

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 22 MARCH 2023**

Councillors Earle, Bradley, Bradley, Casey, Hammond, Scard and Gledhill

44. APOLOGIES FOR NON-ATTENDANCE

Apologies for non attendance were received from Councillor Chegwyn.

45. DECLARATIONS OF INTEREST

There were none.

46. MINUTES OF THE MEETING HELD ON 8 FEBRUARY 2023

RESOLVED: That the minutes of the meeting held on 8 February 2023 be signed as a true and correct record.

47. DEPUTATIONS - STANDING ORDER 3.4

There were none.

48. PUBLIC QUESTIONS - STANDING ORDER 3.5

There were none.

49. REPORT OF THE DEVELOPMENT MANAGER

Consideration was given to the report of the Development Manager detailing the planning application.

**22/00467/FULL - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 8NO.
DWELLINGS WITH ASSOCIATED PARKING, ROADWAYS AND LANDSCAPING
(CONSERVATION AREA) (as amended by plans received 03.03.23)
Hampson Car Sales Rowner Road Gosport Hampshire PO13 9UF**

Consideration was given to a report of the Development Manager detailing the application 22/00467/FULL.

The Board was advised that the site was located on the north side of Rowner Road and comprises a former car sales area and garage, which was also formerly a fuel filling station and within the Rowner Conservation Area. Adjacent, is Rowner Copse which is also a SINC - Site of Importance for Nature Conservation, which extends into the rear part of the site. The proposals are for the erection of 8 houses on the site with parking in front, with the existing accesses retained. No development was proposed in the SINC, although enhancements were proposed.

Update

The comments from Natural England within the report indicate that further information regarding mitigation is required. The details of the mitigation measures that are secured, are set out in the report and Natural England has confirmed that they are happy.

There is an error in the report as Conditions 12 and 13 are duplicates. Condition 12 should relate to the provision of details of the cycle storage, to accord with Policy LP23.

The recommendation remains unchanged subject to the replacement of condition 12, with a condition requiring the submission and approval of details of the cycle storage.

Members expressed concern that the existing trees would be protected and were advised that they would be protected through the duration of the work, with the tree protection condition proposed and the comments from The Woodland Trust regarding screening could be addressed by the proposed CEMP condition. The existing trees were mostly young and self seeded.

The Board was advised that the proposed bee bricks would be located on the front elevation and that there was no guarantee they would be used by the bees.

RESOLVED: That application 22/00467/FULL be approved subject the amended condition requiring the submission and approval of details of cycle storage.

50. ANY OTHER ITEMS

The Board was advised that it would likely be necessary to hold an extraordinary meeting of the Board on the 26th April 2023 to consider a planning applicant for ground lighting at Solent Airport (Daedalus) and the housing sites in Glebe Drive, Stoners Close and possibly Wheeler Close.

CHAIRMAN

Concluded at 6.09 pm