

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 15 JUNE 2010**

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

26 APOLOGIES

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

27 DECLARATIONS OF INTEREST

Councillor Carter declared a personal and prejudicial interest in the following item;

- K9913/69 – Joint Services Adventurous Sail Training Centre (JSASTC) Haslar Road Gosport

28 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 28 May 2010 be approved and signed by the Chairman as a true and correct record.

29 DEPUTATIONS

It was reported that a deputation had been received on the following application:

K17775 – Unit D18, Heritage Business Park, Heritage Way, Gosport.

30 PUBLIC QUESTIONS

No public questions had been received.

PART II

31 REPORT 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:

**32 K17775 - CHANGE OF USE FROM INDUSTRIAL (CLASS B1/B2) TO MARTIAL ARTS TRAINING CENTRE (CLASS D2) (as amplified by letter received 11.05.10)
Unit D18 Heritage Business Park Heritage Way Gosport Hampshire PO12 4BG**

The Board were advised that a response had been received from Economic Prosperity who had indicated that whilst they would prefer an industrial use of the unit, the health benefits that the facility would provide were recognised. It was also acknowledged that there were currently a number of empty units and that the proposal would provide employment opportunities.

Mr Rogers was invited to address the Board. He advised that he had been trying to locate suitable premises for the club for a number of years and that community centres were becoming increasingly costly to hire.

He advised the Board that the club took children from the age of four years, there being no upper age limit. In addition to Martial Arts, children would be taught a healthy eating programme and the importance of respect and being trustworthy amongst other life skills.

The Board was informed that the club would be entering into a long term lease with a possible purchase opportunity.

RESOLVED: That application K17775 – Unit D18, Heritage Business Park, Heritage Way, 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 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. It will provide additional employment opportunities and will not be harmful to the economic vitality or viability of the Heritage Business Park. Appropriate facilities are available for vehicular and bicycle parking and refuse storage. As such, the proposal complies with Policies R/DP1, R/EMP1, R/EMP3, R/EMP7, R/CF8 and R/T11 of the Gosport Borough Local Plan Review.

**33 K8063/5 – CHANGE OF USE FROM (CLASS A2) TO AN AMUSEMENT CENTRE (SUI GENERIS) ON GROUND FLOOR WITH RETAINED SELF CONTAINED A2 USE (IN PART) AND CONVERSION OF UPPER FLOORS INTO 5NO. FLATS, INSTALLATION OF REPLACEMENT SHOP FRONT AND EXTERNAL ALTERATIONS (INCLUDING 1 NORTH CROSS STREET) (CONSERVATION AREA) (as amended by plans received 27.05.10 and 01.06.10)
19 High Street Gosport Hampshire PO12 1BX**

A Member expressed concern that although the proposal would bring a vacant building into use, it was for an amusement arcade, of which there were already a number on the High Street.

Another Member expressed the view that the proposal should be viewed favourably as it brought life to this section of the High Street and retained an element of A2 use. Officers clarified that there had been no change in policy since the earlier, similar schemes had been refused and then overturned on appeal.

RESOLVED: That change of use of application K8063/5 – 19 High Street, Gosport, be approved subject to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the conditions set out in the report of the Director of Planning and Economic Development Services for the following reason:

- 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 will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. The mix of uses proposed will not have a detrimental impact on the retail function of the town centre. The alterations to the building are an enhancement in this prominent location in design terms and they will enhance the appearance of the High Street Conservation Area. 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, cycle and refuse storage. As such, the development complies with Policies R/DP1, R/DP3, R/H4, R/BH1, R/S2, R/S3, R/S5, R/S7, R/S9, R/T4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

34 K9913/69 - ERECTION OF NEW MODULAR CLASSROOM BUILDING (CONSERVATION AREA)

Joint Services Adventurous Sail Training Centre (JSASTC) Haslar Road Gosport Hampshire PO12 2AQ

Note: Councillor Carter declared a personal and prejudicial interest in this item, left the meeting room and took no further part in the discussion or voting thereon. Councillor Edwards Chaired the meeting for the duration of item K9913/69.

A Member expressed the view that this was an appropriate training facility that would have no impact on the appearance of the area.

RESOLVED: That application K9913/69 – Joint Services Adventurous Sail Training Centre (JSASTC) Haslar 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 due regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development is acceptable in terms of the appropriateness of the design and the affect on the coast and highway safety. The proposal also preserves the character and appearance of the Conservation Area. The development therefore

complies with Policies R/DP1, R/CH1, R/BH1, R/BH8 and R/T11 of the Gosport Borough Local Plan Review.

35 ANY OTHER ITEMS

Members were advised that, in light of recent indicated changes to the planning system, Members would be provided with training as soon as the implications of the changes were clear.

The meeting commenced at 6.00pm and concluded at 6.30pm.

CHAIRMAN