

**A MEETING OF THE REGULATORY BOARD  
WAS HELD ON 20 MAY 2008**

The Mayor (Councillor Kimber) (ex-officio), Chairman of the Policy and Organisation Board (Councillor Smith) (ex-officio), Councillors Allen (P), Mrs Bailey (P), Carr (P), Carter (P), Dickson, Forder (P), Geddes (P), Hicks (P), Mrs Searle (P) and Miss West (P).

It was reported that, in accordance with Standing Order 2.3.6., notice had been received that Councillor Philpott would replace Councillor Dickson for the duration of this meeting.

**5 APOLOGIES**

Apologies for inability to attend the meeting were received on behalf of the Mayor, the Chairman of the Policy and Organisation Board and Councillor Dickson.

**6 DECLARATIONS OF INTEREST**

- Councillors Carter, Allen and Philpott declared Personal and Prejudicial interests in item 7 (Historic Buildings Grant Offer - Court Barn Conservative Club, Court Barn Lane, Lee)
- Councillor Forder declared a Personal and Prejudicial interest in item 8/05 (St Mary's Junior Sailing Club, Clayhall Road, Gosport)
- Councillor Mrs Searle declared a Personal and Prejudicial interest in item 8/06 (179 Forton Road, Gosport)

**7 MINUTES**

RESOLVED: That the Minutes of the Regulatory Board meetings held on 15 April 2008 and 15 May 2008 be approved and signed by the Chairman as true and correct records.

**8 DEPUTATIONS**

It was reported that deputations had been received on the following applications:-

- Item 6 – K7022/17, K7022/16 and K7022/15 – Gosport War Memorial Hospital
- Item 8/01 – K3815/1 – 58 Southcroft Road
- Item 8/05 – K4244/3 – St Mary's Junior Sailing Club, Clayhall Road

**9 PUBLIC QUESTIONS**

No public questions had been received.

## PART II

### 10 GOSPORT WAR MEMORIAL HOSPITAL PLANNING APPLICATIONS

**K7022/15 – Erection of single storey glazed entrance lobby and external entrance canopy**

**K7022/16 – Erection of single storey extension to X-ray department**

**K7022/17 – Erection of two storey detached GP surgery**

Consideration was given to a report of the Development Services Manager (a copy of which is affixed in the Minute Book as Appendix 'A') which presented to Members the above planning applications submitted on behalf of the Hampshire Primary Care Trust (PCT) for the Gosport War Memorial Hospital site.

Councillor Edgar, Alverstoke Ward Councillor, was invited to address the Board. Councillor Edgar spoke about the reorganisation of health care services in the area and the consequences that would arise from such a shift in resources. He explained that the Primary Care Trust had made a succession of mistakes and misjudgements which had led to a widespread lack of confidence in the accuracy of their statements and added that the PCT were now reviewing their capacity map for the area further proving that they themselves had concerns over the viability of their proposals for providing an acceptable health service for the Borough. Councillor Edgar informed the Board that although the PCT had intended to shift health services from Haslar hospital to the Queen Alexandra hospital, this had not yet been possible for a number of reasons and the quantity of operations carried out at Haslar had in actuality increased. It was further noted that 80,000 – 120,000 patients visited Haslar hospital each year, with concern expressed that when services were moved to the War Memorial hospital there would be a significant negative impact on traffic and the surrounding highways and consequently the profitability of businesses positioned in the town centre. Councillor Edgar advised the Board that he had received a number of complaints from residents regarding the relocating of the War Memorial GP Surgery to Bury Road last year.

Members asked Councillor Edgar for his opinion on the Travel Assessment provided by the PCT and were advised that he believed the projected increase in traffic of only 17 vehicles a day to be fanciful. He added that although the removal of phlebotomy appointments to surrounding GP Surgeries would ease pressure on the highways, there had been increasing speculation that phlebotomy appointments would have to return to the hospital in the future, a position that the PCT themselves acknowledged to be unacceptable considering the huge number of vehicle movements that would result in each day. Officers clarified some of the traffic movement figures for Members and advised that the application would not be acceptable without a Travel Plan, which was yet to be received, and as such a condition to this effect was written into the report of the Development Services Manager.

Members were concerned that there was no Travel Plan provided with the application even though a decision on two of the applications in question had been deferred at the 17 July 2007 Regulatory Board meeting pending the submission of a Transport Assessment and Travel Plan. The Board indicated at the time that until such information was available they would not be prepared to consider the applications. As there was still no Travel Plan

available Members were not minded to approve the application, nor were they convinced on the accuracy of the information contained within the Traffic Assessment.

As Members were concerned there would be a detrimental impact on the traffic conditions in the locality, as well as being concerned about the quality of the Traffic Assessment and lack of the required Traffic Plan, Members were minded to refuse the application. It was therefore moved that the application be refused as it would have a detrimental impact on traffic conditions in the locality and the amenity of residents by reason of an increase in the use of the private car and a lack of adequate car parking provision, contrary to policies R/T2, R/T11 and R/DP1; a vote was taken and the application was refused.

RESOLVED: That planning applications K7022/15, K7022/16 and K7022/17 – Gosport War Memorial Hospital, Privett Road, Gosport be refused for the following reason.

- i. Insufficient information has been submitted to demonstrate that the development proposed, which will facilitate the re-provision of services at Gosport War Memorial Hospital following the closure of the Royal Hospital Haslar, will not have a detrimental impact on traffic conditions in the locality and the amenity of adjacent residents by reason of an increase in the use of the private car and a lack of adequate car parking facilities. As such the proposal is contrary to Policies R/T2, R/T11 and R/DP1 of the Gosport Borough Local Plan Review.

## **11 HISTORIC BUILDINGS GRANT OFFER**

**Note: Councillors Allen, Carter and Philpott declared Personal and Prejudicial interests in this item, left the meeting room and took no part in the discussion or voting thereon.**

Consideration was given to a report of the Development Services Manager (a copy of which is affixed in the Minute Book as Appendix 'B') requesting approval for the offer of an historic buildings grant towards the restoration of 10 windows in Court Barn Conservative Club.

RESOLVED: That the offer of an historic buildings grant to the Court Barn Conservative Club of £1,683 or 15% of the final costs, whichever is the lesser sum, be approved

## **PART II**

### **12 REPORT OF THE DEVELOPMENT SERVICES MANAGER**

The Development Services Manager submitted a report on applications received for planning consent setting out the recommendation in each case (a copy of which is affixed in the Minute Book as Appendix 'C').

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

**13 K3815/1 - ERECTION OF A FIRST FLOOR EXTENSION TO CREATE TWO 1 BEDROOM FLATS WITH ASSOCIATED PARKING AMENITY AREA CYCLE/BIN STORAGE AND SEPARATION OF FIRST FLOOR FLAT FROM SHOP AND ERECTION OF DORMER  
58 Southcroft Road Gosport Hampshire PO12 3LE**

Mr Lodge, 56 Southcroft Road, was invited to address the Board in objection to the application. Mr Lodge explained that he was not opposed to the principle of development on the site, but believed that the proposal to create two 1 bedroom flats was unacceptable at the location. He felt that the proposal would be out of keeping with the surrounding area and have negative highway implications with regard to the possible increase in traffic and the impact the development would have on established loading movements and the access of emergency services. Mr Lodge added that there had been confusion between local residents surrounding the application as some had recently been provided with plans by the applicant and were led to believe that the above proposal would not be put forward for consideration.

RESOLVED: That planning application K3815/1 – 58 Southcroft Road, Gosport be refused for the following reasons:

- i. The proposed development by reason of its design and density would result in an undesirable form of development out of keeping with the established pattern of development which would have a detrimental impact on the character and appearance of the area. As such, it is contrary to Policy R/DP1 and R/H4 of the Gosport Borough Local Plan Review.
- ii. The proposed development provides an insufficient level of parking which is likely to result in overspill parking in the adjoining roads to the detriment of highway safety. It does not therefore comply with Policy R/T11 of the Gosport Borough Local Plan Review.
- iii. The proposed first floor rear extension, by reason of its height, depth and overall mass would be detrimental to the amenities of the occupiers of the adjoining dwellings by reason of loss of light and outlook and overshadowing. As such, it would be contrary to Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.
- iv. The proposed dwelling would have no useable private amenity space contrary to the guidelines for residential development contained within Appendix B of the Gosport Borough Local Plan Review. It does not provide the required outdoor playing space or highway/infrastructure provision, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/OS8, R/T4 and R/DP3 of the Gosport Borough Local Plan Review.

**14 K5160/3 - CHANGE OF USE TO USE CLASS A5 AND ERECTION OF EXTERNAL EXTRACTION SYSTEM (CONSERVATION AREA)  
12 South Street Gosport Hampshire PO12 1ES**

Members were informed that the letter of objection referred to in the report of the Development Services Manager had been withdrawn. A letter of support had now been received which stated that the proposal was suitable as the premises were currently empty and the new owners would help enhance the local environment as well as helping to attract more custom to the area.

RESOLVED: That planning application K5160/3 – 12 South Street, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. The proposal will preserve the character and appearance of the Conservation Area and will not adversely affect the amenities of nearby residents through noise or smell generation or traffic and parking conditions in the locality. As such, the proposal complies with Policies R/DP1, R/S3, R/BH1, R/T11, R/ENV1 and R/ENV10 of the Gosport Borough Local Plan Review.

**15 K17527 – CHANGE OF USE FROM A1 TO A5 AND INSTALLATION OF EXTERNAL FLUE SYSTEM  
190 Nobes Avenue Gosport Hampshire PO13 0HY**

RESOLVED: That planning application K17527 – 190 Nobes Avenue, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed change of use is acceptable in this location. The development will not adversely affect the amenities of nearby residents through noise or smell generation or traffic and parking conditions in the locality. As such, the proposal complies with Policies R/DP1, R/S4, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

**16 K8250/30 - ERECTION OF SINGLE STOREY SIDE EXTENSION TO WEST ELEVATION, INSTALLATION OF AIR CONDITIONING PLANT AND ROOF MOUNTED PROTECTION RAILS, AND MINOR WORKS TO CAR PARK (as amplified by letter dated 27.03.08)  
Asda Stores Ltd Dock Road Gosport Hampshire PO12 1SH**

RESOLVED: That planning application K8250/30 –Asda Stores Ltd, Dock Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory

Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It will make a contribution to the local economy and will not be detrimental to the vitality or viability of the Town Centre. It is of an appropriate design and will not be detrimental to the visual amenities of the area or adversely affect the amenities of nearby residents through noise generation or impact on the car parking and servicing arrangements. Adequate provision is made for cycle parking. As such the proposal complies with Policies R/DP1, R/DP7, R/EMP3, R/S2, R/T3, R/T11, R/ENV1 and R/ENV10 of the Gosport Borough Local Plan Review.

**17 K4244/3 - ERECTION OF 2 NO.TIMBER BOAT STORAGE BUILDINGS TO REPLACE EXISTING BOAT STORAGE BUILDINGS TO BE DEMOLISHED (CONSERVATION AREA)  
St Mary's Junior Sailing Club Clayhall Road Gosport Hampshire**

**Note: Councillor Forder declared a Personal and Prejudicial interest in this item, left the meeting room and took no part in the discussion or voting thereon.**

Paul Dowsett, Chairman of the Sailing Club, was invited to address the Board in support of the application. Mr Dowsett wished to clarify that the intention of the proposal was not to facilitate an escalation of the service offered to the community. There were currently 50 members of the club and the new buildings were necessary purely to provide secure boat storage and protection from the weather. In answer to a Member's question, Mr Dowsett clarified that there would be no increase in use adding that the club was run by volunteers and was subject to strict health and safety requirements. The footprint of the buildings would be double the size of the existing as there was inadequate provision to store 15 boats at present, and there would be no noticeable increase in the height of the buildings.

Officers clarified that approving the application would in no way set a precedent for development on Stokesmead Field due to the nature of the proposal and because any future application for development on Stokemead Field would have to be considered on its own merits in the light of relevant planning policies at the time.

**RESOLVED:** That planning application K4244/3 – St Mary's Junior Sailing Club, Clayhall Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the proposal is an acceptable recreational use outside of the Urban Area Boundary and will not be detrimental to landward or seaward views, or the character and appearance of the coast, or the interests of nature conservation. The design of the buildings is appropriate and acceptable in this location and the development will preserve the character and appearance of the Conservation Area and its setting. As such, the development complies with Policies R/DP1, R/BH1, R/BH2, R/OS1, R/OS3, R/OS4, R/OS10, R/OS11, R/CH1 and R/ENV1 of the Gosport Borough Local Plan Review.

**18 K7888/4 - INSTALLATION OF REPLACEMENT SHOP FRONT WITH SECURITY GATE AND WINDOW GRILLS  
179 Forton Road Gosport Hampshire PO12 3HB**

**Note: Councillor Mrs Searle declared a Personal and Prejudicial interest in this item, left the meeting room and took no part in the discussion or voting thereon.**

RESOLVED: That planning application K7888/4 – 179 Forton Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the design of the development proposed is acceptable in this location and will not be detrimental to the visual amenities of the area. As such the proposal complies with Policies R/DP1, R/S5 and R/S9 of the Gosport Borough Local Plan Review.

**19 K15231/2 - REGULATION 3 - ERECTION OF BOW TOP FENCING AND PEDESTRIAN ACCESS GATE  
4 - 38 Trinity Close Haslar Road Gosport Hampshire PO12 1HP**

RESOLVED: That planning application K15231/2 – 4 – 38 Trinity Close, Haslar Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will not have a detrimental impact on the appearance of the building, the visual amenity of the locality or the amenities of the occupiers of adjoining properties. As such, the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

The meeting commenced at 6pm and concluded at 7.30pm

Chairman