

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 28 MAY 2010**

The Mayor (Councillor Allen) (ex-officio), Chairman of the P & O Board (Councillor Hook) (ex-officio), Ms Ballard (P), Carter (Chairman) (P), Councillor Edwards (P), Henshaw (P), Hylands (P), Langdon (P), Ronayne (P), Councillor Scard (P) Miss West and Wright (P).

7 APOLOGIES

An apology for inability to attend the meeting was received from the Mayor.

8 DECLARATIONS OF INTEREST

Councillor Carter declared an interest in the following items;

- K17809 – Former MOD Playing Field, Manor Way, Lee-on-the-Solent,
- K11605/5 – No2 Battery, Stokes Bay Road, Gosport
- K17798 – Royal Clarence Yard Marina, Royal Clarence Yard, Weevil Lane, Gosport

9 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 20 April 2010, 29 April 2010 and 13 May 2010 be approved and signed by the Chairman as a true and correct record.

10 DEPUTATIONS

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

K17809 - Former MOD Playing Field Manor Way Lee-on-the-Solent Hampshire

K17798 - Royal Clarence Marina Royal Clarence Yard Weevil Lane Gosport Hampshire

K11605/5 – No2 Battery, Stokes Bay Road, Gosport

11 PUBLIC QUESTIONS

No public questions had been received.

PART II

12 REPORTS OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES.

The Director of Planning and Economic Development Services 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 K17809 - CHANGE OF USE OF LAND TO EQUESTRIAN USE AND RETENTION OF STABLE BUILDING (as amended by plan received 07.05.10 and email dated 18.5.10)
Former MOD Playing Field Manor Way Lee-on-the-Solent Hampshire**

Note: Councillor Carter declared a personal and prejudicial interest in items K17809, K11605/5 and K17798 left the meeting room and took no part in the discussion or voting thereon. Councillor Edwards chaired the meeting for the duration of the discussion and voting on these items.

Councillor Beavis was invited to address the Board. He advised that the land was an ex Ministry of Defence playing field that had been in the ownership of SEEDA since 2006. The Masterplan for the site was not scheduled to be released until later in 2010.

Councillor Beavis advised the Board that local residents did not object to the use of the site as a stable as it prevented it from becoming overgrown.

Councillor Beavis advised that a 'get out' clause had been included to ensure that the site would be vacated and available to SEEDA at any point that it was required.

In answer to a Member's question, the Board were advised that there were no planning grounds for granting temporary permission in this instance and sufficient provision was in place to ensure the use would not prejudice possible future, longer terms plans for the site.

RESOLVED: That application K17809 – Former MOD Playing Field, Manor Way, Lee-on-the-Solent, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 use and stable building are acceptable in this location and would not have a detrimental impact on the visual amenities of the area or the occupier of the neighbouring properties. As such, the development complies with Policies R/OS4 and R/DP1 of the Gosport Borough Local Plan Review.

14 K11605/5 – USE OF PREMISES AS DIVING HERITAGE MUSEUM (USE CLASS D1) (LISTED BUILDING) (as amplified by e-mail received

26.04.10)
No 2 Battery Stokes Bay Road Gosport Hampshire

Councillor Edgar was invited to address the Board as Ward Councillor.

He advised that he had been approached by the Historical Diving Society, with a view to finding suitable accommodation for a diving museum.

Councillor Edgar advised the Board that he had not received any objections to the proposals from local residents and that he would not be supporting the application if he felt it would be to the detriment of local residents.

Councillor Edgar concluded by advising the Board that he welcomed the proposal to bring a currently derelict historic building back into use.

RESOLVED: That use of premises application K11605/5 – No2 Battery Stokes Bay Road, Gosport, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 use as proposed will provide an important community facility for residents of the Borough. The site is located in an accessible location and the proposal will not have a detrimental impact on the historic or architectural character of the Listed Building, the visual amenity of the locality, the amenities of the occupiers of neighbouring residential properties, or highway and pedestrian safety. As such the proposal complies with Planning Policy Statement 25 (PPS25) and Policies R/DP1, R/BH3, R/OS1, R/OS2, R/CF1, R/CH1 and R/T11 of the Gosport Borough Local Plan Review.

15 K17798 – RELOCATION OF AND ALTERATIONS TO EXISTING PIERS AND PILES AND PROVISION OF 4NO. NEW PILES
Royal Clarence Marina Royal Clarence Yard Weevil Lane Gosport Hampshire

Tony Dye was invited to address the Board. He advised that Castle Marinas had purchased the Marina two years ago and were now seeking to reconfigure it.

Mr Dye advised that the proposal was seeking to increase the flexibility of use of the existing berths by different sizes of vessels, not to increase the overall number of berths.

Mr Dye concluded by advising that all transportation of materials to the site would be undertaken by sea.

RESOLVED: That application K17798 – Royal Clarence Marina, Royal Clarence Yard, Weevil Lane, Gosport be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services for the reason below:

- 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 acceptable in land use terms and will not be detrimental to landward or seaward views, or the visual amenities of the area, or the wider character and appearance of the coast, or the setting of any Listed Buildings, or the Royal Clarence Yard Conservation Area, or the interests of nature conservation. As such, the development complies with Planning Policy Statement 9 and Policies R/DP1, R/BH1, R/BH3, R/OS1, R/OS11, R/CH1 and R/CH5 of the Gosport Borough Local Plan Review.

**16 K5261/9 RETENTION OF & FURTHER WORKS INCLUDING ALTERATIONS TO THE ROOF, ERECTION OF FRONT ENTRANCE CANOPY, CANOPY OVER REAR PLAY AREA, COVER OVER CYCLE STAND & INSTALLATION OF 6NO. ROOF LIGHTS & 2NO. FIRST FLOOR REAR WINDOWS (AMENDMENT TO CONSENT K5261/8)
13 High Street Lee-On-The-Solent Hampshire PO13 9BS**

RESOLVED: That application K5261/9 – 13 High Street, Lee-on-the-Solent be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 under consideration, by reason of its design and siting, will not have a detrimental impact on the visual amenity of the locality or the amenities of the occupiers of the neighbouring properties. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

**17 K17075/1 - EXTENSION TO EXISTING BMX TRACK WITHIN EXISTING FOOTPRINT TO INCLUDE INSTALLATION OF METAL RACE PENS AND LEVELLING OFF AND REGRADING OF PART OF NORTH EMBANKMENT (as amended by additional information received on 14.05.10 and 17.05.10)
BMX Track Grange Road Gosport PO13 8AS**

Members welcomed the proposal and recognised its importance in supporting the BMX track to become one of the top facilities in the country.

Members expressed concern that when the track was in use there were often a large number of cars parked on the public highway and adjacent grass verges. This, in addition to vehicles queuing for the household waste recycling centre, created a hazard for drivers.

Members were advised that car parking provision was not a consideration for this application as the proposed alterations to the skate park were unlikely to create significant additional vehicle movements to the site.

Members were advised that an Event Management Plan would be put in place for all larger events taking place at the site and this would include temporary car parking provision.

RESOLVED: That application K17075/1 –BMX Track, Grange Road, Gosport, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services for the following reason:

- i. That under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in terms of the impact on the character of the area, neighbouring properties, highway safety and ecologically sensitive areas. The proposal will enhance the existing facility and accords with policies R/OS2, R/OS4, R/OS5, R/OS12, R/OS13, R/DP1, R/T2, R/BH8 and R/ENV5 of the Gosport Borough Local Plan Review.

**18 K11014/2 - REGULATION 3 - REMOVAL OF CONDITION 6 OF K11014 RELATING TO AGE RESTRICTION
2-18 (inclusive), 20 & 21 Hoylake Close Gosport Hampshire PO13 0EX**

RESOLVED: That Regulation 3 application K11014/2 –2-18 (inclusive) 20 & 21 Hoylake Close, Gosport, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 removal of the planning condition is acceptable and would not have a detrimental impact on highway or pedestrian safety. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

**19 K7961/3 – REGULATION 3 - REMOVAL OF CONDITION 3 OF K7961/2 RELATING TO AGE RESTRICTION
5 - 16 Fleet Close Gosport Hampshire PO13 0DR**

RESOLVED: That Regulation 3 application K7961/3 – 5-16 Fleet Close, Gosport, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 removal of the planning condition is considered to be acceptable and would not have a detrimental impact on highway safety. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

**20 K9196/2 - REGULATION 3 - REMOVAL OF CONDITION 3 OF K9196/1 RELATING TO AGE RESTRICTION
14 – 24 (evens) James Close Gosport Hampshire PO13 0TS**

RESOLVED: That Regulation 3 application K9196/2 – 14-24 (evens) James

Close Gosport Hampshire PO13 0TS be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 removal of the planning condition is considered to be acceptable and would not have a detrimental impact on highway safety. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

**21 K7289/2 - CHANGE OF USE OF EXISTING 3 BEDROOM FLAT (C3) AT FIRST FLOOR LEVEL TO SURGERY SPACE FOR DENTISTS (D1) AND INTERNAL ALTERATIONS AT GROUND AND FIRST FLOOR LEVEL, AND REMOVAL OF 1NO.GROUND FLOOR WINDOW ON SOUTH EAST ELEVATION (as amplified by additional information received on 28.04.10)
333 Fareham Road Gosport Hampshire PO13 0AB**

Members were updated that, to reflect the correct opening times of the surgery, condition 6 would need to be amended to read:

The premises shall not be open to the public outside of the following opening hours: 08.30-17.30 Monday to Friday.

RESOLVED: That application K7289/2 – 333 Fareham Road, Gosport be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services for the following reason:

- i. That having due regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in terms of impact on the character of the area, neighbouring properties and highway matters and therefore complies with policies R/DP1, R/H6, R/CF1, R/T2 and R/T11 of the Gosport Borough Local Plan Review.

And subject to amended condition 6:

The premises shall not be open to the public outside of the following opening hours: 08.30-17.30 Monday to Friday.

**22 K2874/5 - ERECTION OF NEW HIGHER ROOF AND INTERNAL AND EXTERNAL ALTERATIONS TO PROVIDE 1NO. ONE BEDROOM FLAT, 1NO. ONE BEDROOM STUDIO FLAT, GROUND FLOOR OFFICE AND INTEGRAL PARKING (CONSERVATION AREA)
Unit 1 & Unit 2 Camden Works Jamaica Place Gosport Hampshire PO12 1LX**

RESOLVED : That application K2874/5 – Unit 1 and Unit 2 Camden Works, Jamaica Place, Gosport Hampshire be approved subject to the payment of a commuted sum towards the provision and/or improvements of an outdoor playing

space and subject to the payment of a commuted sum towards transport infrastructure, services and facilities and subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 development is acceptable in this location. Due to its appropriate design, density and layout, the development 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 parking and refuse storage. As such, the development complies with Policies R/DP1, R/BH1, R/BH2, R/H4, R/S3, R/S7, R/T11, R/OS8, R/DP3 and R/T4 of the Gosport Borough Council Local Plan Review.

**23 K17794 - REMOVAL OF FRONT BOUNDARY WALL AND LAYING OF PAVED HARDSTANDING AT FRONT OF PROPERTY (CONSERVATION AREA)
12 St Marks Road Gosport Hampshire PO12 2DA**

RESOLVED: That application K17794 –12 St Marks Road, Gosport be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services 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 development is acceptable. It will preserve the character and appearance of the Anglesey Conservation Area and will not have an adverse impact on highway or pedestrian safety. Appropriate provision has been made for surface water drainage. As such the development complies with Policies R/DP1, R/BH1, R/T11 and R/ENV4 of the Gosport Borough Local Plan Review.

**24 K17805 – REGULATION 3 – ERECTION OF SINGLE STOREY FLAT ROOF REAR EXTENSION WITH ASSOCIATED REAR ACCESS RAMP
16 Vian Close Gosport Hampshire PO13 0TX**

RESOLVED: That regulation 3 application K17805 – 16 Vian Close, Gosport, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services for the reason below:

- 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 is of an appropriate design and will not have a detrimental impact on the visual amenity of the locality or the amenities of adjoining residents. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan

Review.

**25 K17806 – REGULATION 3 – ERECTION OF SINGLE STOREY FLAT ROOF REAR EXTENSION WITH ASSOCIATED REAR ACCESS RAMP
67 Beryton Road Gosport Hampshire PO12 4RX**

RESOLVED: That regulation 3 application K17806 – 67 Beryton Road Gosport be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services for the reason below:

- 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 is of an appropriate design and will not have a detrimental impact on the visual amenity of the locality or the amenities of adjoining residents. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

**25 K17807 - REGULATION 3 - ERECTION OF SINGLE STOREY FLAT ROOF REAR EXTENSION WITH ASSOCIATED REAR ACCESS RAMP
62 Keyes Road Gosport Hampshire PO13 0JA**

RESOLVED: That regulation 3 application K17807 – 62 Keyes Road, Gosport, be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services for the reasons below:

- 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 is of an appropriate design and will not have a detrimental impact on the visual amenity of the locality or the amenities of adjoining residents. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

The meeting commenced at 5.30pm and concluded at 6.10pm

CHAIRMAN