

**A MEETING OF THE REGULATORY BOARD  
WAS HELD ON 26 APRIL 2023**

The Mayor

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

**51. APOLOGIES FOR NON-ATTENDANCE**

There were none.

**52. DECLARATIONS OF INTEREST**

There were none.

**53. DEPUTATIONS - STANDING ORDER 3.4**

A deputation was received on item 22/00501/GR3 – Land at Stoners Close

**54. PUBLIC QUESTIONS - STANDING ORDER 3.5**

There were none.

**55. REPORT OF THE DEVELOPMENT MANAGER**

Consideration was given to the reports of the Development Manager requesting that consideration be given to the applications listed.

**22/00501/GR3 - REGULATION 3 - CONSTRUCTION OF SEVEN DWELLINGS (CLASS C3) WITH ASSOCIATED PARKING AND LANDSCAPING (AS AMENDED 22/03/2023)  
Land At Stoners Close Gosport Hampshire**

Elizabeth Loughrey was invited to address the Board.

She made a deputation as follows.

Firstly, one of the objections stated that previously planning permission was declined on the site due to fire concerns. Please can you confirm if this was the case or not. If so is the fire brigade approving it now due to a change in regulations or something you are doing to make it safer?

Secondly, your design comments note that your design policy is for a minimum of 28m between 3 storey and 2 storey properties however the space only allows for 27m not including conservatories. My conservatory, which is our playroom for our toddler, is roughly 4.5m long meaning the distance between my property and the proposed properties would be 22.5m, well below the minimum. The comments you have state that 27m should be okay as it is an urban area however 28m is your minimum therefore any less is below anyone's expectation in an urban area in Gosport. Therefore as this is below the minimum the overlooking and lack of privacy is obvious as your standards are there for a reason and that is reflective of it being an urban area and preserving family's right to a private life and any less would not do this.

Regulatory Board  
26 April 2023

Finally a personal plea, if the proposed buildings do go ahead please can we be granted right of way and a dropped curb into our back garden. This should have a minimal impact on the proposed gardens of the new homes as it's next to where this is already granted.

It was advised that the land was GBC owned and the access to the rear of the properties was over GBC land. Assessment had been undertaken as to the suitability for a drop kerb and the width of the alley was not sufficient to allow rear access. In addition the emergency services were consulted on each application.

Julie Smith addressed the Board she advised that this proposal was accompanied by others on additional sites that were proposals for high quality, much needed affordable housing. There were currently 600 families on the Gosport Borough Council's waiting list.

The properties were passive, designed to have low energy consumption and costs and would provide some much needed four bedroom properties.

In answer to a Member's question, it was reiterated to the Board that the potential for rear access had been considered but was not possible.

The Board was also advised that consideration would be given by the Highway Authority for amendments to the access from Tukes Avenue and any safety considerations that were required.

RESOLVED: That application 22/00501/GR3 be approved, subject to the conditions in the report of the Development Manager.

**22/00500/GR3 - REGULATION 3 - CONSTRUCTION OF FIVE DWELLINGS (CLASS C3) WITH ASSOCIATED PARKING AND LANDSCAPING  
Land At Wheeler Close Gosport Hampshire**

Members welcomed that the proposal would clean up the site.

RESOLVED: That application 22/00500/GR3 be approved subject to the condition in the report of the Development Manager.

**22/00503/GR3 - REGULATION 3 - CONSTRUCTION OF THREE DWELLINGS (CLASS C3) WITH ASSOCIATED PARKING AND LANDSCAPING FOLLOWING DEMOLITION OF EXISTING GARAGES (AS AMENDED 22/03/2023)  
Land At Glebe Drive Gosport Hampshire**

RESOLVED: That application 22/00503/GR3 be approved subject to the conditions in the report of the Development Manager.

**22/00322/FULL - DEMOLITION OF EXISTING OUTBUILDING AND GARAGE AND ERECTION OF DETACHED FOUR BEDROOMED DWELLING WITH DETACHED**

**ANNEXE, GARAGE AND ASSOCIATED LANDSCAPING (Conservation Area) (as amended by revised plans received 5.9.22 and revised plans received 4.11.22)  
83 Priory Road Gosport Hampshire PO12 4LF**

In answer to a Member's question, the Board was advised that consideration had been given to any flood defence required and that the property was considered to be a suitable distance away from the water and there was not anticipated to be an issue. Habitat assessment had been undertaken and there was nothing of concern.

RESOLVED: That application 22/00322/FULL be approved subject to the conditions in the report of the Development Manager.

**22/00524/FULL - INSTALLATION OF AN AIRFIELD GROUND LIGHTING SYSTEM AND ASSOCIATED WORKS INCLUDING TAXIWAY LIGHTING AND SIGNAGE, FORMING PART OF WIDER AIRFIELD GROUND LIGHTING SYSTEM EXTENDING INTO AIRPORT LAND WITHIN FAREHAM BOROUGH (SEPARATE FAREHAM PLANNING APPLICATION REF.P/22/1865/D3)**

It was confirmed that Natural England had no objection. The taxiway was in Gosport Borough Council Boundary, and the runway in Fareham Borough Council.

RESOLVED: That application 22/00524/FULL be approved subject to the conditions in the report of the Development Manager.

**56. ANY OTHER ITEMS**

There were none.

**CHAIRMAN**

Concluded at 6.25 pm