

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 13 JULY 2010**

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

36 APOLOGIES

Apologies for inability to attend the meeting were received from The Mayor and Councillor Wright for whom Councillor Mrs Cully was a substitute.

37 DECLARATIONS OF INTEREST

Councillor Carter declared personal and prejudicial interests in the following items;

K9913/68 – Joint Services Adventurous Sail Training Centre (JSASTC) Haslar Road Gosport
K17788 – 36 St Mary's Avenue, Gosport

38 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 15 June 2010 be approved and signed by the Chairman as a true and correct record.

39 DEPUTATIONS

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

K17788 – 36 St Mary's Avenue, Gosport.

40 PUBLIC QUESTIONS

No public questions had been received.

PART II

41 HISTORIC BUILDING GRANT OFFER – 14 ANGLESEY ROAD GOSPORT

Members considered the report of the Director of Planning and Economic Development Services for an application for Grant Aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for restoration to sash windows, external doors and decorative stonework to 14 Anglesey Road, Gosport.

RESOLVED: That a grant offer of £1217.25 for restoration works to windows,

external doors and decorative stone work to 14 Anglesey Road, Gosport, be approved.

42 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:

43 K17788 - ERECTION OF TWO STOREY REAR EXTENSION AND FRONT ROOFLIGHT (as amended by plans received 09.06.10) 36 St Mary's Avenue Gosport Hampshire PO12 2HX

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 K17788.

Mr Mitchell was invited to address the Board. He advised that he resided at 34 St Mary's Avenue and distributed photographs to the Board and to Mr Galloway, the applicant.

Mr Mitchell advised the Board that he did not think that full consideration had been given to the objections of local residents, the main concern being the loss of light and amenity and the negative affect the proposal would have on the building line.

Mr Mitchell advised that the proposal would significantly reduce the morning sun to number 34 St Mary's Avenue and the evening sun to number 38 St Mary's Avenue.

Mr Mitchell felt that the proposal did not comply with policy R/DP1 of the Gosport Borough Council Local Plan Review and that it would be grossly overbearing and significant breach of the existing southern building line.

Mr Mitchell advised that the scale of the extension would create an unacceptable loss of light to the rear of his property and other neighbouring properties.

Mr Mitchell advised that the residents of St Mary's Avenue welcomed the applicant and his family, but felt that the proposal was misguided and unacceptable.

In answer to a Member's question, Mr Mitchell advised the Board that the residents felt that a conservatory similar to those on existing south facing properties in St Mary's Avenue would be an acceptable extension to the property

but not a large scale two storey development.

Mr Galloway was invited to address the Board. He advised that he was the applicant for the proposal and that as part of his preparations for the application he had undertaken extensive research and consultation to ensure that the proposal was acceptable.

He stated that he felt the design of the proposal was in keeping with the existing building. He also advised that the design of the roof had been amended to soften the appearance of the extension and minimise any reduction in light to neighbouring properties.

Mr Galloway advised that the proposal had been reduced in depth by 0.5 metres and that it was not unduly overbearing. He advised that the proposed extension would not be visible from St Mary's Avenue, was in keeping with the existing properties and was sympathetic to the privacy of its neighbours as it did not include side windows and was designed with velux windows in the roof.

Mr Galloway appreciated that the application would have some impact, but had ensured that the appropriate specialist advisors had been consulted to ensure that the plans were acceptable. This included a right to light survey, which had determined that the proposal was unlikely to create a significant loss of amenity.

Mr Galloway advised that the working hours of the construction workers would be normal working hours approximately 9am -5pm.

Mr Galloway concluded by advising the Board that he was completely refurbishing and modernising the property to create a family home and he reiterated that additional space was needed.

In answer to a Member's question, Mr Galloway advised that he had been attracted to the property for its location and potential. His family required a four bedroom home and the additional space was required to create this. He accepted that the garden and open space were an attractive feature, but reiterated that his family required additional space.

Councillor Forder, Ward Councillor for Anglesey was invited to address the Board. He advised the Board that he was representing the views of a number of constituents in objecting to the proposal.

Councillor Forder advised that he had previously served as a Member of the Regulatory Board and appreciated the work of the Development Control Officers and noted the quality of the reports.

He felt that whilst the Officer report presented the facts, the subjective opinion of local residents had not been fully considered. He also felt that the proposal did not comply with policy R/DP1 of the Gosport Borough Council Local Plan Review.

Councillor Forder advised that he felt that the proposal would create a significant

loss of amenity to neighbouring residents, particularly those at numbers 34 and 38 St Mary's Avenue. The Board were advised that the proposal was for a two storey 3.5 metre deep extension on the south facing side of the property. A number of the neighbouring properties used the rear, south facing rooms as the main living space as a result of the light afforded to them through their bay windows.

Councillor Forder acknowledged that the loss of light would be most significant in the early morning and in the late evening; however he felt that it was at these times that neighbours would most like to enjoy their gardens.

Councillor Forder advised that there were currently no rear extensions to the south facing properties in St Mary's Avenue and the only existing extensions were single story glass extensions. As a result of this, an attractive symmetry existed at the rear of the properties and should the proposal be approved, this would no longer be the case.

Councillor Forder advised the Board that he was concerned that approval of the proposal would set a precedent for future developments in St Mary's Avenue. He reiterated that he felt the proposal did not comply with policy RDP1 of the Gosport Borough Council Local Plan Review and was unwelcome by local residents.

RESOLVED: That application K17788 – 36 St Mary's Avenue, Gosport be deferred pending a site visit.

44 K9913/68 – DEMOLITION OF EXISTING BOAT HOIST DOCK AND CONSTRUCTION OF NEW STRUCTURE INCLUDING 2NO. FINGER PIERS SUPPORTED ON STEEL TUBULAR PILES (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 K9913/68.

RESOLVED: That application K9913/68 – Joint Services Adventurous Sail Training Centre, 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 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 development is acceptable in terms of the appropriateness of the design and the affect on the coast. The proposal preserves the character and appearance of the Conservation Area and will not have a detrimental impact on the interests of nature conservation, flooding, archaeology or highway safety. The development therefore complies with Policies R/DP1, R/CH1, R/BH1,

R/BH8, R/OS11, R/OS13 and R/T11 of the Gosport Borough Local Plan Review.

**45 K14302/6 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE STOREY BLOCK OF 7NO. FLATS AND ASSOCIATED CAR PARKING, DOUBLE GARAGE AND STORES (as amplified by bat report received 4.6.10)
47 Monckton Road Gosport Hampshire PO12 2BG**

Members were advised that an identical application for the site had been approved in 2005.

RESOLVED: That application K14302/6 – 47 Monckton Road, Gosport be approved subject 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 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 by reason of its design and siting is acceptable in this location. It will not have a detrimental impact on the visual amenity of the locality, the amenities of the occupiers of neighbouring properties, and will not interfere with existing access arrangements. Adequate provision is made for car parking, cycle parking, refuse storage, open space and highway and infrastructure improvement and there will be no impact on protected species. As such, the development complies with Policies R/DP1, R/T11, R/ENV2, R/ENV3, R/ENV4, R/OS13, R/OS8, R/DP3 and R/T4 of the Gosport Borough Council Local Plan Review.

**46 K17647/1 - REGULATION 3 - DEMOLITION OF EXISTING FERRY LANDING STAGE AND CONSTRUCTION OF A NEW FACILITY AND ASSOCIATED WORKS, ACCOMPANIED BY ENVIRONMENTAL STATEMENT - AMENDED DESIGN, PILING DESIGN AND INCLUSION OF UNDERGROUND DUCTS FOR INSTALLATION OF ELECTRICITY SUPPLY (AMENDED SCHEME TO K.17647)
Gosport Ferry Landing Stage Falklands Garden Gosport Hampshire**

Members were advised that the application was an amended proposal of a previously agreed application.

Concerns were expressed surrounding the pile driving and the impact that it would have on local residents, and that it would take place continually to ensure the works were completed promptly.

Members were advised that the conditions contained in the report ensured that pile driving could only occur between the hours of 9am and 5pm Monday to Friday, but that this could be strengthened by the amendment of the condition to ensure that no pile driving took place at anytime on Saturdays, Sundays or Bank

Holidays.

Members questioned the provision of the replacement service to be provided in relation to accessibility and capacity. The Board were advised of the proposed replacement facility. The Board were also advised that the provision of the replacement facility was not a planning consideration.

RESOLVED: That regulation 3 application K17647/1 – Gosport Ferry Landing Stage, Falklands Gardens, Gosport be approved subject to the conditions set out in the report of the Director of Planning and Economic Development Services and the amended condition 5 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 constitutes a sustainable form of development which will provide an integrated means of public transport to reduce use of the private car, provide an attractive facility in the coastal zone which promotes public access to the coast and includes measures to prevent impact on nature conservation interests and water quality, deter crime and reduce energy use. As such it complies with Policies R/DP1, R/T1, R/T7, R/CH1, R/CH5, R/OS11, R/ENV2, R/ENV10, R/ENV11, R/ENV12, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.
- ii And that condition 5 be amended to read as follows:

No piling shall take place other than between the hours of 9am and 5pm Monday to Friday and at no time on Saturday, Sunday and Bank Holidays unless otherwise agreed in writing with the local planning authority.

47 K8816/12 - REGULATION 3 - ERECTION OF NEW GRANDSTAND AND INSTALLATION OF TURNSTILES
Gosport Borough Football Club Privett Road Gosport Hampshire PO12 3SX

Members were advised that a letter of observation had been received. It welcomed the investment to the ground but expressed concern that, should the existing grandstand be demolished, houses in Privett Place would be overlooked by the new stand.

Members were advised that there was no indication within the current application that the existing stand would be demolished. Notwithstanding this, given the height of the new stand and its location on the eastern boundary of the site it would not result in unacceptable overlooking.

RESOLVED: That Regulation 3 application K8816/12 – Gosport Borough Football Club, Privett 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 enhance the existing facilities at this established recreational site. The development will not have a detrimental impact on the visual amenity of the locality, the amenities of the occupiers of neighbouring residential properties or parking and access arrangements. As such the proposal complies with Policies R/DP1, R/OS4, R/CF8 and R/T11 of the Gosport Borough Local Plan Review.

**48 K9750/4 - REGULATION 3 - CONVERSION OF FLATS 17 AND 18 INTO ONE NO SELF CONTAINED FLAT
Flat 17 - 18 Woodlands House Chestnut Walk Gosport Hampshire
PO12 4BE**

Members recognised that the alterations to convert the flats would be undertaken internally.

RESOLVED: That regulation 3 application K9750/4 – Flat 17-18 Woodlands House, Chestnut Walk, 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 proposed development is acceptable. It will result in an upgraded standard of accommodation and will not have a detrimental impact on existing parking arrangements, local traffic conditions or the amenities of adjoining residents. The proposal therefore complies with Policies R/DP1, R/H8 and R/T11 of the Gosport Borough Local Plan Review.

**49 K17641/1 - GPDO PART 24 CONSULTATION - ERECTION OF REPLACEMENT 15M HIGH TELECOMMUNICATIONS COLUMN (IMITATION TELEGRAPH POLE) AND EQUIPMENT CABINET
Highway Verge At Brewers Lane Gosport PO13 0JX**

Members were advised that the public consultation period had now expired and that there had been no response.

RESOLVED: That GPDO part 24 consultation K17641/1 – Highway Verge at Brewers 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 siting and appearance are acceptable in this location in compliance with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

**50 K16938/1 - GPDO PART 24 CONSULTATION - ERECTION OF 15M HIGH DUAL USER TELECOMMUNICATION COLUMN WITH SHROUDED ANTENNAS AND EQUIPMENT CABINET
Quay Lane Gosport Hampshire PO12 4LJ**

Members were advised that the public consultation period had now expired and that there had been no response.

RESOLVED: That GPDO part 24 consultation K16938/1 – Quay 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 siting and appearance are acceptable in this location in compliance with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

51 ANY OTHER ITEMS

The Head of Development Control advised Members of the procedure relating to the determination of a GPDO Part 24 Consultation.

Members were also advised that Planning Updates training had been arranged for Tuesday 27th July 2010.

The meeting commenced at 6.00pm and concluded at 6.55pm.

CHAIRMAN