

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 14 JUNE 2011**

The Mayor (Councillor Carter CR) (ex-officio), Chairman of the P & O Board (Councillor Hook) (ex-officio) (P); Councillors Allen (P), Mrs Bailey (P), Beavis (P), Geddes (P) Henshaw (P), Hylands (P), Langdon (P), Philpott (Chairman) (P), Ronayne (P), Scard (P), Smith (P) and Wright (P).

7 APOLOGIES

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

8 DECLARATIONS OF INTEREST

Councillors Allen, Beavis, Hook, Langdon, Philpott and Scard declared a Personal and Prejudicial interest in item K17939, 10 Mound Close.

9 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meetings held on 19 April 2011 and 19 May 2011 be approved and signed by the Chairman as true and correct records.

10 DEPUTATIONS

Deputations had been received on application K17939 – 10 Mound Close and K10583/5 63 The Avenue.

11 PUBLIC QUESTIONS

No public questions had been received.

PART II

12 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:

- 13 K10583/5 - CHANGE OF USE TO DAY CARE NURSERY (USE CLASS D1) (as amended by plans received 24.03.11).
Redclyffe House 63 The Avenue Gosport Hampshire PO12 2JX**

The Board were advised that the applicant, Mr Lay had made a deputation request but due to unforeseen circumstances he was unable to attend the meeting.

The Board were advised that, in light of the content of the deputation, Planning Officers recommended that the application be deferred pending further negotiations with the applicant.

Mr Lay's written deputation was read to the Board. It stated that he requested amendments to the planning conditions in the Officer's report. He requested that the nursery be allowed to open for a Saturday Club and that restricting the number of children using the premises to 60 would render the commercial viability of opening Redclyffe House as a nursery questionable. He requested that if there was to be a limit on the number of children allowed on the premises it should be 86. Finally the deputation advised that the restriction on the number of children allowed to use the garden be increased to 24 as this would represent one age group of children.

Members recognised that these requested amendments to the conditions would increase journeys to and from the proposal site. Members acknowledged that the application was for the same use class previously granted, but that an amendment to use as a nursery would create a different travel pattern to its previous use as a doctor's surgery.

Members requested that Fareham and Gosport PCT be contacted to establish if they held any traffic data for use of the site as a doctor's surgery. It was also requested that the details of the Travel Plan be confirmed, with the inclusion of the proposals for the increased numbers using the facility, before the application was reconsidered by the Board.

Members agreed that the application would need further to be the subject of further clarification and discussion before a decision could be made.

RESOLVED: That application K10583/5 – 63 The Avenue, Gosport, be deferred to a future meeting of the Regulatory Board pending further negotiations with the applicant.

**14 K17939 - ERECTION OF TWO STOREY REAR EXTENSION (as amended by plans received 06.04.11)
10 Mound Close Gosport Hampshire PO12 3QA**

Councillor Hook declared a Personal and Prejudicial interest in the item, left the room and took no further part in the discussion thereon.

Councillors Allen, Beavis, Langdon Philpott and Scard declared Personal and Prejudicial interests in the item, left the room and took no further part in the discussion or voting thereon. Councillor Ronayne chaired the meeting for this item.

Members were updated that one of the residents of 7 Mound Close had

withdrawn their objection to the application on parking grounds and that another resident of 7 Mound Close had written a letter of support for the application advising that it would be unfair to refuse the application as there were other properties in the Close with similar extensions.

Mrs Liff was invited to address the Board. She advised that they had purchased the property as, although it was smaller than an average detached family home, others in the Close had extended.

The Board were advised that the proposed extension did not have windows on the side elevations and would be constructed no closer to the properties at the rear of the house than existing extensions on neighbouring properties.

Mrs Liff acknowledged the concerns of neighbouring residents with regard to parking issues and advised that she had undertaken discussions with the builder to ensure that vehicles would not be parked inconsiderately or left unattended.

A member proposed a deferral of the application pending a site visit, this was put to the vote and was lost.

RESOLVED: That application K17939 – 10 Mound Close, Gosport be approved subject to the conditions 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 development as proposed is acceptable in this location. It is acceptable in design terms and will not have a harmful impact on the amenities of the occupiers of the neighbouring properties and, as such, complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

**15 K15426/1 - ERECTION OF TWO STOREY SIDE EXTENSION
4 Martin Close Lee-On-The-Solent Hampshire PO13 8LG**

Members were advised that the private road in question was a shared gravel drive that gave access to residents.

In answer to a Member's question, the Board were advised that the proposal was in keeping with the surrounding area as there was an existing mixture of property styles in the Close.

RESOLVED: That application K15426/1 – 4 Martin Close, Lee-on-the-Solent be approved subject to the conditions 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 development as proposed is acceptable in this location. It is acceptable in design terms and will not have a harmful impact on the amenities of the

occupiers of the neighbouring properties and, as such, complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

16 Any other items

Councillor Philpott advised the Board that he had great pleasure in being the first Chairman to congratulate Councillor Beavis on the award of his MBE in the Queen's Birthday Honour's List.

The meeting commenced at 6.00pm and concluded at 6.25pm.

CHAIRMAN