

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 7 SEPTEMBER 2010**

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

64 APOLOGIES

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

65 DECLARATIONS OF INTEREST

There were none.

66 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 10 August 2010 be approved and signed by the Chairman as a true and correct record.

67 DEPUTATIONS

No deputations had been received.

68 PUBLIC QUESTIONS

No public questions had been received.

PART II

69 HISTORIC BUILDING GRANT OFFER – 36 BURY ROAD, GOSPORT

Members considered the report of the Borough Solicitor for an application for Grant Aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for replacement of 8 timber shutters and restoration work to fascia and soffit boards and lead work guttering at 36 Bury Road Gosport.

RESOLVED: That an offer of £451.09 (or 15% of the final cost whichever is the lesser sum) towards the cost of the replacement of 8 timber shutters and restoration works to fascia and soffit boards and lead work guttering at 36 Bury Road, Gosport be approved.

70 REPORT OF THE BOROUGH SOLICITOR

The Borough Solicitor 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:

**71 K12032/7 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2NO.REPLACEMENT DETACHED DWELLINGS AND 2NO.DETACHED DOUBLE GARAGES (CONSERVATION AREA) (as amplified by letter dated 16.06.10)
1A Alvercliffe Drive Gosport Hampshire PO12 2NB**

To clarify the comments received from Building Control, Members were advised that the installation of a sprinkler system was required as a hose from a fire appliance would not be able to reach all parts of the property.

RESOLVED: That application K12032/7 – 1A Alvercliffe Drive, 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 Borough Solicitor for the reason below:

- i That having regard to Section 38(6) of the Planning and Compensation Act 2004 and all other material considerations, the building in its current condition has no historic or architectural merit and does not contribute to the character of the Conservation Area. Detailed proposals have been approved for the redevelopment of the site and conditions will require that measures are put in place to ensure construction of the new buildings before demolition of the existing buildings takes place. As such the proposal complies with Policy R/BH2 of the Gosport Borough Local Plan Review.

**71 K12032/7 - CONSERVATION AREA APPLICATION - DEMOLITION OF EXISTING DWELLING (CONSERVATION AREA)
1A Alvercliffe Drive Gosport Hampshire PO12 2NB**

RESOLVED: That Conservation Area Consent be granted for application K12032/7 – 1A Alvercliffe Drive, Gosport be subject to the conditions set out in the report of the Borough Solicitor for the reason below:

- i That having regard to Section 38(6) of the Planning and Compensation Act 2004 and all other material considerations, the building in its current condition has no historic or architectural merit and does not contribute to the character of the Conservation Area. Detailed proposals have been approved for the redevelopment of the site and conditions will require that measures are put in place to ensure construction of the new buildings before demolition of the existing buildings takes place. As such the proposal complies with Policy R/BH2 of the Gosport Borough Local Plan Review.

**72 K11377/5 - CONVERSION OF EXISTING ROOF VOID TO PROVIDE ONE BEDROOM FLAT FOR EMPLOYEE/MANAGER OF AMUSEMENT ARCADE (CONSERVATION AREA)
5 Flower Buildings Marine Parade East Lee-On-The-Solent Hampshire
PO13 9LB**

Members were advised that an additional letter of representation had been received. It expressed concern that the application was for living accommodation on the south side of Marine Parade.

In addition, Members were advised that an issue had arisen between the applicant and the land registry. As a result, the applicant was not able to enter in to a section 106 agreement. Members were therefore requested to consider the following two additional reasons for refusal.

That:

- 1) The proposed development does not make adequate provision for outdoor playing space, contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.
- 2) The proposed development does not make adequate provision for transport infrastructure, services and facilities, contrary to policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

RESOLVED: That application K11377/5 – 5 Flower Buildings, Marine Parade East Lee-on-the-Solent be refused for the reason below:

- i This is an important historic building which retains the simplicity of design and elevation treatment appropriate to its industrial character. The proposal to place 9 roof lights in 3 groups of 3 roof lights within the roofscape and installation of a further single door would fundamentally change the appearance of this building so that it has a domestic character. It would therefore harm the special character of the building, the Conservation Area and visual amenities of the area, contrary to Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review and the principles set out in the Lee-on-the-Solent Conservation Area Appraisal.

And for the additional reasons;

- 1) The proposed development does not make adequate provision for outdoor playing space, contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.
- 2) The proposed development does not make adequate provision for transport infrastructure, services and facilities, contrary to policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

**73 K17595/2 - GPDO PART 24 CONSULTATION - ERECTION OF REPLACEMENT TELECOMMUNICATIONS COLUMN (IMITATION TELEGRAPH POLE) AND EQUIPMENT CABINET
Junction Of Forton Road And Anns Hill Road Gosport PO12 3AA**

Members were advised that the public consultation had expired and that no response had been received.

In addition, no response had been received from the Local Highway Authority. The proposal stood on the site of an existing telegraph pole and it was not anticipated that it would cause an obstruction to the highway.

RESOLVED: That no objection be raised to GDPO Part 24 Consultation K17595/2 – Junction of Forton Road And Anns Hill Road, Gosport subject to the conditions set out in the report of the Borough Solicitor 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 of the proposal are acceptable in this location in compliance with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

74 ANY OTHER ITEMS

Members were advised that following the recent Public Inquiry, the Secretary of State had agreed with the Planning Inspectorate's recommendation that planning permission be granted for planning application K.9316/7 for the restoration of Fort Gilkicker at Fort Road, Gosport, a Grade II* Listed Building and Scheduled Ancient Monument and its conversion to 26 dwellings, residents' stores and interpretation room.

The meeting commenced at 6.00pm and concluded at 6.12pm.

CHAIRMAN