

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 21 October 2014 AT 6PM
*Subject to approval***

Chairman of the P & O Board (Councillor Hook), Councillors Allen (P), Bateman (P) , Carter (P), Dickson (P), Ms Diffey (P), Farr (P), Hicks, 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 Hicks for this meeting.

46. APOLOGIES

Apologies for inability to attend the meeting were submitted on behalf of the Mayor, Councillors Hook, and Hicks.

47. DECLARATIONS OF INTEREST

- Councillor Dickson advised that in respect of item 2 of the report of the Borough Solicitor and Deputy Chief Executive he had given an interview to The News with his views on the development so whilst he would remain in the room he would not take part in the debate or vote of the application.

48. MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 9 September 2014, be approved and signed by the Chairman as a true and correct record.

49. DEPUTATIONS

No deputations had been received.

50. PUBLIC QUESTIONS

No public questions had been received.

PART II

51. TREE PRESERVATION ORDER G.131 – EVERGREEN OAK TREE AT SINGLETON, FORT ROAD, GOSPORT

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting the Board to consider whether to confirm, confirm with modifications, or not to confirm Tree Preservation Order G.131 where a representation had been received.

Following discussions in relation to the maintenance of the tree the Head of Development Control clarified to Members that the Tree Preservation Order would protect the tree but would not preclude future works that may be required as an application for consent for such works would be considered at that time.

RESOLVED: That in accordance with the Town and Country (Tree Preservation) (England) Regulations 2012, and despite a letter of representation, the Board confirm Tree Preservation Order No G.131 relating to an Evergreen Oak tree at Singleton, Fort Road, Gosport.

52. 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:

**53. 13/00544/FULL - RETENTION OF AND FURTHER WORKS FOR THE ERECTION OF A TWO STOREY REAR EXTENSION AND SINGLE STOREY REAR EXTENSION
159 ELSON ROAD, GOSPORT, HAMPSHIRE, PO12 4AB**

Members were advised that the Officer's report had been withdrawn for this application. The Borough Solicitor and Deputy Chief Executive advised the Board that this item would be included in the next agenda for the Regulatory Board.

**54. 14/00420/FULL - DEMOLITION OF EXISTING HALL AND ANCILLARY ROOMS TO NORTH SIDE OF SITE AND CONVERSION OF BAPTIST CHURCH TO PROVIDE 4 NO. ONE BEDROOM FLATS AND 4 NO. TWO BEDROOM FLATS, ERECTION OF DORMER WINDOWS TO EAST AND WEST ELEVATIONS OF ROOF, INSTALLATION OF NEW AND ALTERATIONS TO EXISTING WINDOWS AND DOORS TOGETHER WITH ASSOCIATED CAR PARKING, CYCLE PARKING, BOUNDARY TREATMENTS AND LANDSCAPING (CONSERVATION AREA) (AS AMENDED BY PLANS RECEIVED 17.09.14 AND 3.10.14)
BAPTIST CHURCH 10-12 STOKE ROAD, GOSPORT, HAMPSHIRE, PO12 1JB**

Councillor Dickson advised that he had previously expressed his views on the development and he remained in the room but did not take part in the debate or in the voting thereon.

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00420/FULL.

Members were advised that there were no updates.

In relation to a Members question concerning compliance with planning conditions Officers advised that the applicant would be made aware of the requirements of the conditions attached to any permission granted and that development on the site would be monitored.

Following a Members question in relation to signage being erected at the entrance of the access road not being detailed in the conditions of the Planning Officer's report, the Borough Solicitor and Deputy Chief Executive clarified that this would be amended.

RESOLVED: That application 14/00420/FULL – Baptist Church, 10-12 Stoke Road, Gosport, be approved subject to the payment of a commuted sum towards public Open Space and the payment of a commuted sum towards the Solent Disturbance and Mitigation Project and that delegated authority be given to the Head of Development Control, in consultation with the Borough Solicitor and Deputy Chief Executive, to clarify the requirements relating to signage in the planning conditions and subject to the conditions in the Report of the Borough Solicitor and Deputy Chief Executive.

55. 14/00419/VOC – VARIATION OF CONDITION 2 OF PLANNING PERMISSION K5856/5 TO ALLOW ALTERATIONS TO THE APPROVED DRAWINGS, INCLUDING THE REMOVAL OF ROOF PARAPET, POSITION OF CHIMNEY AND AMENDED SITING OF GARAGE LAND ADJOINING 24 ASHBURTON ROAD, GOSPORT, HAMPSHIRE, PO12 2LJ

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00419/VOC.

Members were advised that there were no updates.

RESOLVED: That application 14/00419/VOC – 24 Ashburton Road, Gosport be approved subject to the conditions in the Report of the Borough Solicitor and Deputy Chief Executive

56. 14/00411/GR3 REGULATION 3 – REMOVAL OF CONDITION 2 OF PLANNING PERMISSION K11618 RELATING TO AGE RESTRICTION 27-59 BLACKTHORN DRIVE, GOSPORT, HAMPSHIRE, PO12 4AZ

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00411/GR3

Members were advised that there were no updates.

In relation to a Members question concerning why removal of the age restriction of the properties was being sought it was advised by the Borough Solicitor and Deputy Chief Executive that this information would need to be sought from the Housing Services Manager and that she would ask for an email to be circulated to Members of the Board addressing this point.

RESOLVED: That application 14/00411/GR3- 27-59 Blackthorn Drive, Gosport be approved.

57. ANY OTHER BUSINESS

Members were reminded by the Chairman that the Regulatory Board training was scheduled to take place on 8th November 2014 and that further details would be circulated shortly.

The meeting concluded at 6:19PM

CHAIRMAN