

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 23 OCTOBER 2024**

Councillors Earle, Bradley, Bradley, Casey, Scard, Hayes and Cox (Substituting for Hammond)

23. APOLOGIES FOR NON-ATTENDANCE

An apology for non attendance was received from Councillor Hammond.

24. DECLARATIONS OF INTEREST

There were none.

25. MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2024.

RESOLVED: That the minutes of the meeting on 4th September 2024 be signed as a true and correct record.

26. DEPUTATIONS - STANDING ORDER 3.4

There were none.

27. PUBLIC QUESTIONS - STANDING ORDER 3.5

There were none.

28. REPORT OF THE DEVELOPMENT MANAGER

Consideration was given to the reports of the Development Manager. The Board was advised that item 24/00041/FULL – 18 Rydal Road had been withdrawn from this agenda and would be considered at a later date.

**23/00427/FULL - DEMOLITION OF EXISTING COMMERCIAL BUILDING AND ERECTION OF DETACHED BUILDING TO FORM 31 FLATS WITH ASSOCIATED REFUSE AND CYCLE STORAGE, PARKING AND CHANGES TO GROUND LEVELS (as amended by plans received 02.01.24, 05.02.24 and 21.03.24 and supporting information received 18.01.24, 22.02.24 and 25.03.24)
Former Builders Yard 8 Brockhurst Road Gosport Hampshire PO12 3DE**

The Board was updated that the application site was the former Solent Bricks site located on Brockhurst Road, and adjacent to the Royal Mail Delivery Office. The site has been vacant for some time and is proposed to be allocated as residential development site in the emerging local plan. The proposals are for the erection of 31 flats with associated parking, utilising the existing access point from Brockhurst Road. The recommendation is grant permission subject to a legal agreement and conditions.

The Board was advised that the parking spaces would not be allocated and that there was options for the management company to increase electric vehicle provision this if it was deemed necessary. The Board was also advised that any potential issues with the bins could be conditioned with a waste management plan, if Members thought this was necessary.

Members welcomed the development on the site, and acknowledged that there was noise mitigation and acknowledged that the active hours on the Royal Mail site had reduced. It was also acknowledged that the site was previously busy as a builder's yard.

The Board was advised that any issues concerning the wall would either be the responsibility of the management company if that's where ownership lies, if it was the householder it would be their responsibility to negotiate any repair if required. A condition was proposed to deal with boundary treatments.

RESOLVED: That application 23/00427/FULL be approved subject to the conditions in the report of the Development Manager and subject to Section 106 agreement relating to the securing of mitigation to ensure the development is nutrient neutral and the securing of mitigation for increased recreational disturbance associated with the development.

29. ANY OTHER ITEMS

There were none.

CHAIRMAN

Concluded at 6.07 pm