

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 20 JANUARY 2009**

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

It was reported that, in accordance with Standing Orders, notice had been received that Councillor Beavis would replace Councillor Dickson for this meeting.

127 APOLOGIES

Apologies for inability to attend the meeting were received from the Mayor and Councillor Dickson.

128 DECLARATIONS OF INTEREST

- Councillor Allen declared a Personal and Prejudicial interest in item 7/1 (Felicia Park Community Park) and a Personal interest in item 7/6 (Site E2 Heritage Business Park, Gosport)
- Councillor Geddes declared Personal and Prejudicial interests in items 7/3 (Brewers Lane Streetworks, Gosport) and 7/8 (119 High Street, Gosport)
- Councillor Mrs Searle declared Personal and Prejudicial interests in items 7/4 and 7/5 (Unit 1 & 2 Camden Works, Jamaica Place, Gosport)
- Councillor Mrs Bailey declared a Personal and Prejudicial interest in item 7/6 (Site E3 Heritage Business Park, Gosport)

129 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 9 December 2008 be approved and signed by the Chairman as a true and correct record subject to an addition to the second paragraph of Minute 118 (40 Bury Road, Gosport) to read "... not the service road and it was therefore unlikely that any future proposals for residential development would be acceptable on this site".

130 DEPUTATIONS

It was reported that a deputation had been received on applications:

- K7022/20 & K7022/21 – Gosport War Memorial Hospital
- K15400/2 – Felicia Park Community Farm

131 PUBLIC QUESTIONS

No public questions had been received.

PART II

132 PLANNING APPLICATIONS AT GOSPORT WAR MEMORIAL HOSPITAL

Consideration was given to a report of the Development Services Manager which requested the Board to consider the following:

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

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

The Head of Development Control advised Members of the background to applications K7022/21 and K7022/20. At the meeting of the Board held on 11 November 2008, approval had been given to an application for the erection of a two storey detached GP Surgery (K7022/20), subject to the completion of a Section 106 agreement relating to the provision of a Travel Plan and the cessation of a 'drop in' phlebotomy service, the drafting of which was still in progress. Subsequently, application K7022/21 had been received relating to the construction of an ambulance/entrance canopy and the repositioning of 11 displaced parking spaces. This latter application would impact on the car parking for the GP Surgery and, as that application was not yet formally determined, it could be amended. The overall provision of car parking spaces would not change as a result of these proposed amendments and the revised car parking layout was indicated on the plan showing the proposed canopy.

Members were further advised that, whilst consideration was given to the proposed canopy and car park layout, consideration could also be given to a landscaping and lighting scheme for the car park area. Owners of neighbouring properties had expressed concern at light pollution and the anti social behaviour of people scaling the hospital walls and railings. The PCT had put forward additional landscaping proposals, including the use of spiky plants to reinforce the hospital boundaries. An amended lighting scheme was also proposed to address the issue of light spillage into nearby properties. However, although these proposals appeared satisfactory, there had been no opportunity to consult the owners of adjoining properties. Therefore, it was proposed that the approval of landscaping and lighting schemes were reserved by condition. An amended list of conditions for both applications was submitted to the Board for approval.

Mrs Ridley was invited to address the Board. She confirmed that she was the owner of a neighbouring property and was speaking on behalf of the residents of Newland Avenue and Richmond Road. Mrs Ridley advised that she had been unaware of the new road being constructed to additional car parking on the Hospital site as the site notice she had read had only referred to the GP Surgery. It was only on 9 January 2009 that she had been made aware that there would be a new road adjacent to the boundary with neighbouring properties when work commenced on site and trees and shrubs were removed. She had asked for work to cease but a large number of trees and shrubs had already been destroyed. Mrs Ridley circulated some 'before' and 'after' photographs for Members' information.

Mrs Ridley acknowledged that some of her concerns may be addressed by consultation on the lighting and landscaping schemes. Problems had been encountered by residents with youths damaging their cars by climbing on them in order to scale the walls and railings. There had been instances of drunken behaviour and vandalism by people congregating in the Hospital car park and then climbing the railings and walls. Mrs Ridley suggested that anti climb paint be applied to the railings and walls to deter this behaviour. The loss of the trees and shrubs would also increase light pollution to neighbouring properties and it was hoped that the new lights would face the hospital and be angled downwards so as not to impact on adjoining areas.

Neighbouring residents were concerned that the new road would increase noise and pollution to their properties and would become a 'rat run'. Mrs Ridley also requested that the two car parking spaces alongside the Birthing Unit be refused as it was feared these would cause pollution and noise to patients and also force the line of the road to go nearer to the northern boundary with the loss of more shrubs.

Mrs Ridley concluded by stating that she did not object to the new GP surgery but wished to see the shrubs maintained for security purposes and the problems with light pollution addressed.

In answer to a Member's question concerning the development of the new road into a 'rat run', Mrs Ridley advised that if the traffic lights at Bury Cross were congested, for example, due to a traffic accident, drivers would soon learn they could cut through the hospital grounds to avoid the junction. She considered signage alone to be inadequate and that a barrier would be required to prevent this happening.

Ms Hebden, Director of Capital Planning, Hampshire NHS PCT, was invited to address the Board. She advised that the PCT had intended to omit the ambulance/entrance canopy but had been advised during a health and safety review that it should be constructed. It would not only keep patients dry but would assist in orientating drivers and delineate between the drop-off point for patients and the car park areas, helping to prevent drivers from backing their vehicles past the minor injury unit.

Ms Hebden stated that she appreciated the confusion caused by the planning applications being presented in stages. The total car parking provision in the amended plans would not be changed. The rear of the hospital was secluded and lighting was poor which had resulted in problems with vandals, despite the use of CCTV cameras. Following the proposed development, this area would be in constant use by staff up until 12 midnight and would have better lighting. It was proposed that the lighting would be angled downwards. It was also proposed to provide prickly bushes to deter people from climbing the walls and railings and these would be planted as soon as possible in the spring. Ms Hebden stated that she would be pleased to discuss the planting and lighting schemes with local residents as it was vital to provide safe facilities.

In answer to a Members' questions, Ms Hebden confirmed that the new road would be a one-way system. The PCT would not want it to become a 'rat run' and would keep its usage under review. If necessary, bollards could be installed to prevent misuse. The safety of patients was of primary importance. She also confirmed that the Health and Safety expert had advised there would be no health and safety issues resulting from the car parking spaces alongside the Birthing Unit. If people reversed into the spaces it could result in fumes entering the building but they were designed to be used side on. Again, this would be monitored once the spaces were in use.

Councillor Chegwyn, Ward Councillor, was invited to address the Board. He stated that he supported the concerns of Mrs Ridley. Newland Road and Richmond Road had been quiet areas and there was a risk they would become less quiet. He had intended to request consideration be given to the screening of new lights but welcomed the new conditions tabled at the meeting as they addressed many of the concerns of residents.

Councillor Chegwyn considered that the potential problem of the new road becoming a 'rat run' should be addressed before the road opened. The traffic lights at Bury Cross had a short time change and drivers would be tempted to use an alternative short cut if available.

Councillor Chegwyn thanked the Head of Development Control for the assistance she had given to residents and the PCT in resolving the issues concerning the planting and the lighting schemes. She had visited the site a number of times and been most helpful.

In answer to a Member's question, the Head of Development Control confirmed that the roadway had not been referred to in the description of the original application for the GP Surgery. However, it showed clearly on the plans and was referred to in the documentation which had been available for public inspection.

Members expressed concerns over the possibility of the road being used as a short cut, even though it would be one-way and lead to a staff car parking area. The Development Services Manager assured Members that the amended Conditions 3 to both applications would ensure that adequate traffic management measures were agreed with the planning authority and were in place prior to the building being brought into use.

In answer to a Member's question as to whether all the external lighting on the site would be reviewed, it was confirmed that only the new lighting scheme could be considered.

RESOLVED: That :-

1. Planning applications K7022/21– Gosport War Memorial Hospital, Gosport, Hampshire be approved subject to the amendments to the conditions set out in the report of the Development Services Manager, for the following reasons:
 - 1.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 facilitate the improvement of a community health facility, have a neutral impact on the conservation area, will not adversely affect amenities of adjacent occupiers or parking and traffic conditions in the locality. It therefore complies with Policies R/BH1, R/CF1, R/T11, R/DP1, R/DP6 and R/ENV11 of the Gosport Borough Local Plan Review.

Amended Conditions

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.
Reason - To comply with Section 91 of the Town and Country Planning Act, 1990.
2. Details, including samples of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be carried out in accordance with the approved details.
Reason - To ensure that the external appearance of the building is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. The proposed revisions to the parking and access including measures for traffic management for the Gosport War Memorial Hospital site as a whole shall be carried out before the building hereby permitted is first brought into use in accordance with details submitted to and approved by the Local Planning Authority in writing and shall thereafter be retained and maintained in accordance with the details as approved.
Reason – To ensure that adequate provision is made for access and parking in accordance with Policy R/T11 of the Gosport Borough Local Plan Review.
4. Before works above slab level are commenced, or within such other period as may be agreed with the Local Planning Authority, the areas hatched black on the approved plans shall be planted with trees and shrubs of a size, density and species to be approved beforehand by the Local Planning Authority in writing. Any trees or shrubs which die, are removed or become seriously damaged or diseased in the first five years shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) in the next planting season.
Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/BH1, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

5. Before the building hereby permitted is first brought into use the lighting scheme shall be completed in accordance with a detailed specification, including heights of columns, measures to minimize light pollution, and lux levels, that has been submitted to and approved in writing by the Local Planning Authority.
Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/BH1, R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.
2. Planning application K7022/20 - Gosport War Memorial Hospital, Gosport, Hampshire be approved as amended subject to Section 106 agreement relating to the implementation of a Travel Plan and the cessation of the existing 'drop in' phlebotomy service and subject to the amended conditions set out in the report of the Development Services Manager, for the following reasons:
- 2.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 preserve the character and appearance of the conservation area and will not adversely impact on traffic conditions in the locality or amenities of adjoining occupiers. Adequate provision is made for parking and access. As such it complies with Policies R/CF1, R/BH1, R/DP1, R/DP6, R/T2, R/T3, R/T10, R/T11 and R/ENV11 of the Gosport Borough Local Plan Review.

Amended Conditions

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.
Reason - To comply with Section 91 of the Town and Country Planning Act, 1990.
2. Details, including samples of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be carried out in accordance with the approved details.
Reason - To ensure that the external appearance of the building is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. The proposed revisions to the parking and access including measures for traffic management for the Gosport War Memorial Hospital site as a whole shall be carried out before the building hereby permitted is first brought into use in accordance with details submitted to and approved by the Local Planning Authority in writing and shall thereafter be retained and maintained in accordance with the details as approved.
Reason – To ensure that adequate provision is made for access and parking in accordance with Policy R/T11 of the Gosport Borough Local Plan Review.

4. Before works above slab level are commenced, or within such other period as may be agreed with the Local Planning Authority, the areas hatched black on the approved plans shall be planted with trees and shrubs of a size, density and species to be approved beforehand by the Local Planning Authority in writing. Any trees or shrubs which die, are removed or become seriously damaged or diseased in the first five years shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) in the next planting season. Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/BH1, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

5. Before the building hereby permitted is first brought into use the lighting scheme shall be completed in accordance with a detailed specification, including heights of columns, measures to minimize light pollution, and lux levels, that has been submitted to and approved in writing by the Local Planning Authority.

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

133 REPORTS 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 attached in the Minute Book as Appendix 'A').

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

- 134 K15400/2 - RE-REGISTERED APPLICATION
ERECTION OF 43 DWELLINGS (6 ONE BED, 20 TWO BED, 15 THREE BED AND 2 FOUR BED) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING (as amended by letter dated 3.10.08, plans and additional supporting information received 6.10.08, ground investigation received 5.11.08, additional transport information received 19.11.08, amended drainage statement received 20.11.08, supporting ecological information received 21.11.08 and amended plans received 9.12.08 and 10.12.08)
Felicia Park Community Farm Sealark Road Gosport Hampshire PO12 4JR**

Note: Councillor Allen declared a Personal and Prejudicial Interest in this item, left the meeting room and took no part in the discussion and voting thereon.

Members were advised of amendments to the Development Services Manager's report. In the reasons for refusal paragraph 1 the words 'wholly' and 'alternative', which appeared twice, were proposed to be removed in order to make the wording more precise. In addition, as a satisfactory Unilateral Undertaking had now been received relating to the provision of affordable housing and the payment of a commuted sum towards open space, a Traffic Regulation Order and off-site transport infrastructure, reason for refusal 2 had been overcome

and was withdrawn from the recommendation.

Mrs Imber, Voluntary Liaison Officer for Felicia Park Urban Community Farm, was invited to address the Board. She advised that no objection had been raised concerning the development of the land as the Community Farm was not the owner. They had occupied Felicia Park on a three year renewable lease since January 2000 when they moved from former MOD land that they had occupied since 1983 when the farm was established. Barratt Homes had built a new farm complex for them and, during the 9 years they had been at Felicia Park the Directors had been most supportive, both as landlords and in giving financial assistance so that the Farm could continue to teach animal husbandry and care of the environment. Mrs Imber stated that it cost £20,000 a year to keep the animals and run the farm which was staffed entirely by volunteers. Should the farm have to move, an informal commitment had been given by Barratt Homes to find alternative land for the farm to continue in operation.

Mrs Imber drew attention to the fact that, should the application be approved, access by the public to certain areas of the site would still be available. As a conservationist, she was keen to see the land preserved. She concluded by thanking Barratt Homes and the Council for their support for the Community Farm and thanking the team of volunteers for their work over the past 26 years.

Mr Dunne of Barratt Southampton was invited to address the Board. He stated that the Gosport Borough Local Plan Review had taken place in 2006 at a time of economic prosperity. There was now a depression and so new economic rules should apply. The number of new homes being built was at its lowest rate since 1924. Mr Dunne quoted figures stating that Gosport was in need of approximately 990 affordable homes per year and that there was a chronic under supply. Other developments like Priddy's Hard had been put on hold due to the economic downturn.

Mr Dunne stated that there was no demand from Hampshire County Council for use of the land for educational purposes and therefore, according to the Local Plan it should revert to recreational use. The planned development would result in 43% of the site being available for recreational use. He considered that the needs of the community should be met in terms of affordable housing and that a balanced judgement should be made.

Councillor Chegwyn, as County Councillor for this ward, was invited to address the Board. He stated that he had an interest in education and was also Chairman of the Community and Environment Board. He acknowledged that there were people on the housing waiting list but he was not aware that 990 affordable homes were required each year in Gosport. The nearby hard surface sports pitch had been removed because of vandalism, so there was an ever greater need for open space in this vicinity. He considered the Community Farm to have been a great asset and praised the organisers for their hard work both in running the Farm and in raising funds, which was becoming increasingly difficult. He acknowledged the assistance that Barratt Homes had given to the Farm and the fact that they had had a good working relationship with the Council. However, he did not feel that the proposed development was appropriate on the Felicia Park site and would not blend in with the surrounding area. He suggested that consideration could be given to arranging a meeting with the Chief Executive and representatives of Barratt Homes to discuss the possibility of a land swap for the provision of affordable homes.

In answer to a Member's question, Mr Dunne said that he had obtained the figure of 990 affordable homes being required each year from the Housing Needs Survey 2007. Officers clarified that 2,700 houses were required within the Borough up to the period 2026.

Members were of the opinion that, even if Hampshire County Council had expressed no interest in the site, they were not the only provider of educational facilities and therefore the future use of the land for educational purposes could not be discounted. They also considered that if the proposed development were approved, the remaining open space was fragmented and could not be considered as recreational open space for use by the residents of Gosport. They felt that to allow development contrary to the designation in the Local Plan would create a dangerous precedent, particularly as Gosport was short of land for open spaces, recreational facilities and allotments.

RESOLVED: That planning application K15400/2 – Felicia Park Community Farm, Sealark Road, Gosport, Hampshire be refused for the following reasons:

- i That the proposal, being residential in nature, neither comprises, nor makes provision for, educational use, nor recreational/community facilities, contrary to Policy R/CF7 of the Gosport Borough Local Plan Review.
- ii That the proposal will introduce a non-recreational, urban use outside of the Urban Area Boundary and will have a detrimental impact on the function and visual and physical character of the Existing Open Space and the Coastal Zone contrary to Policies R/OS1, R/OS4, R/CH1 and R/DP1 of the Gosport Borough Local Plan Review.

**135 K4332/5 - CONVERSION OF THE WHEATSHEAF (PH) TO 2NO. ONE BED FLATS AND RETENTION OF TWO BED FLAT, ERECTION OF 1NO. THREE BED DETACHED HOUSE, A PAIR OF TWO AND THREE BED SEMI-DETACHED HOUSES AND 1NO, ONE BED FLAT OVER 3 GARAGES, PARKING AND REFUSE STORAGE (as amended by plans received 23.12.08)
The Wheatsheaf 225 Brockhurst Road Gosport Hampshire PO12 3AZ**

Members were advised that a further letter of objection had been received but that no additional issues had been raised.

Members expressed regret that this historic public house had closed but were pleased that the proposed development retained the character of the buildings. They noted that the amended plans had improved the car parking and garage facilities. In answer to a Member's question, it was confirmed that there was no restriction on vehicles being able to turn left or right onto Brockhurst Road when exiting the site.

RESOLVED: That planning application K4332/5 – The Wheatsheaf, 225 Brockhurst Road, Gosport, Hampshire be approved subject to Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and 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 at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. It will ensure the retention of a Local List building and its architectural character with the new properties reflecting the character of nearby historic buildings and enhancing its setting. The proposal will not have a detrimental impact on the amenities of neighbouring or prospective occupiers or highway safety. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/DP7, R/H4, R/BH5, R/T4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**136 K17641 - GPDO PART 24 CONSULTATION - ERECTION OF 12 METRE HIGH MONOPOLE TELECOMMUNICATIONS MAST WITH 3 GRP SHROUD ANTENNAS AND ONE EQUIPMENT CABINET
Brewers Lane Streetworks Junction Of Brewers Lane And Rowner Lane Gosport**

Note: Councillor Geddes declared a Personal and Prejudicial Interest in this item, left the meeting room and took no part in the discussion and voting thereon.

Members were advised that two letters of objection had been received raising concerns relating to the blocking of the site line for vehicles exiting Rowner Lane; the impact on the street scene; the effect on health; and impact on value of property. Officers confirmed that the impact on property values was not a planning issue and an ICNIRP certificate had been provided so health issues were not a consideration. No objection had been received from the Highway Authority and the impact on the street scene had been addressed in the report of the Development Services Manager.

Members acknowledged the necessity of installing telecommunications masts in order to provide the necessary coverage for mobile phone systems.

RESOLVED: That GPDO Part 24 Consultation K17641 – Brewers Lane Streetworks, Junction of Brewers Lane and Rowner Lane, Gosport, Hampshire be approved subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

- 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 siting and appearance are acceptable in this location in compliance with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

- 137 K2874/3 - DEMOLITION OF EXISTING BUILDING AND ERECTION OF TWO STOREY BUILDING COMPRISING 2NO. 1 BEDROOMED FIRST FLOOR FLATS, GROUND FLOOR OFFICE AND INTEGRAL PARKING (CONSERVATION AREA) (as amended by plan received 16.12.08)
Unit 1 & 2 Camden Works Jamaica Place Gosport Hampshire**

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

RESOLVED: That application K2874/3 – Unit 1 & 2 Camden Works, Jamaica Place, Gosport, Hampshire be approved subject to Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the payment of a commuted sum towards transport infrastructure, services and facilities and subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

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

- 138 K2874/4 - CONSERVATION AREA APPLICATION - DEMOLITION OF EXISTING TWO STOREY BUILDING (CONSERVATION AREA)
Unit 1 & 2 Camden Works Jamaica Place Gosport Hampshire PO12 1LX**

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

RESOLVED: That conservation area application K2874/4 – Unit 1 & 2 Camden Works, Jamaica Place, Gosport, Hampshire be approved subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

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

**139 K15833/18 - CHANGE OF USE FROM OFFICES (USE CLASS B1) TO DAY NURSERY (USE CLASS D1)
Site E2 Heritage Business Park Heritage Way Gosport**

Note: Councillor Mrs Bailey declared a Personal and Prejudicial Interest in this item, left the meeting room and took no part in the discussion and voting thereon. Councillor Allen declared a Personal interest in this item but remained in the meeting room and took part in the discussion and voting thereon.

Members were advised that an additional plan had been received clarifying the position of the building within the site boundary.

RESOLVED: That planning application K15833/18 – Site E2 Heritage Business Park, Heritage Way, Gosport, Hampshire be approved subject to Section 106 agreement relating to the payment of a commuted sum towards transport and highway improvements and subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

- 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 use is acceptable in this location and will provide additional employment opportunities. It will not therefore be harmful to the economic vitality or viability of Heritage Business Park and appropriate facilities are available for vehicular and bicycle parking and refuse storage. Provisions have been made for highway and infrastructure improvements and the proposal therefore complies with Policies R/DP1, R/DP3, R/EMP1, R/EMP3, R/EMP7, R/CF5, R/T3, R/T4 and R/T11 of the Gosport Borough Local Plan Review.

**140 K9820/3 - ERECTION OF SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION TO FORM STORE AND OFFICES
86 High Street Lee-On-The-Solent Hampshire PO13 9DA**

RESOLVED: That planning application K9820/3 – 86 High Street, Lee on the Solent, Hampshire be approved subject to Section 106 agreement relating to the payment of a commuted sum towards the provision of transport infrastructure and subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

- 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 of an appropriate design and acceptable in this location. There will be no adverse effect on the vitality and viability of the District Centre, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for transport infrastructure, car parking and cycle storage. As such the development complies with Policies R/DP1, R/DP3, R/DP7, R/S3, R/S7, R/T4 and R/T11 of the Gosport Borough Local Plan Review.

- 141 K4000/12 - CONVERSION OF UPPER FIRST AND SECOND FLOORS TO 2NO.FLATS (1 X 2 BED AND 1 X 1 BED) (CONSERVATION AREA) (as amplified by email dated 17.12.08)
119 High Street Gosport Hampshire PO12 1DU**

Note: Councillor Geddes declared a Personal and Prejudicial Interest in this item, left the meeting room and took no part in the discussion and voting thereon.

RESOLVED: That planning application K4000/12 – 119 High Street, Gosport, Hampshire be approved subject to Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the payment of a commuted sum towards the provision of transport infrastructure and subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

- i Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density for this particular location and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The development will be acceptable within the overall street scene and preserve the character and appearance of the Conservation Area, and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, transport infrastructure, cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/DP7, R/BH1, R/H4, R/S7, R/T4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

The meeting commenced at 6.00pm and concluded at 7.28pm

CHAIRMAN