

**A MEETING OF THE REGULATORY BOARD  
WAS HELD ON 15 SEPTEMBER 2015 AT 6PM  
*Subject to Approval***

The Mayor (Councillor Farr) (ex-officio); Councillors Allen, Bateman (P), Carter (P), Dickson, Ms Diffey (P), Hicks (P), Hazel (P), Mrs Hook (P), Jessop, Langdon (P), Mrs Wright and Wright (P)

**It was reported that in accordance with Standing Order 2.3.6, Councillors Murphy, Philpott and Mrs Cully had been nominated to replace Councillors Allen, Dickson and Mrs Wright for this meeting.**

**31. APOLOGIES**

Apologies for inability to attend the meeting were submitted on behalf of The Mayor and Councillors Allen, Dickson and Mrs Wright.

**32. DECLARATIONS OF INTEREST**

Councillor Carter declared a personal interest in Item 6 of the agenda advising the Board that he was a Hampshire County Council Councillor.

**33. MINUTES**

**RESOLVED:** That the Minutes of the Regulatory Board meeting held on 21<sup>st</sup> July 2015, be approved and signed by the Chairman as a true and correct record.

**34. DEPUTATIONS**

Deputations had been received on the following items:

- Item 6 of the grey pages – 15/00221/FULL – Ds Smith Recycling, Cranbourne Industrial Estate.
- Item 7 of the grey pages – 15/00088/FULL – 4 The Coppice, Gosport

**35. PUBLIC QUESTIONS**

There were no public questions.

**36. HAMPSHIRE COUNTY COUNCIL CONSULTATION: 15/00382/HCC3  
CONSTRUCTION OF A NEW SOUTHERN SECTION OF NEWGATE LANE TO  
PROVIDE A NEW CONNECTION FROM NEWGATE LANE TO PEEL COMMON  
ROUNDBOUT TOGETHER WITH THE CONSTRUCTION OF A JUNCTION AND  
LINK ROAD TO ACCESS THE EXISTING ROUTE OF NEWGATE LANE  
LAND TO THE NORTH OF PEEL COMMON ROUNDBOUT, HAMPSHIRE**

**Councillor Carter declared a personal interest in this item; he remained in the meeting room and took part in the discussion and voting thereon.**

Consideration was given to the report of the Borough Solicitor & Deputy Chief Executive advising Members that a planning consultation had been received from Hampshire County Council as the Local Highway Authority, proposing to construct a new southern section to Newgate Lane, part of which was located within the Gosport Borough, to link to the upgrade to the northern section of Newgate Lane.

There were no updates to the report.

Following a Member's question in relation to noise disturbances from the new road layout the Planning Officer advised the Board that Hampshire County Council were proposing to provide acoustic barriers, through fencing and landscaping to ensure that noise issues were addressed.

A Member felt that consideration should be given to adequate signage for cyclists using the new road.

**RESOLVED:** That the comments set out at Paragraph 5.2 are sent to Hampshire County Council.

## PART II

### 37. REPORTS OF THE BOROUGH SOLICITOR & DEPUTY CHIEF EXECUTIVE

The Borough Solicitor & Deputy Chief Executive submitted a report on applications received for planning consent setting out the recommendation.

**RESOLVED:** That a decision be taken on each application for planning consent as detailed below:

38. **15/00271/FULL - CHANGE OF USE TO A FLEXIBLE USE FOR CLASS B1(b), CLASS B1(c), CLASS B8 INCLUDING CLASS B8 OPEN STORAGE AND SELF STORAGE AND CONTINUED SUI GENERIS USE FOR IMPORTATION, STORAGE AND PROCESSING OF PLASTIC, GLASS, STEEL AND ALUMINIUM (as amplified by additional information received 20.08.2015, 26.08.2015 and amended by drawing received 20.08.15)**  
**Ds Smith Recycling, Cranbourne Industrial Estate, Cranbourne Road, Gosport**

The Chairman advised the Board that she had concerns that with the noise generating uses proposed, the application did not include a noise impact assessment.

The Chairman also stated that given the location of the site close to residential properties it was important that the information be provided before the Board made a decision on the principle of the proposed uses.

Therefore, it was proposed that the application be deferred to allow the applicant to submit the information and that the application should be considered by the Regulatory Board once the information had been submitted and assessed by Officers.

**RESOLVED:** That application 15/00271/FULL be deferred.

39. **15/00088/FULL - RETENTION OF AND FURTHER WORKS FOR THE CONTINUED USE OF LAND AS GARDEN AND RETENTION OF BOUNDARY WALL**  
**4 The Coppice, Gosport**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00088/FULL.

Miss Hurst was invited to address the Board.

Members were advised that there were no updates.

Miss Hurst circulated a photo to Members detailing the garden of Number 4 The Coppice advising that this property was in close proximity to the Bus Rapid Transit Route, which was very intrusive and generated a lot of noise pollution.

Miss Hurst explained to Members that the front garden was more private usable space than the rear. Miss Hurst advised Members that she felt the design did not alter any original aspects of the property and would not have any effect on nearby residents.

Following a question from a Member, Miss Hurst advised that she would be approaching the Planning Department at a later stage to submit an application for the installation of gates to the existing driveway. Officers clarified that the proposed condition related to the erection of a gate within the pedestrian entrance to the front garden which was included within the application site boundary.

Councillor Murphy as Ward Councillor for Rowner and Holbrook advising Members that he was speaking on behalf of local residents that had raised concerns with the wall being constructed without planning permission, which had resulted in the use of a different coloured brick not matching existing neighbouring properties.

**RESOLVED:** That planning application 15/00088/FULL, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

40. **14/00491/DETS - DETAILS PURSUANT TO 12/00591/OUT- EIA - OUTLINE APPLICATION WITH ALL MATTERS RESERVED - MIXED USE DEVELOPMENT INCLUDING DEMOLITION AND PART DEMOLITION OF LISTED BUILDINGS AND BUILDINGS WITHIN A CONSERVATION AREA AND CONVERSION OF EXISTING BUILDINGS AND ERECTION OF NEW BUILDINGS TO COMPRISE 286 NO. RESIDENTIAL UNITS (CLASS C3); A CONTINUING CARE RETIREMENT COMMUNITY CONTAINING A 60NO. BED CARE HOME, COMMUNAL FACILITIES AND 244 NO. SELF-CONTAINED RETIREMENT UNITS (CLASS C2); OFFICES AND BUSINESS UNITS (CLASS B1); A HEALTH CENTRE (CLASS D1); HOTEL (CLASS C1); TEAROOMS AND RESTAURANT/BAR (CLASS A3/A4); CONVENIENCE STORE (CLASS A1); CHURCH, PUBLIC HALL AND HERITAGE CENTRE (CLASS D1) TOGETHER WITH ALTERATIONS TO EXISTING VEHICLE AND PEDESTRIAN ACCESS ARRANGEMENTS, OPEN SPACE PROVISION AND LANDSCAPING AND PARKING - DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PHASE 1 - DEMOLITION OF CROSSLINK AND GALLEY STORE ATTACHMENT AND CONVERSION AND REPAIR AND REFURBISHMENT OF MAIN HOSPITAL BUILDING AND REINSTATEMENT OF 2no. PAVILION BUILDINGS TO PROVIDE 136no. RETIREMENT UNITS (CLASS C2) WITH ANCILLARY SUPPORT FACILITIES WITHIN CONTINUING CARE RETIREMENT COMMUNITY CENTRE AND HEALTH FACILITY AND CONSTRUCTION OF UNDERGROUND CAR PARK, SURFACE CAR PARKING AND LANDSCAPING (LISTED BUILDINGS AND LISTED PARK IN A CONSERVATION AREA) (as amended and amplified by plans and information received 12.05.15, 30.07.15, 6.08.15, 10.08.15 and 28.08.15)**  
**Royal Hospital Haslar, Haslar Road, Gosport**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00491/DETS.

Members were advised that the noise insulation requirements between the self-contained care units would be dealt with under the Building Regulations but Officers were satisfied that adequate insulation could be achieved without impacting harmfully on the historic fabric of the Listed Building.

Following a Member's question regarding affordable housing on the development, it was clarified that the 40% affordable housing requirement was considered under the viability assessment for the Outline application.

A Member raised concerns regarding traffic congestion on Clayhall Road, Haslar Road and Haslar Bridge. Members were advised that traffic generation from the development and the impact on surrounding roads had been assessed and considered acceptable when the Outline application was approved.

**RESOLVED:** That planning application 14/00491/DETS, be approved and that authority be delegated to the Head of Development Control, in consultation with the Borough Solicitor and Deputy Chief Executive, to determine and impose appropriate conditions to include the following details and the timing of the submission for approval and implementation of the works in accordance with the approved details and timescale:-

- main entrance lobby and atrium, to include all materials and method of fixing for the proposed ramp, cover to the historic steps, lighting
- atrium glazing, glazed lantern and new glazing to each floor above the atrium
- staircases and wells and landings to F block
- proposed arched windows and doors at the two ends of the main facade
- full window survey for each block and details of proposed window styles and furniture, details of the windows to be refurbished and retained, location of and full details for the new windows and methods of insulation and upgrading and colour finish
- doors and door furniture for external doors and internal doors onto proposed communal spaces
- all extract grilles and flues
- external finish to all internal walls and internal doors, including skirting etc for D and E blocks
- arcade glazing
- details of the cantilevered walkway, new internal lifts and glazed enclosures and cycle and mobility shelters
- sound and fire insulation
- rainwater goods
- new pavilion link blocks
- new brickwork, method of bonding and pointing and mortar
- works to teak floors
- typical rubbed brick lintel
- stone cills
- method of lifting storing, restoring and reinstating stone bollards
- seats and vents, staircases and associated structures within the quadrangle
- railing and plinth along south-western side of quadrangle
- location and design of all new lighting
- design for interior doors, architraves, skirting etc to new apartments
- samples of all external hard surfacing materials and boundary treatment
- planting and maintenance schedules
- provision of the landscape scheme
- means of ensuring adequate visibility at the entrance and egress points to the car park
- provision of the car and cycle and mobility scooter parking for phase 1
- provision of the refuse storage and collection arrangements for phase 1 (refuse management plan)
- compliance with approved plans and details

**41. 14/00492/LBA - LISTED BUILDING APPLICATION - DEMOLITION, PARTIAL DEMOLITION, EXTENSIONS AND INTERNAL AND EXTERNAL ALTERATIONS TO FACILITATE CONVERSION TO RETIREMENT APARTMENTS (CLASS C2) WITH COMMUNAL FACILITIES AND HEALTH CENTRE (CLASS D1) AND CONSTRUCTION OF UNDERGROUND CAR PARK (LISTED PARK AND CONSERVATION AREA) (as amended and amplified by plans and information received 12.05.15, 30.07.15, 6.08.15, 10.08.15 and 28.08.15)  
Royal Haslar Hospital, Haslar Road, Gosport**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00492/LBA.

**RESOLVED:** That planning application 14/00492/LBA, be approved and that delegated authority be given to the Head of Development Control, in consultation with the Borough Solicitor and Deputy Chief Executive, to determine and impose appropriate conditions to include the following details and the timing of the submission for approval and implementation of the works in accordance with the approved details and timescale:-

- main entrance lobby and atrium, to include all materials and method of fixing for the proposed ramp, cover to the historic steps, lighting,
- atrium glazing, glazed lantern and new glazing to each floor above the atrium

- staircases and wells and landings to F block
- proposed arched windows and doors at the two ends of the main facade
- full window survey for each block and details of proposed window styles and furniture, details of the windows to be refurbished and retained, location of and full details for the new windows and methods of insulation and upgrading and colour finish
- doors and door furniture for external doors and internal doors onto proposed communal spaces
- all extract grilles and flues
- external finish to all internal walls and internal doors, including skirting etc for D and E blocks
- arcade glazing
- details of the cantilevered walkway, new internal lifts and glazed enclosures and cycle and mobility shelters
- sound and fire insulation
- rainwater goods
- new pavilion link blocks
- new brickwork, method of bonding and pointing and mortar
- works to teak floors
- typical rubbed brick lintel
- stone cills
- method of lifting, storing, restoring and reinstating stone bollards
- seats and vents, staircases and associated structures within the quadrangle
- railing and plinth along south-western side of quadrangle
- location and design of all new lighting
- design for interior doors, architraves, skirting etc to new apartments
- samples of all external hard surfacing materials and boundary treatment
- planting and maintenance schedules
- provision of the landscape scheme
- means of ensuring adequate visibility at the entrance and egress points to the car park
- provision of the car and cycle and mobility scooter parking for phase 1
- provision of the refuse storage and collection arrangements for phase 1 (refuse management plan)
- compliance with approved plans and details

**42. 15/00183/FULL - ERECTION OF 6 NO. TWO BEDROOM, 8 NO. THREE BEDROOM AND 8 NO. FOUR BEDROOM DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING AND WORKS TO BOUNDARY WALLS AND WALLS WITHIN THE BOUNDARY (CONSERVATION AREA) (as amended by additional information received 15.06.15 and 17.08.2015) Royal Clarence Yard, G1-G3 Block, Weevil Lane, Gosport**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00183/FULL.

Members were advised that since the publication of the report, a consultation response had been received from the Defence Infrastructure Organisation who had confirmed that they had no objection to the application.

Following a Member's question regarding adequate parking spaces for the dwellings, the Planning Officer advised that whilst the 38 car parking spaces proposed were 1.5 spaces below the requirements of the car parking supplementary planning document, it was considered acceptable given the sustainable location of the site, the acceptable internal layout and the unallocated parking arrangements.

**RESOLVED:** That planning application 15/00183/FULL, be approved subject to a Section 106 Agreement relating to no construction on the area known as NM4/5 (including the 16 dwellings permitted under 05/00217/FULL ON 02.02.06) and subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

43. **15/00184/LBA - LISTED BUILDING APPLICATION - REPAIRS TO, AND PART DEMOLITION OF BOUNDARY WALLS AND WALLS WITHIN THE BOUNDARY (as amended by additional information received 15.06.15 and 17.08.15)**  
**Royal Clarence Yard, G1 - G3 Block, Weevil Lane, Gosport**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00184/LBA.

Members were advised that there were no updates.

**RESOLVED:** That planning application 15/00184/LBA, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

44. **15/00221/FULL - ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY SIDE/FRONT EXTENSIONS, ROOF CANOPY AND ALTERATIONS TO ROOF INCLUDING INCREASE IN OVERALL HEIGHT (as amended and amplified by plans received 12.06.15 and 27.07.15)**  
**13 Rectory Close, Gosport, Hampshire, PO12 2HT**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00221/FULL.

Members were advised that there were no updates.

**RESOLVED:** That planning application 15/00221/FULL, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

45. **15/00311/FULL - CONTINUED USE AS WELLBEING SALON (CONSERVATION AREA)**  
**49 High Street, Gosport, Hampshire, PO12 1DF**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00311/FULL.

Members were advised that there were no updates.

**RESOLVED:** That planning application 15/00311/FULL be approved.

#### 46. **ANY OTHER BUSINESS**

Members were advised of the following appeals that had been submitted to the Planning Inspectorate for consideration. It was further advised that the applicants had requested that these be considered under the written representative procedure.

- The Former cordite Magazine
- 149 Forton Road

Members were also advised of the following appeals where the Inspector's decision was outstanding.

- Monckton Road
- Gomer Lane

The meeting concluded at 18:50

CHAIRMAN