

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 31 AUGUST 2022**

The Mayor

Councillors Earle, Bradley, Casey, Hammond, Scard, Gledhill and Chegwyn (Substituting for Bradley)

15. APOLOGIES FOR NON-ATTENDANCE

Apologies for non attendance were received from Councillor Kirsten Bradley, who was substituted by Councillor Chegwyn.

16. DECLARATIONS OF INTEREST

There were none

17. MINUTES OF THE MEETING HELD ON 14 JULY 2022 AND 9 AUGUST 2022

RESOLVED: That the minutes of the meetings held on 14 July and 9 August 2022 be signed as a true and correct record.

18. DEPUTATIONS - STANDING ORDER 3.4

There were none

19. PUBLIC QUESTIONS - STANDING ORDER 3.5

There were none

20. REPORT OF THE DEVELOPMENT MANAGER

**20/00273/FULL- CONVERSION OF FIRST FLOOR TO 6NO TWO BEDROOM FLATS AND ALTERATIONS TO EXISTING ENTRANCE (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans received 28.10.20 and 08.02.21 and supporting information received 24,09,20 and 08.02.21)
Granary And Bakery Weevil Lane Gosport Hampshire PO12 1FX**

Consideration was given to a report of the Development Manager detailing application 20/00273/FULL

Officers provided an update to the report regarding K16713/1 referred to in para 2 of the site and proposals which should be the details pursuant application K16416, which was granted by this Council and not on appeal, as noted in the relevant planning history.

In answer to a Members question, Officers advised that they had no power to require the developer to fit out the application site to make it more attractive to potential future occupiers. Officers also advised they had no information available on whether the developer would prefer to rent or sell the space.

Officers hoped the developers would engage with the Council and Members were advised that there had been potential interest from the Arts Council, indicating other users may be looking for this type of space.

Members were supportive of the refusal and hoped the decision would be the same in the future if another application were made.

Members felt that the developer had not tried hard enough to attract other commercial interests, in this area and other vacant plots on the site, and needed to be encouraged to not only explore other types of business but also carry out the remainder of outstanding tasks in terms of parking, lighting, signage etc.

RESOLVED: That application 20/00273/FULL be refused on grounds that the proposed development would by reason of its design and layout, result in the unacceptable loss of the historic open plan character which would cause less than substantial harm to the significance and special interest of this Grade II* Listed Building and this harm is not outweighed by any public benefits, contrary to the NPPF and Policies LP10 and LP11 of the Gosport Borough Local Plan 2011-2029.

**20/00274/LBA- LISTED BUILDING APPLICATION- INTERNAL ALTERATIONS TO FACILITATE THE CONVERSION OF THE FIRST FLOOR TO 6NO TWO BEDROOM FLATS AND EXTERNAL ALTERATIONS TO EXISTING ENTRANCE (CONSERVATION AREA)(as amended by plan received 08.02.21) (amended plans and description)
Granary and Bakery Weevil Lane Gosport Hampshire PO12 1FX**

Officers provided an update to the report regarding K16713/1 referred to in para 2 of the site and proposals which should be the details pursuant application K16416, which was granted by this Council and not on appeal, as noted in the relevant planning history.

RESOLVED: That application 20/00274/LBA be refused on the grounds that the proposed development would by reason of its design and layout, result in the unacceptable loss of the historic open plan character which would cause less than substantial harm to the significance and special interest of this Grade II* Listed Building and this harm is not outweighed by any public benefits contrary to the NPPF and Policies LP10 and LP11 of the Gosport Borough Local Plan 2011-2029.

**21/00634/FULL- ALTERATIONS AND EXTENSIONS TO FORM ADDITIONAL STOREY AND ERECTION OF TWO-STOREY SIDE/FRONT EXTENSION (as amended by plans received 19.07.22 and amplified by plan received 27.07.22)
93 Clayhall Road Gosport Hampshire PO12 2AH**

Officers explained how changes to the proposed balcony design to set it back 2.3 metres from the building wall ensured that persons standing on the balcony had a restricted view of the neighbouring property.

Members were reassured that there was no increased demand for parking provision from the proposals and that the level indicated was compliant for the

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number of bedrooms and the widening of the driveway could provide improved access over the existing situation.

RESOLVED: That the application 21/00634/FULL be approved subject to the conditions in the report of the Development Manager.

21. ANY OTHER ITEMS

CHAIRMAN

Concluded at 6.16 pm