

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 19 MAY 2009**

The Mayor (Councillor Mrs Searle) (ex-officio), Councillors Allen (P), Mrs Bailey (P), Carr (P), Carter (P) (Chairman), Forder, Geddes (P), Hicks (P), Hook, Miss West (P) and Wright (P).

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

7 APOLOGIES

Apologies for inability to attend the meeting were received from the Mayor, Councillor Hook and Councillor Forder.

8 DECLARATIONS OF INTEREST

There were no declarations of interest

9 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 21 April and 14 May 2009 be approved and signed by the Chairman as a true and correct record.

10 DEPUTATIONS

It was reported that deputations had been received on application:

- K17686 – Land Adjacent to 66-68 Crescent Road, Gosport

11 PUBLIC QUESTIONS

No public questions had been received.

PART II

12 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:

13 **K17673 - REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM 56-62 (Even Nos) & 73-85 (Odd Nos) Northway Gosport Hampshire PO13 0XF**

Members welcomed the following proposals for the installation of external wall cladding/insulated render systems on buildings throughout the Borough. The works would improve the carbon footprint of the buildings and enhance their appearance.

RESOLVED: That Regulation 3 application K17673 – 56-62 (Even Nos) and 73-85 (Odd Nos) Northway Gosport 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 development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

14 **K17674 - REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM 48 -54 (Even Nos) Northway Gosport Hampshire PO13 0XF**

RESOLVED: That Regulation 3 application K17674 – 48-54 (Even Nos) Northway, Gosport 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 development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

**15 K17675 - REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM
38 - 44 (Even Nos) Northway Gosport Hampshire PO13 0XF**

RESOLVED: That Regulation 3 application K17675 – 38- 44 (Even Nos) Northway, 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 development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

**16 K17676 - REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM
20-26 (Even Nos) & 39-51(Odd Nos) Northway Gosport Hampshire PO13 0XF**

RESOLVED: That Regulation 3 application K17676 – 20-26 (Even Nos) and 39-51 (Odd Nos) Northway, 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 development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

**17 K17677 - REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM
3-25 Northway Gosport Hampshire PO13 0XE**

RESOLVED: That Regulation 3 application K17677 –3-25 Northway, 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 development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

**18 K17683 - CHANGE OF USE FROM RETAIL SHOP (USE CLASS A1) TO COFFEE SHOP (USE CLASS A3)
Unit 1 83 - 93 High Street Lee-On-The-Solent Hampshire PO13 9BU**

This item was withdrawn from the agenda at the request of the Head of Development Services.

**19 K10187/1 - EXTENSION OF REAR GARDEN AND ERECTION OF REPLACEMENT BOUNDARY WALL (as amplified by plan received 05.05.09)
59 Hanbidge Crescent Gosport Hampshire PO13 0YD**

Members were advised that the applicant was in the process of purchasing the land but required confirmation of planning permission before completing this process.

Members agreed that it was a positive use for land that was sometimes problematic.

RESOLVED: That planning application K10187/1 – 59 Hanbidge Crescent, 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 garden extension as proposed is acceptable in this location and will not have a detrimental impact on visual amenity of the locality or highway and pedestrian safety. As such, the proposal complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

**20 K17686 - GPDO PART 24 CONSULTATION - REPLACEMENT OF EXISTING POLE OPPOSITE NO.66 WITH 9.45 METRE HIGH POLE AND PROVISION OF NEW 7.6 METRE HIGH POLE OPPOSITE NO.68 CRESCENT ROAD (CONSERVATION AREA)(ADJACENT TO LISTED BUILDINGS)
Land Adjacent To 66 And 68 Crescent Road Gosport Hampshire**

Councillor Edgar was invited to address the Board. He advised the Board that he welcomed the decision to refuse the application as the proposals would be detrimental to the Conservation Area.

In response to Members' questions, officers confirmed that the siting and appearance of the pole at the western end of The Crescent was acceptable because it was not adjacent to a Listed Building and was screened by a group of trees. However as the siting and appearance of the replacement pole

further east was unacceptable and approval for the siting and appearance of the two poles had been sought through a single application the recommendation was for refusal.

RESOLVED: That Part 24 Consultation application K17686 –Land Adjacent to 66 and 68 Crescent Road, Gosport, Hampshire be refused subject to the conditions set out in the report of the Development Services Manager, for the following reasons:

- i The replacement pole is considerably higher than the existing and will be viewed above the existing tree line and street lamps and appear as an over dominant feature in the street scene. Due to its close proximity to the Listed Buildings it will therefore have an unacceptable impact on their setting and on the special character and appearance of the Conservation Area and amenity of the area as a whole, contrary to Policies R/BH1, R/BH3, R/ENV13 and R/DP1 of the Gosport Borough Local Plan Review

21 ANY OTHER BUSINESS

Appeal Decision – K17593 8 Beaufort Close, Lee-on-the-Solent, Hampshire

Members were advised that the Inspector had allowed the appeal against the Council's refusal of this application. The urgent need to consider this item was a result of a requirement which the Planning Inspector had imposed by condition to complete a Section 106 agreement in respect of the Transport contribution before the use could commence.

The Inspector considered that the proposal would not adversely affect the amenity of local residents as in traffic movements would amount to approximately 13 visits in a two hour period but imposed a condition that no more than six children should be allowed to use the garden at any time.

The Inspector agreed that a payment of a commuted sum in lieu of the provision of off-site transport and highway improvements was necessary but reduced the amount payable to £460.

Authority was sought for the Borough Solicitor to complete the Section 106 agreement for the commuted sum.

RESOLVED: That authority be given to the Borough Solicitor to complete the Section 106 agreement.

The meeting commenced at 6.00pm and concluded at 6.17 pm

Regulatory Board
19 May 2009

CHAIRMAN