPD and Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

4. Planning permission reference K9356/2 established the site as being an accessible location where a higher density of development is acceptable. It is within walking distance of a main road on which there is a bus stop and prospective residents would have access to 150 sq. metres of shared amenity space, in compliance with the guideline figures set out in the Design SPD. Furthermore, due to its waterfront location, prospective residents would have ready access to the adjacent foreshore which would further supplement the on-site amenity space. There are also local shops and services available within walking distance of the site. Under the circumstances, the proposal would not result in an unacceptable living environment for prospective residents. It therefore accords with the Design SPD and Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

5. The plans show that the 6no. windows in the western elevation will be obscure glazed and fixed shut and this will be controlled by condition as with the previous consent. The occupiers of number 112 will, therefore, experience no loss of privacy. Similarly, as there are no windows in the western elevation of the adjacent dwelling number 120, the development will not result in a loss of privacy for the occupiers of this property.

6. The proposed building is higher than the dwelling it is replacing. However, the hipped roof form reduces its overall mass and therefore it's potential to overshadow adjacent properties. The building will not extend any further into the site than the property it is replacing and given the orientation of the dwellings, the position of the existing windows and the separation distances between the properties, it is not considered that the development will have an unacceptable impact on the living conditions of any adjoining occupiers in terms of loss of light, outlook or though light pollution. The method of construction and associated activity will be controlled, by condition. The front of the site is already used for parking and the continued use of this area for parking is unlikely, therefore, to result in additional disturbance to adjacent occupiers. The proposal therefore complies with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

7. The plans show the provision of 4no. car parking spaces at the front of the site, as with the previous consent. the proposed flats are one bedroomed units and the overall number of bedrooms on the site will not increase. The on-site cycle parking facilities are in accordance with the Parking SPD and these will help to encourage a decreased use of the car for short journeys. Planning permission reference K9356/2 established the proposed level of 4no. parking spaces as being acceptable and the Planning Inspector previously considered the site as being an accessible location. There have been no significant developments implemented in the immediate locality since the previous consent. The site is located in close proximity to a bus stop, which includes the Eclipse service to Fareham and the Town Centre/Gosport Ferry. The immediate vicinity of the site has a number of parking restrictions that that will prevent harmful overspill parking and although the overall proposed parking numbers do not meet the current standard of 6no. suggested within the Parking SPD, under the circumstances, the proposed level of parking is considered to be sufficient and the development is unlikely to result in significant overspill parking in the surrounding road network, to the detriment of highway safety or local amenity. Access to the spaces will remain via an existing dropped kerb at the front of the site and there is adequate space on the northern side of the building to allow vehicles to turn and exit in a forward gear. A condition will require the submission of details relating to the design of the proposed front boundary wall and this will ensure there is adequate intervisibility between vehicles exiting the site and all other users of the highway. In light of the above, the proposal will not result in a significant change to local traffic conditions or be detrimental to highway or pedestrian safety. Appropriate provisions have been made for refuse storage and collection and bicycle storage and these facilities can be accessed in a safe and convenient manner. In light of the above, the development complies with the Design SPD and Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

8. The proposal will introduce additional dwellings which is likely to result in increased recreational activity on the coast and a consequential impact on the protected species for which the Portsmouth Harbour SPA, the Solent and Southampton Water SPA and the Chichester and Langstone Harbours SPA are designated. To address this impact, a contribution towards appropriate

mitigation, in accordance with the Gosport Bird Disturbance Mitigation Protocol, is required and will be controlled by condition. To ensure no harm is caused to the important sites it is recommended to attach a condition to require the works are carried in such a manner as to ensure that there is no overall harm to biodiversity on the site. Subject to the above, the development will not harm the interests of nature conservation. The proposal, therefore, complies with the Policy LP44 of the Gosport Borough Local Plan 2011 - 2029.

9. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum toward infrastructure, services and facilities to secure transport and green infrastructure improvements within the Hardway Ward, in accordance with Policy LP2 of the Gosport Borough Local Plan 2011-2029. A contribution towards mitigating the impact of the increased recreational activity on the nearby Special Protection Areas (SPAs) is also required in accordance with the Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014. The contributions are required to mitigate the specific impact of the proposed development.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards infrastructure, services and facilities to secure transport and green infrastructure improvements within the Hardway Ward.
2. The payment of a commuted sum towards measures to mitigate the impact of increased recreational activity on Special Protection Areas.

Subject to the following condition(s):-

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

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

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

0704B_SLP, 0704B_001, 0704B_002, 0704B_003 and 0704B_004

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with the NPPF, the Design Guidance: Supplementary Planning Document and Policies LP10, LP12, LP23 and LP44 of the Gosport Borough Local Plan, 2011 - 2029.

3. No development shall be carried out, including demolition, until a detailed Construction Environmental Management Plan (CEMP) for the development has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall contain details of:

- (a) the method of demolition;
- (b) access to the site for demolition and construction vehicles;
- (c) measures to control the emission of dust and dirt from the site during construction;
- (d) measures to prevent adverse impacts to surface water and ground water

The development of shall be carried out in accordance with the approved CEMP unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure the environment is protected and that the demolition and construction works on site do not impact surrounding properties and/or adjacent occupiers and to comply with Policies LP10 and LP42 of the Gosport Borough Local Plan, 2011-2049.

4. No development above slab level shall be carried out until samples of all external facing and roofing materials, including the zinc cladding and aluminium panels and rainwater goods, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with the Design SPD and Policies LP10 and LP12 of the Gosport Borough Local Plan 2011 - 2029.

5. Before works related to that part of the development are carried out, details of all new windows, doors, glass balustrades and the glass canopy, including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10, shall have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with the Design SPD and Policies LP10 and LP12 of the Gosport Borough Local Plan 2011 - 2029.

6. No development above slab level shall be carried out until details of the proposed front boundary wall have been submitted to and approved, in writing, by the Local Planning Authority. The approved boundary wall shall be constructed before the development is first occupied and retained thereafter.

Reason - Such details have yet to be submitted and in the interests of highway and pedestrian safety, the amenities of the area and to comply with the Design SPD and Policies LP10, LP12 and LP23 of the Gosport Borough Local Plan 2011 - 2029.

7. The development shall not be occupied until the areas shown on the approved plan, 0704B_002, for the parking of vehicles have been made available, surfaced and marked out and these areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate car parking is provided and retained, and to comply with the Parking SPD and Policy LP23 of the Gosport Borough Local Plan 2011 - 2029.

8. The development shall not be occupied until long and short stay cycle storage facilities have been provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The approved cycle storage facilities shall be retained for that purpose at all times.

Reason - In order to ensure that adequate cycle storage facilities are available in compliance with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

9. The development shall not be occupied until facilities for the storage of refuse for the development has been provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The approved refuse storage facilities shall be retained for that purpose at all times.

Reason - In order to ensure that adequate refuse storage facilities are available in compliance with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

10. No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax, measured at the SPA) shall be carried out between 1 October and 31 March unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To protect over-wintering birds and to comply with Policy LP44 of the Gosport Borough Local Plan, 2011 - 2029.

11. The windows in the western elevation of the building hereby approved shall be non-opening and glazed with obscure glass and shall be retained in that condition.

Reason - To preserve the amenity of the adjoining property, and to comply with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

12. No development shall be carried out other than in accordance with Section 5.0 (Evaluation, Impacts and Recommendations) of the Ecosa, Preliminary Ecological Appraisal dated July 2015 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that features of ecological importance on the site are preserved and enhanced and to comply with Policy LP42 of the Gosport Borough Local Plan, 2011 - 2029.

13. The protected trees and trees on and adjacent to the site shall be protected during building operations by strict compliance with BS5837:2012 - Trees in Relation to Construction.

Reason -To ensure the environment is protected by the retention of natural features.

ITEM NUMBER: 02.
APPLICATION NUMBER: 15/00164/FULL
APPLICANT: Mr & Mrs Veck
DATE REGISTERED: 10.04.2015

ERECTION OF A BALCONY TO FRONT ELEVATION (as amended by plans received 23.7.15 and 08.09.15)
32 York Crescent Lee-On-The-Solent Hampshire PO13 9AX

The Site and the proposal

1. The application property is a two-storey semi-detached dwelling located at the junction of Portsmouth Road and York Crescent. Both the application property and the attached property to the west (No.68 Portsmouth Road) have their living accommodation on the first floor and their bedrooms on the ground floor. Both properties benefit from front amenity space whilst No.68 Portsmouth Road also has a single-storey extension on its front elevation. To the east of the application site (beyond York Crescent) is a detached two-storey dwelling (No. 66 Portsmouth Road). A number of dwellings along Portsmouth Road have balconies at first-floor level on their front elevations.

2. The proposal is for the construction of a first-floor balcony, accessed by sliding glazed doors, which would be 4.5m wide x 2m deep and set 0.6m from the boundary with No.68 Portsmouth Road. The balcony would have 1m high glazed panels (with chrome handrail) on its eastern and southern elevations and a 2m high (tapering towards the front to 1.5m) obscure glazed privacy screen on its western elevation (facing the adjoining No.68 Portsmouth Road) that extends 1.3m out from the front elevation. The usable area of the balcony is proposed to be reduced in its south-west corner by angling the corner of the handrail away from No.68 Portsmouth Road to reduce the potential for overlooking into its first floor window. The balcony would be supported by four structural posts.

Relevant Planning History

Nil

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:
LP10
Design

Supplementary Planning Documents:
Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Consultations

Nil

Response to Public Advertisement

1 letter of objection.

Issues raised:-

- impact upon the amenity of the occupier of No.68 Portsmouth Road by reason of overlooking and loss of privacy

- the proposed privacy screen would be ineffective
- the proposal would not be in keeping with the character of the area
- previous pre-application discussion regarding the erection of a balcony at No.68 Portsmouth Road were unresponsive

Principal Issues

1. The application must be considered on its merits against the current development plan and other material considerations. Therefore, the main issues are the impact upon the character and appearance of the area and the impact upon the amenity of occupiers of the adjacent residential properties.

2. It is considered that the proposed balcony would, subject to a planning condition to ensure the use of appropriate materials, have an acceptable impact upon the character and appearance of the area. Therefore, in this regard, the proposal is considered to be in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. It is considered that the proposed balcony would have an acceptable impact upon the amenity of the occupiers of the dwelling to the east (No.66 Portsmouth Road) due to the separation distance but has the potential to have an unacceptable impact upon the amenity of the occupiers of the adjoining No.68 Portsmouth Road by means of overlooking into the first-floor of their property. However, it is considered that the proposed obscure glazed privacy screen and the angling of the usable area away from No.68 Portsmouth Road would acceptably mitigate this. Therefore, subject to a planning condition to require the retention of the obscure glazed privacy screen it is considered that the proposal would have an acceptable impact upon the amenity of the occupiers of No.68 Portsmouth Road. Therefore, in this regard, the proposal is considered to be in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

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

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

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

Plan No.1 dated 03.09.15

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. No development shall commence until details of the external materials to be used for the development, hereby permitted, have been submitted to and agreed, in writing, by the Local Planning Authority.

Reason - To safeguard the character and appearance of the area in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

4. The balcony shall not be first used until the privacy screen on the south-west elevation of the balcony, hereby approved (as shown on approved plan no.1 dated 03.09.15), has been constructed and obscure glazed to a minimum of Pilkington Level 4 (or equivalent). The privacy screen must be retained as approved.

Reason - To ensure that there is an acceptable impact upon the amenity of the occupiers of No. 68 Portsmouth Road in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 03.
APPLICATION NUMBER: 14/00590/FULL
APPLICANT: Mr H Khan
DATE REGISTERED: 15.01.2015

CONVERSION OF STOREROOM AND ERECTION OF FIRST FLOOR REAR EXTENSION TO PROVIDE 1 NO. TWO BEDROOM FLAT (CONSERVATION AREA) (as amended by plan received 05.06.15)
35 High Street Gosport Hampshire PO12 1DF

The Site and the proposal

1. The application site is located on the northern side of High Street, within the defined Town Centre and the High Street Conservation Area. The Conservation Area is characterised by a mix of new and older buildings, of varying design. Many of the traditional buildings have parapets with pitched roofs behind and materials range from the red brick, with tile or slate roofs and some use of stone and stucco rendering. The earlier grid street pattern of the Town Centre has largely been removed the rear of the main blocks of the High Street, resulting in larger amalgamated sites of varying uses including carp parks, offices and housing in the form of modern blocks of flats. The stone faced application building dates from the mid-late 19th Century and comprises three stories with a mixture of classical styles with single storey and first floor additions to the rear. The existing property has a Class A1 Retail Unit at ground floor level with flats above. The addition at the rear of the site has retail and storage areas at ground floor level with further storage above. There is a parking area to the rear, backing onto Minnitt Road and the rear section of the existing single storey addition is curved to follow the alignment of Minnitt Road. The existing parking area is currently used for bin storage and has sufficient remaining space for the parking of 2no. vehicles. The first and second floors of the original application building are accessed from a doorway on the High Street which leads to the 2no. two bedroom flats. There are first and second floor windows in the rear elevation.

2. The adjoining property to the east, number 37 High Street, is a three storey building that is operating as a Public House with Nightclub over. The adjacent property to the west, beyond an approximately 1.8m wide footpath, is St Marys RC Church. This building is of single storey scale at the rear with a hipped roof and high level windows along its eastern elevation. On the opposite side of Minnitt Road is Wises Court, which is a modern four storey block of flats set approximately 15m away from the application site.

3. It is proposed to alter and extend the building to form an additional flat. The external works consist of the erection of a first floor extension over the existing single storey rear addition. The extension would be located at the rear of the site and would wrap around the north western corner of the existing first floor storeroom addition. The extension would be set off the rear of the original building by 12m. It would be 7.6m wide and have a 7.8m high hipped roof, behind a parapet. The extension would be set back from the curved section of the existing rear addition and this area would form an external terrace associated with the proposed flat. The extension would be finished in render and have stone capping over the parapet and the 0.7m high terrace wall. The roof would be constructed of slate and there would be 2no. roof lights in the western roof slope of the existing store room and 1no. in the southern roof slope of the extension.

4. Originally it was proposed to have 2no. bedroom windows in the western elevation of the extension. Amended plans, however, have been received that show 1no. window in the western elevation and 1no. window in the northern elevation so as to comply with the Building Regulations. There would also be windows and doors overlooking the terrace area and Minnitt Road.

5. Internally, an area at the rear of the existing storage area would be converted into a kitchen area for use of the existing retail unit and a further section of the two storey storeroom would then form a kitchen and bathroom for the proposed flat. The bedrooms would be located on the western side of the extension and the lounge/dining area would overlook Minnitt Road. The flat would be accessed from an existing staircase leading from the parking area.

6. The plans show the provision of refuse and cycle storage facilities for both retail and residential uses within the parking area and the retention of the 2no. unallocated car parking spaces.

Relevant Planning History

K4545/6 - erection of single storey and two storey rear extensions (Conservation Area) (as amplified by letter dated 12.09.01 and amended by plans received 14.09.01) - permitted 25.09.01
K4545/7 - erection of first floor rear extension to provide bathroom to existing flat (Conservation Area) (as amended by plans received 16.11.04) - permitted 16.11.04
13/00523/FULL - conversion of storeroom and erection of first floor rear extension to provide 2 no. two bedroom flats and relocation of 2 no. air conditioning units (Conservation Area) - withdrawn 13.03.14

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

- LP27
Principal, District and Neighbourhood Centres
- LP2
Infrastructure
- LP10
Design
- LP12
Designated Heritage Assets: Conservation Areas
- LP23
Layout of Sites and Parking
- LP42
International and Nationally Important Habitats
- LP28
Uses in Centres

Supplementary Planning Documents:

- Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014
- Gosport Borough Council Parking: Supplementary Planning Document: February 2014
- Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014

Consultations

Local Highway Authority	No objection.
The Gosport Society	No objection.
Streetscene Waste & Cleansing	No objection. Flat will require a 240 litre domestic & 240 litre recycling wheeled bin. Adequate storage space shown for bins.
Environmental Health	No objection, subject to adherence with measures with submitted Noise Impact Assessment.
Natural England	No objection. The proposal is likely to increase the level of recreational disturbance along the coast, the impact of which will need to be satisfactorily mitigated.

Response to Public Advertisement

2 letters of objection (to original plans)

Issues raised:-

- loss of light to Church
- loss of light will exacerbate issues of damp within Church
- bedroom windows would be adjacent to boundary and raise concerns regarding fire regulations
- loss of privacy from terrace to flats on Minnitt Road

Principal Issues

1. Damp within neighbouring buildings is not a material planning consideration and the provision of means of escape in the event of fire is dealt with under the Building Regulations. The application site is located within the Urban Area Boundary where the principle of development is acceptable, provided that the details accord with the relevant policies of the Gosport Borough Local Plan, 2011 - 2029. The proposal would not reduce the amount of Class A1 retail floor space within the Gosport Town Centre and there will be separate and independent access to the proposed flat, in compliance with Policy LP28 of the Gosport Borough Local Plan, 2011 - 2029. The development would be in line with the density range within the Town Centre set out in Policy LP24 Gosport Borough Local Plan, 2011 - 2029. Such developments are required to provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough and there are no minimum standards for flat sizes. The density proposed reflects the character of this part of the Conservation Area. The main issues in this case, therefore, are the impact on the character and visual amenity of the locality, whether the development would preserve or enhance the character and appearance of the High Street Conservation Area, the impact on the amenities of adjacent and prospective occupiers, the adequacy of access and parking arrangements and the provision for cycle parking, refuse storage and collection and nature conservation.

2. There are other, similar, residential uses located to the rear of commercial properties on High Street, and the principle of such development is, therefore, established within the High Street Conservation Area. The High Street frontage is to be unchanged. The proposed extension has a simple design and is appropriate for this location and the existing, utilitarian single storey addition is unappealing in design and the proposal would result in a uniform, residential appearance that is more in keeping and consistent with the emerging domestic character of the buildings that now front Minnitt Road. The external materials and detailing are appropriate in design terms and this will be controlled by condition. Overall, the internal conversion works and the scale, form and design of the extension are sympathetic to the overall form and proportions of the buildings in the locality and will give the buildings a more residential appearance that will preserve the character and appearance of the Conservation Area. Subject to the recommended conditions, the proposal complies with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

3. The extension would be at the rear of the site and having regard to the location and scale of the extension and its height in relation to the adjacent Church and the high level of the windows in the opposing elevation of that building, overall, the development would not have a harmful impact on the outlook from or the light available to the bedrooms within the application site or to the adjacent Church. The terrace would front onto Minnitt Road and would be located a minimum of 15m away from the flats on the opposite side of the highway and although the first floor bedroom windows of the extension face the Church building to the west and the existing buildings to the south, such a relationship is a common arrangement for residential properties of this type and given the use of the Church and the separation distance and position of its windows, there would not be a harmful impact in terms of loss of privacy. The proposed roof lights in the extension are at high level and given the position of the buildings on all sides and the angles between the windows, there would similarly be no harmful loss of privacy. Details of sound insulation have been provided and the proposed flat has been arranged internally so as to minimise the impact from the adjacent Public House and Nightclub upon the amenities of the prospective occupiers. The implementation of the noise mitigation measures will be controlled by condition. In addition to the ground floor retail use on the site there is an established residential use at first and second floor level on the site and the new

flat would be accessed from the rear, within the existing parking area. It is not, therefore, considered that the increased residential comings and goings and changes in the activity pattern at the site are likely to result in an unacceptable level of disturbance to the existing or prospective occupiers of the residential uses in the immediate locality or harm the character of the Conservation Area. Although the site does not have a significant amount of amenity space, given the existing constraints it is not possible to provide a useable garden area for use by occupiers of the new flats. This is, however, mitigated by the accessible location of the site close to local parks and facilities including Walpole Park and the Gosport waterfront. Adequate refuse storage facilities are shown for the retained retail and existing and proposed residential units, the provision and retention of which will be controlled by condition. The existing uses on the site do not provide any formal areas for the collection of refuse, therefore, the proposed provision is considered to be an overall improvement over the existing provision on the site. The proposal will, therefore, result in an acceptable environment for prospective occupiers of the development and adjoining occupiers, in compliance with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

4. The proposed development would retain the existing unallocated on-site parking area. The Car Parking SPD suggests that 16no. parking spaces and a minimum of 7no. cycle spaces are required for the existing residential units and the retail floor space on the site. The development would only increase the car parking requirement by 1.5no. spaces to 17.5no. and the cycle spaces to 10no. The SPD also notes, however, that people without a car are most likely to select a home without a parking place, and will prefer a location well served by public transport, local shops and services such as the application site and the development is not required to address any existing deficiencies in provision. The application site is located within the Town Centre with its links to public transport, shops and local services and links to Portsmouth Harbour public transport interchange. There are parking restrictions in the locality which will prevent inappropriate on-street parking. The development is, therefore, unlikely to result in harmful overspill parking in the local road network to the detriment of highway safety or local amenity within this accessible location. The retained parking provision in this location is, therefore, acceptable. At present, there are no parking spaces or clearly designated space for cycles for any of the uses on the site. The application proposes 4no. cycle spaces in total, which is above the requirement for a single dwelling of this size. There is opportunity for occupiers of the site, both commercial and residential, to have access to space for a bike both on site and using the existing facilities in the Town Centre. There is also additional visitor parking available nearby in public car parks. The car and cycle parking provision is considered to be acceptable and its provision and retention will be controlled by condition. The proposal is, therefore, unlikely to have a harmful impact on local traffic conditions, contribute to traffic congestion or result in harmful overspill parking in the local road network to the detriment of highway safety or local amenity. The proposal, therefore, complies with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

5. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvements to off-site infrastructure, services and facilities in accordance with Policy LP2 of the Gosport Borough Local Plan 2011-2029. The contributions are required to secure transport and green infrastructure improvements to the Gosport Waterfront and Town Centre. Without these obligations, the proposal would be unacceptable in this respect.

6. The proposal will introduce an additional dwelling which is likely to result in increased recreational activity on the coast and a consequential impact on the protected species for which the Portsmouth Harbour SPA, the Solent and Southampton Water SPA and the Chichester and Langstone Harbours SPA are designated. To address this impact, a contribution towards appropriate mitigation, in accordance with the Gosport Bird Disturbance Mitigation Protocol, is required and has been paid. There is no evidence that the site supports notable or endangered species and none are a threat as a result of the development. The proposal, therefore, complies with Policy LP42 of the Gosport Borough Local Plan 2011 - 2029.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards infrastructure, services and facilities to secure transport and green infrastructure improvements to the Gosport Waterfront and Town Centre.

Subject to the following condition(s):-

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

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

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

Sheet 01, Sheet 02, Sheet 03E and Sheet 04A

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10, LP12, LP24 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

3. No development shall commence until details of all external facing materials, including the stone capping and roofing materials, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

4. No development shall commence until details of all new windows, doors and any other openings, including horizontal and vertical sections, have been submitted to and approved, in writing, by the Local Planning Authority. 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 that the development is completed satisfactorily in all respects and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

5. The development hereby permitted shall be carried out in accordance with the details specified within the approved Acoustic Testing Report received on 15 January 2015, unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To preserve the amenities of the adjacent occupiers and to comply with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

6. The development shall not be first occupied until the refuse and cycle storage facilities shown on the approved plan, Sheet 04A, have been provided. The approved refuse and cycle storage facilities shall thereafter be retained.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

7. The areas hatched blue on the approved plan, Sheet 04A, shall be retained for the parking of vehicles at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

ITEM NUMBER: 04.
APPLICATION NUMBER: 15/00402/FULL
APPLICANT: Mr Steve Ferrari
DATE REGISTERED: 06.08.2015

ERECTION OF TWO STOREY SIDE/REAR EXTENSION, BALCONY, SINGLE STOREY SIDE EXTENSION, ROOF CANOPY AND BOW WINDOWS
43 Western Way Gosport Hampshire PO12 2NF

The Site and the proposal

1.The application site is located on the northern side of Western Way opposite the junction with Kennedy Crescent. The property consists of a detached dwelling of brick construction with a white render finish. The property is set back from the highway beyond a paved front garden. There is a detached garage with pitched roof set back beyond the main dwelling to the north eastern side of the site and a rear conservatory to the north west. The dwelling to the north east, 45 Western Way, is of similar size and construction to the application property though features a single storey, pitched roof extension along the boundary with the application site. This extends beyond the rear elevation of the application site's detached garage. The application site shares its rear boundary with two properties on Solent Way. These properties are set to the front of plots with long rear gardens adjacent to the application site. To the north west is a detached dwelling with a flat roof dormer at first floor level.

2.The proposal is, following the demolition of the existing detached garage, for the erection of a single storey side extension, a two storey side and rear extension, a balcony to the rear and roof canopy and bow windows to the front of the existing property. The single storey side extension would form a garage, be flush with the front of the existing property and sited to the north east. This element of the extension would incorporate a roof canopy that stretched the width of the front of the property in brown tiles to match existing. Beneath the canopy would be 2 no. ground floor bow windows. The pitch roof of the canopy would give way to a flat roof above the proposed garage before rising to a two storey extension set back from the front of the property and extending beyond the rear elevation of the property by approximately 4.4m.

3.The two storey side and rear extension would have a hipped roof and a ridge height approximately 0.1m lower than the main dwelling. It would feature no windows to either side elevation. To the rear two windows at ground floor level and double doors at first floor level leading onto a balcony are proposed. The two storey element of the proposed development would result in the projection of the roof/gutter over the boundary with 45 Western Way to the north east by approximately 0.4m.

Relevant Planning History

Nil

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP10
Design

Supplementary Planning Documents:

Gosport Borough Council Parking: Supplementary Planning Document: February 2014
Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Consultations

Nil

Response to Public Advertisement

1 letter of objection

Issues raised:-

- loss of light to neighbouring house
- loss of privacy to neighbouring house and garden
- close proximity of proposed extension to neighbouring house and garden
- roof/ gutter of proposed extension overhanging boundary line
- access to, and construction of works from, neighbouring property

Principal Issues

1. The application site is located within the Urban Area Boundary where the principle of extending residential properties is acceptable. Whilst objections raised in relation to the boundary line and rights of access are acknowledged these are not material planning considerations. Therefore, the main issues are the proposed design and impact on the character of the area and the impact on the amenity of the occupiers of neighbouring dwellings.
2. The proposed works to the front of the dwelling and the design of the replacement garage will add interest to the elevation and complement the character of the dwelling. The proposed two-storey side and rear extension will be set back within the site as a subservient addition and, as such, will not have a significant impact upon the character of the streetscene. Therefore, the proposal is considered to have an acceptable impact upon the character of the area in accordance with policy LP10 of the Gosport Borough Local Plan 2011-2029, 2014 and the Design SPD 2014.
3. The western property at 41 Western Way is 5m distant from the proposed works. The proposal is sited on the boundary shared with 45 Western Way to the east with aspects of the roof/ guttering to overhang, however, the proposed works would result in the rear elevation of the extension projecting by approximately 4m less than the existing detached garage albeit at two storey height. There are to be no windows in the side elevation of the proposed extension overlooking this neighbour; there are no roof windows in the existing extension of that property and any ground floor windows of that extension are currently sited with an outlook of the boundary fence. As a result of the relationship between the properties and in light of their orientation, the side elevation of 45 Western Way is currently sited in the shadow of the application property for parts of the day. Whilst the proposed two storey extension element will result in some additional loss of light to this neighbouring dwelling during the late afternoon, this will not result in harm. The rooms of the neighbouring property affected are a dining room, 2 no. bedrooms and a study. Of these rooms 1 no. bedroom and the dining room have additional windows with a different outlook. The remaining bedroom and the study are not considered to be primary living spaces.
4. The proposed balcony is to project from the rear elevation of the extension by approximately 1m. The private outdoor space of 45 Western Way is obscured from the balcony by that property's extension and the separation distance to the neighbour at 41 Western Way is such that no concerns are raised in this regard. Therefore, the proposal is considered to have an acceptable impact upon the amenity of occupiers of neighbouring dwellings in terms of loss of light, privacy or outlook in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029 and the Design SPD 2014.
5. The proposal would not alter the existing parking arrangements on site with the existing detached garage to be demolished and replaced and the paved front garden offering three off road spaces. This is considered to be in accordance with the Parking SPD 2014.

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

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

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

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

01 04-15 and 02 04-15

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

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 LP10 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 05.
APPLICATION NUMBER: 15/00465/OUT
APPLICANT: Gosport Borough Council
DATE REGISTERED: 21.09.2015

REGULATION 3 - HYBRID APPLICATION COMPRISING: PROVISION OF CAR PARK, ACCESS ROAD, AND ASSOCIATED WORKS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) AND PROVISION OF RECREATION FACILITIES, TOILETS AND ASSOCIATED WORKS (ALL MATTERS RESERVED) (as amplified by additional information received 12.10.15)
Alver Valley Country Park Cherque Way Lee-on-the-Solent Hampshire PO13 8LU

The Site and the proposal

1. The site is located on the east side of Cherque Way and adjacent to the existing roundabout. The site is approximately 1.3 hectares in area. There is an existing, blocked off, vehicular access from the roundabout that leads into the site. There is an existing informal car park to the northwest which can accommodate approximately 10 vehicles accessed directly from Cherque Way. There are a number of tracks leading from the existing car park adjacent to the highway and across the site. The site is largely rough grass, with some sporadic planting, mainly around the outside of the site close to Cherque Way. Whilst generally level, there is some undulation and there is a ditch that runs north to south, close to the roundabout junction on its eastern side. There is a bund along the western edge of the site which prevents unwanted vehicles accessing the site and also assists in screening the space from Cherque Way. The site is located outside of the Urban Area, in the Settlement Gap and in an area designated as Open Space within the Gosport Borough Local Plan 2011-2029. The Wildgrounds SSSI, Halls Alders SINC and the West of the River Nature Reserve are located to the east and beyond Sandhill Lane. To the west of Cherque Way are the residential properties of the Cherque Farm development which are situated beyond existing planting and a shared cycle/footpath.
2. Planning permission was granted under application reference K18038 on 12 April 2012 for the installation of a new car park accessed from the Cherque Way roundabout. This planning permission was not implemented and has now expired. The general arrangement of the car park included 2 access points from a new road served from the roundabout. The car park dimensions were 17.5m deep and 68m wide. Barriers were indicated to the two entrances.
3. The application as submitted is an outline application, however, all matters have been provided for the proposed car park and its associated works, with all matters reserved for the remainder of the proposed works. The proposed car park and access road accommodate approximately 0.4 hectares at the southern end of the site.
4. The detailed elements of the application, relating to the provision of the car park, include a new access road which extends approximately 85m from the existing, blocked off, access point on the east side of the roundabout joining Sandhill Lane to the east. The proposed car park would be situated on the north side of the new access road, with two vehicle access points indicated to serve it. The western access point is approximately 15m from the roundabout junction and would be the entrance to the car park with the second access point being a further 30m from the junction and forming the exit from the car park. The car park would be set back approximately 5m from the access road and would have a hoggin surface. Surrounding the car park and on the southern side of the access there would be 0.5m deep swales (shallow ditches) with level areas for vehicles and pedestrians. At the east and northeast end of the car park bunds are indicated at a height of 1m. The existing car park would be closed with a further bund constructed across the entrance running parallel with Cherque Way. New footpaths would extend from the footpath on Cherque Way through the wider application site and link to the proposed car park. Barriers are proposed to the entrance and exit to the car park and fixed and lockable bollards are identified preventing access from the new access road onto Sandhill Lane. New planting is indicated to the boundaries of the car park and on the proposed bunds. The proposals are generally in line with the previous

permission. The main differences are, alterations to the proposed bunds, provision of the swales and the depth of the car park has increased by 1.5m to 19m. Details of the general landscaping have been provided indicating the position of trees on the bunds and the area and heights of the planting proposed. Indications of areas with and without gorse have also been identified.

5. The remainder of the proposals are submitted for consideration in principle with indicative concept drawings identifying the types of buildings and play equipment provided for information only. These concept drawings identify a new toilet block to the south of the existing car park, senior, junior and toddler play areas and picnic areas and an indication of the possible planting areas. The indicative plans provide the possible scale of the proposed structures with the toilet block identified as approximately 3m high. The proposed play equipment is likely to include play mounds, structures, zip wires, other lower level equipment and features, along with a key large play structure such as a slide or Skynet (climbing equipment) up to 12m in height. Ecological and contamination reports have been provided as part of the submission. Also indicated on the concept plan, but not forming part of the application, are an area for a concessions stand on the existing car park area and a possible future extension to the car park on the southern side of the proposed access.

Relevant Planning History

K16447 - Regulation 3 - Construction Of Pathway (1.3km) For Pedestrian, Cycle And Wheelchair Access And Boardwalk (35m) - permitted 06.11.03

K16510 - Regulation 3 - Outline application for the development of the Alver Valley for recreational purposes - permitted 13.09.05

K18038 - Regulation 3 - installation of new car park with associated access, boundaries and barriers - permitted 12.04.12

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP1

Sustainable Development

LP3

Spatial Strategy

LP8

Alver Valley

LP10

Design

LP35

Protection of Existing Open Space

LP37

Access to the Coast and Countryside

LP44

Protecting Species and Other Features of Nature Conservation Importance

LP46

Pollution Control

LP47

Contamination and Unstable Land

Consultations

Local Highway Authority

Update to be provided

HCC Ecology

No objection. Would recommend an informative relating to reptile species.

Environmental Health	No objection. Would recommend conditions requiring details in respect of the toilet block construction and the implementation of the measures to deal with possible contamination from the excavated materials as set out in 'Alver Valley Western Gateway Rev B' dated 9 October 2015.
Natural England	No objection.
Hampshire & Isle Of Wight Wildlife Trust	Update to be provided
HCC Local Lead Flood Authority	Update to be provided

Response to Public Advertisement

Nil

Principal Issues

1. The principle of the use of the land as a Country Park is supported by Policy LP8 of the Gosport Borough Local Plan 2011-2029. The principle of a car park of similar dimensions accessed from the roundabout was established by the granting of planning permission K18038. In view of the previous use of the site there is the potential for contamination to be found and, therefore, it is proposed to include conditions to take account of risks from potential ground contamination and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029. The main issues for consideration are, therefore, the effects of the proposals on features of nature conservation interest, whether the access, appearance, landscaping, layout and scale of the changes to the car park are acceptable, whether the principle of the proposed recreation facilities and toilet block in this location is appropriate and whether the proposals would have a detrimental impact on occupiers of neighbouring properties, or on the visual amenities of the surrounding area.
2. The proposals would provide a facility that will help to divert pressure from more sensitive local sites. The site is identified as possibly being important for Brent Geese and Waders, however, due to the nature of the habitat, primarily rough grass it is not considered to be generally suitable for over wintering birds. In view of the recent management of the site there is unlikely to be a potential for protected species, however, it is considered appropriate to include an informative in respect of this issue. The proposal will not therefore result in harm to any features of interest for nature conservation and complies with Policy LP44 of the Gosport Borough Local Plan 2011-2029.
3. Whilst the site is located in the Settlement Gap, Policy LP3 of the Gosport Borough Local Plan 2011-2029 indicates that recreation uses are appropriate in such locations. Policy LP8 of the Gosport Borough Local Plan 2011-2029 also seeks to support proposals for country park facilities. Policy LP35 of the Gosport Borough Local Plan 2011-2029 also seeks to protect existing open space, for which this site is identified, indicating that proposals that retain and enhance existing recreation and community facilities may be appropriate in such locations. The provision of equipped and informal play facilities would be wholly appropriate within the Country Park. The car park and toilet block would provide improved facilities for the continued use of the Alver Valley Country Park for recreational purposes. These proposals are, therefore, consistent with the aims and objectives of Policies LP3, LP8 and LP35 of the Gosport Borough Local Plan 2011-2029.
4. Provision of an access from the existing roundabout accords with those details approved under the previous permission. The swales would help prevent transfer of surface water onto the highway and the proposals are, therefore, considered appropriate and in compliance with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

5. The layout and appearance of the car park with the two access points reflects the previous permission and the increase in the depth of the car park by 1.5m is not considered to be a significant extension or result in any harmful impacts. The provision of bunds at its eastern end would help provide some screening of the vehicles and the proposed surfacing as would the existing bunds to the west. At a height of 1m the bunds are considered to be of an appropriate scale for this location. The car park barriers proposed would be the most substantial structures forming part of the car park works. Although at an indicative height of 3.6m they would be visible from within the country park and Cherque Way, their mass is not substantial and they are required for management reasons. Having regard to their position close to the roundabout junction and in view of the wider context of the Country Park and Cherque Way, their appearance is considered to be acceptable. The landscaping areas identified around the car park are considered provide an acceptable level of planting to help soften its impact. Whilst these works would be undertaken as part of the overall management and maintenance of the Country Park it is considered appropriate to impose a condition requiring the planting to be undertaken. The proposed layout, appearance, scale and landscaping of the proposal are, therefore, considered to comply with Policies LP3, LP8, LP10 and LP35 of the Gosport Borough Local Plan 2011-2029.

6. The proposed car park is accessed from Cherque Way and would be in excess of 70m from the properties of the Cherque Farm development and separated by the existing highway, substantial planting and the shared cycleway/footpath. The existing car park already generates activity in this location and would be closed as part of these works. Having regard to existing activity in this location, the separation distance and the intervening highway and landscaping, the works would not have a detrimental impact on the occupiers of the adjoining properties in compliance with Policies LP10 and LP46 of the Gosport Borough Local Plan.

7. Pedestrian access to the Country Park already exists through a number of formal and informal points along Cherque Way. The proposals would be accessed from existing and revised access points from Cherque Way and from the new car park and are considered to be appropriate in principle. The general layout of the site would be a matter for management of the Country Park, however, the principle of providing the various play facilities in the arrangement shown, along with any interlinking pathways is considered acceptable. Details of the access points to, and layout of, the recreation area will be included within the Reserved Matters.

8. The indicative position and scale of the toilet block, being close to Cherque Way, would mean that it would be visible when travelling past the site. Its proximity to the highway and the residential development mean that this is the most appropriate position for the block to have the least impact on views into the Country Park and appropriate landscaping could soften this. Although it would be visible from within the Country Park, its position at its edge and the fact that it would be viewed against the backdrop of the houses within the Cherque Farm development would mean that it would not have a harmful impact on the appearance of the area. The block would be in excess of 60m from the closest residential properties and at the scale indicated would not have a detrimental impact on the occupiers of the closest properties. Full details of its appearance and scale will be included as part of a Reserved Matters application, but overall the principle of its layout scale and appearance are considered appropriate.

9. The indicative plans and supporting information identify a variety of possibilities for play equipment and other play activities on the site. Generally the facilities would be at a lower scale, however, there are likely to be larger landmark features within the site. Whilst the landmark features would be clearly visible from within the Country Park and the surrounding area, in view of the position of the site relatively close to the residential properties with the Cherque Farm Development, there are already urban structures within the landscape and this area will act as a transition between the urban area and Country Park. Given the separation to the properties opposite and the intervening highway and planting, the use of the equipment would not have a detrimental impact on the occupiers of those properties in terms of noise and disturbance. At the scale indicated the proposals would not have a harmful impact on the appearance of the locality. Details of the play equipment, features and landscaping to provide additional screening and softening of the area will be included within the Reserved Matters.

10. As outlined above, the principle of the provision of the recreation and toilet facilities is considered to be an appropriate use for the site and could be accommodated in a manner that ensures it would not have a detrimental impact on the appearance of the area, the amenities of the occupiers of the residential properties, or on nature conservation interest and as such can be carried out in compliance with Policies, LP3, LP8, LP10, LP35, LP44, and LP46 of the Gosport Borough Local Plan 2011-2029.

RECOMMENDATION: Grant Outline Consent

Subject to the following condition(s):-

1. The development hereby permitted, as shown on approved plans reference ENA/015/28/001A, ENA/015/28/002A, ENA/015/28/003A, ENA/015/28/004B, ENA/015/28/005B, ENA/015/28/006A, ENA/015/28/007B, ENA/015/28/008A, ENA/015/28/009B, 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 recreation and toilet facilities (as shown on indicative plan reference S5GOS-108) must be begun either before the expiration of five years from the date of the grant of this outline permission, or the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved whichever is the later date.

Reason - To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

3. In the case of any reserved matter for the recreation and toilet facilities (as shown on indicative plan reference S5GOS-108), an application for approval must be made not later than the expiration of five years beginning with the date of the grant of this outline planning permission.

Reason - To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

4. Details relating to the access, appearance, landscaping, layout and scale of the proposed development for the recreation and toilet facilities (as shown on indicative plan reference S5GOS-108), hereinafter called "the reserved matters", shall be submitted to and approved, in writing, by the Local Planning Authority before the development of those recreation and toilet facilities hereby permitted are begun.

Reason - Such details have yet to be submitted, and to comply with the National Planning Policy Framework and Policy LP10 of the Gosport Borough Local Plan 2011-2029.

5. The car park hereby permitted shall be carried out in accordance with the following approved plans: ENA/015/28/001A, ENA/015/28/002A, ENA/015/28/003A, ENA/015/28/004B, ENA/015/28/005B, ENA/015/28/006A, ENA/015/28/007B, ENA/015/28/008A, ENA/015/28/009B

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

6. The soft landscaping for the car park, hereby approved, shall be provided within the first planting season following the first use of the car park, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In the interests of the future visual amenity of the locality and to comply with the National Planning Policy Framework and Policy LP10 of the Gosport Borough Local Plan 2011-2029.

7. The car park barriers and access road bollards hereby approved shall be carried out before first use of the car park and, thereafter, retained unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In order to prevent unauthorised access to the adjacent land and control the use of the car park and to comply with the National Planning Policy Framework and Policy LP23 of the Gosport Borough Local Plan 2011-2029.

8. Before works to construct the toilet block are commenced construction drawings of the foundation design, showing the measures to mitigate risks from gas ingress, shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity if future site users in compliance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

9. All groundworks, including stockpiling and re-use of the excavated material, from the car park, swales and access road, and for the construction of the play areas shall be undertaken in accordance with the details contained in the report: 'Alver Valley Western Gateway Rev B' dated 9 October 2015.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity if future site users in compliance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.