

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 10 JUNE 2014**

(The Mayor) (Councillor Ronayne)(ex-officio); Chairman of the P & O Board (Councillor Hook) (ex-officio), Councillors Allen (P), Bateman (P), Carter CR (P), Dickson (P), Ms Diffey, Farr (P), Hicks (P), Hazel (P), Mrs Hook (P), Jessop (P), Langdon (P), and Wright (P).

It was reported that in accordance with Standing Order 2.3.6, Councillor Hylands had been nominated to replace Councillor Ms Diffey for this meeting.

7 APOLOGIES

Apologies for inability to attend the meeting were submitted by The Mayor, Councillors Hook, and Ms Diffey.

8 DECLARATIONS OF INTEREST

- Councillor Mrs Hook declared a non pecuniary interest in Item 14/00104/FULL - 8 Elmhurst Road, Gosport (page 30-41 of the grey pages of the Report of the Borough Solicitor)
- Councillor Dickson declared a non pecuniary interest in Item 14/00104/FULL - 8 Elmhurst Road, Gosport (page 30-41 of the grey pages of the Report of the Borough Solicitor)

9 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 8th April 2014, be approved and signed by the Chairman as a true and correct record.

10 DEPUTATIONS

Deputations had been received on the following applications:

- Item 1 – 14/00151/DETS – 154 Fareham Road, Gosport
- Item 2 – 14/00152/ADVT – 154 Fareham Road, Gosport
- Item 4 – 14/00043/FULL – Unit 3-9 Venture Park, Fareham Road, Gosport
- Item 5 – 14/00104/FULL – 8 Elmhurst Road, Gosport

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.

RESOLVED: That the decisions be taken on each application for planning consent as detailed below:

**13 14/00151/DETS- DETAILS PURSUANT TO APPLICATION
13/00411/OUT - ERECTION OF DRIVE-THROUGH RESTAURANT
(CLASS A3/A5) AND DRIVE-THROUGH COFFEE SHOP (CLASS A3/A5)
WITH ASSOCIATED ACCESS AND CAR PARKING - LAYOUT,
APPEARANCE, SCALE AND LANDSCAPING (as amplified by plans
received 13.05.14 and email dated 14.05.14)
154 FAREHAM ROAD, GOSPORT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00151/DETS.

Members were advised that there were no updates.

Mr Grahame Lloyd and Mrs Sharon Moon were invited to address the Board.

Mr Lloyd advised that he was a resident of Fareham Road and that his main opposition to the application was the layout and scale of the development. Mr Lloyd advised Members that he felt the layout should be reconfigured so that the outside seating area was sited away from residential dwellings, minimising any impact on neighbouring properties.

Mr Lloyd expressed concerns that anti-social behaviour may be generated on the site and regarding the potential increase of traffic flow onto the A32 which may lead to traffic hold-ups with vehicles leaving Gosport turning right into Lederle Lane to use the drive-through.

Mr Lloyd concluded that he recognised the prime location of the site and the employment opportunities it would create for Gosport, but felt that the site was large enough for the restaurant to be better placed to the west side of the development as Barwell Lane was an industrial area and not residential.

Mrs Moon thanked the Board for the opportunity to speak. She advised that she was a resident of Lederle Lane and expressed concerns that the proposed drive-through would be in close proximity to her home.

Mrs Moon advised Members that she felt the development was incompatible with the surrounding residential area and that she and her family would suffer from overlooking and loss of privacy.

In summary, Mrs Moon advised that her main concern regarding this application was her property being adversely affected by car headlights, noise pollution, litter and waste and odour problems. Mrs Moon felt that a 6ft hedge or planting to shield the bungalow's privacy should be investigated.

Mr Harry Hutchinson, Director at Oceanic Estates was invited to address the Board whereby he advised that the application was for the approval of the Reserved Matters application relating to Layout, Appearance, and Landscaping following the approved Outline planning consent.

Members were advised that discussions had taken place with traffic consultants to address

residents' concerns regarding the impact the development may have on the A32 and it was considered, as contained in the Planning Officer Report that, the drive-through uses at the site could be delivered without harming the free flow of traffic on the A32.

Mr Hutchinson advised the Board that the prospective operators of the site were planning to meet residents on a one to one basis to address any concerns and issues.

Further to a Member's question, Mr Hutchinson advised that due to the frontage of the site being tapered it was not possible to switch the position of the two units and the proposed layout reflected the indicative layout submitted at Outline stage. It was confirmed that both the units were A3/A5 class usage.

Concerns were raised in relation to noise disturbance and the security of the site and it was suggested that car parking barriers, humps or the installation of gates be investigated to minimise any potential anti-social behaviour.

Members were advised that matters relating to lighting at the site were addressed by condition 13, page 15 of the Planning Officer's Report.

It was proposed and seconded that an additional condition be attached to the planning permission to address car parking security.

A vote was taken and it was agreed that delegated authority be given to the Head of Development Control, in consultation with the Borough Solicitor and Deputy Chief Executive, to determine an appropriately worded planning condition in minimise anti-social behaviour within the car park when the A3/A5 uses were not open to customers.

RESOLVED: That application 14/00151/DETS – 154 Fareham Road, Gosport, be approved subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive and additional condition referred to above.

**14 14/00152/ADVT - ERECTION AND DISPLAY OF 1 NO. NON-ILLUMINATED WALL-MOUNTED SIGN, 1 NO. NON-ILLUMINATED BANNER SIGN, 7 NO. INTERNALLY ILLUMINATED FASCIA SIGNS, 2 NO. INTERNALLY ILLUMINATED FREESTANDING SIGNS AND 12 NO. NON-ILLUMINATED FREESTANDING SIGNS (as amended by plan received 01.05.14)
154 FAREHAM ROAD, GOSPORT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/0152/ADVT.

Members were advised that there were no updates.

Mrs Sharon Moon was invited to address the Board whereby she expressed she had concerns with the proposed totem and banner signs immediately facing the bungalows in Lederle Lane. She advised Members that the totem sign would be visible from every window of her property and that the proposed banner sign would serve no purpose due to its location and was immediately opposite her driveway and that the signs were entirely unreasonable for the occupiers of Oaklands.

Mr Harry Hutchinson, Director at Oceanic Estates was invited to address the Board. He

advised Members that the applicant had reduced the size of the signs proposed and that the banner sign directly facing Lederle Lane would not be illuminated and would be sited 30 metres from the front elevation of the residential property, orientated at an angle to the front elevation of the site.

Members were further advised that the applicant recognised that the 2 internally illuminated signs on the eastern elevation of the building would face towards the residential properties in Lederle Lane and it had been agreed that the illumination of these signs would be turned off within thirty minutes of the restaurant closing.

Following the debate Members agreed that the sign directly facing Oaklands (sign 11) would have an adverse impact on the visual amenities of the area and the residential amenity of the occupiers of Oaklands.

It was proposed, seconded and subsequently voted on and agreed by the Board that a split decision be made that the signs be approved with the exception of sign 11 which was refused.

RESOLVED: That application 14/00152/ADVT – 154 Fareham Road be approved subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive with the exception of Sign 11 being refused for the following reason:-

1. By reason of its size and location, the advertisement would have an unacceptable impact on the visual amenity of the area and the residential amenity of the occupiers of nearby residential properties in Lederle Lane, contrary to Policy R/DP9 of the Gosport Borough Local Plan Review

**15 14/00153/FULL – CHANGE OF USE FROM A SHOP (CLASS A1) TO A DAY NURSERY (CLASS D1) (CONSERVATION AREA)
149-151 HIGH STREET, LEE-ON-THE-SOLENT, HAMPSHIRE**

Members were advised that the Applicant had withdrawn application 14/00153/FULL, 149-151 High Street, Lee-on-the Solent.

**16 14/00153/FULL - CHANGE OF USE OF PART OF GROUND FLOOR TO CAR VALETING (SUI GENERIS) AND EXTERNAL ALTERATIONS TO INCLUDE THE CREATION OF 2 NO. DOOR OPENINGS TO WEST ELEVATION AND 1 NO. DOOR OPENING TO SOUTH ELEVATION AND THE PROVISION OF ROLLER SHUTTER DOORS (as amended by plans received 04.04.14 and amplified by e-mail dated 04.04.14)
Unit 3-9 VENTURE PARK, FAREHAM ROAD, GOSPORT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00153/FULL.

Members were advised that there were no updates.

A local resident who had indicated that they wished to make a deputation did not attend the meeting.

Mr Chris Ward was invited to address the Board. He advised the Board that he was the

agent speaking on behalf of the applicants Coveva Ltd.

Mr Ward advised the Board that the site was relatively large, described as units 2-9 Venture Park. Units 3-9 were previously occupied by an engineering firm called Pneumax that included 2,250m² of floorspace.

Members were advised that the buildings were in a variety of ages and styles and up until 6 months ago prior to Coveva Ltd buying the site, were in very poor condition with large parts of the roofs leaking and substantial parts inside unusable.

Members were advised that the applicants main business was importing, storing and distributing products used for cleaning cars and that this application would use a small part of the overall main building as a car wash and valeting area.

Mr Ward further advised that the entrance would be accessed from Bedenham Lane with two exit doors onto the forecourt.

In response to a Member's question, Mr Ward advised that cars approaching a car wash would not be driving at speed, were low in number and the majority were small vehicles – significantly less than when the site was in industrial use.

In summary, Mr Ward advised that the proposal accorded with the Local Plan and would enhance employment opportunities within Gosport. He further advised that no dissenting issues had been raised from the Highways and Environmental Health Authorities and urged the Board to approve this investment into Gosport.

RESOLVED: That application 14/00153/FULL – Unit 3-9 Venture Park, Fareham Road, Gosport be approved subject to the conditions in the Report of the Borough Solicitor and the Deputy Chief Executive.

**17 14/00104/FULL - DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF 2 NO. THREE BEDROOMED, SEMI-DETACHED DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING, CYCLE AND REFUSE STORES AND LANDSCAPING (CONSERVATION AREA) (as amplified by information received 20.03.14 and 20.05.14 and as amended by plans received 08.04.14)
8 ELMHURST ROAD, GOSPORT**

Councillors Mrs Hook and Dickson declared a non pecuniary interest in this item; they left the room, and took no part in the discussion or voting on this application.

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00104/FULL.

Members were advised that there were no updates.

Mr Robert Ward and Mr Robert Tutton were invited to address the Board.

Mr Ward advised Members that no consultation had taken place with developers and that the site directly overlooked his property having an adverse impact to his privacy if approval was given.

Mr Ward expressed concern at the loss of trees, potentially having a harmful impact on local wildlife, and felt that Tree Preservation Orders should be put in place to retain the distinct character of Stoke Road.

In conclusion, Mr Ward advised Board Members that the loss of three on-street car parking spaces would have an impact on visitors and put increased pressures on the already congested on-street car parking. Mr Ward requested that a site visit be carried out to examine all issues.

Mr Robert Tutton was invited to address the Board. He advised that the proposed application failed to consider the heritage assets and felt that this application would impact the character and appearance of the Conservation Area.

Mr Tutton further advised that the loss of 8 kerb side parking spaces would have an overall impact on the surrounding area and did not comply with the Council's Supplementary Planning Document.

Mr Tutton requested that a site visit be carried out to undertake an assessment of the proposal.

Mr Chris Flint was invited to address the Board and confirmed that he was speaking on behalf of the applicant.

Mr Flint advised the Board that extensive consultation had taken place with Development Control Officers and the Conservation Officer, taking into consideration the character and location of the site. He advised that the existing character and ecology of the site would remain concluding, that the proposal would have no significant impact on the appearance of the street or the amenities of adjoining and surrounding residents. Mr Flint further advised that the proposed dwellings were not backland development.

Further to a question from a Member, it was confirmed that a short stay car park was available within the local area. Unrestricted on-street car parking was also available along parts of Elmhurst Road.

RESOLVED: That application 14/00104/FULL – 8 Elmhurst Road, Gosport be approved subject to the payment of a commuted sum towards public open space; mitigation against recreational disturbance and transport Infrastructure, Services and Facilities and subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive.

18. 14/00012/FULL – RETENTION OF AND FURTHER WORKS FOR THE ERECTION OF A DETACHED DWELLING ON LAND ADJACENT TO FORT COTTAGE (CONSERVATION AREA) LAND ADJACENT TO FORT COTTAGE, CRESCENT ROAD, GOSPORT

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00012/FULL.

Members were advised that there were no updates.

RESOLVED: That application 14/00012/FULL – Land adjacent to Fort Cottage, Gosport be approved subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive.

**19. 14/00135/FULL – RETENTION OF DETACHED OUTBUILDING
23 KENNEDY CRESCENT, GOSPORT**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00135/FULL.

Members were advised that there were no updates.

RESOLVED: That application 14/00135/FULL – 23 Kennedy Crescent, Gosport be approved subject to the conditions in the report of the Borough Solicitor and Deputy Chief Executive.

The meeting concluded at: 19:20

CHAIRMAN