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Regulatory Board
7 June 2023

A MEETING OF THE REGULATORY BOARD WAS HELD ON 7 JUNE 2023

Councillor Chegwyn (ex-officio) Councillor Bradley, Councillor Bradley, Councillor Casey, Councillor Earle, Councillor Gledhill, Councillor Hammond, Councillor Pepper (ex-officio) Councillor Scard.

1. APOLOGIES FOR NON-ATTENDANCE

There were none.

2. DECLARATIONS OF INTEREST

There were none.

3. MINUTES OF THE MEETINGS HELD ON 22 MARCH 2023 AND 26 APRIL 2023.

RESOLVED: That the minutes of the meetings held on 22 March 2023 and 26 April 2023 be signed as a true and correct record.

4. DEPUTATIONS - STANDING ORDER 3.4

A deputation was received on item 22/00381/FULL – 85 Priory Road.

5. PUBLIC QUESTIONS - STANDING ORDER 3.5

There were none.

6. REPORT OF THE DEVELOPMENT MANAGER

Consideration was given to the report of the Development Manager, detailing applications for consideration.

22/00381/FULL - DEMOLITION OF SINGLE STOREY BUILDINGS, ALTERATIONS TO 85 PRIORY ROAD AND ERECTION OF SEPARATE DWELLING WITH ASSOCIATED PARKING AND LANDSCAPING 85 Priory Road Gosport Hampshire PO12 4LF

Consideration was given to application 22/00381/FULL

Mr Elgie was invited to address the Board as the applicant. He advised that 85 Priory Road had been in his family for over 70 years and that there had been a significant amount of work undertaken to get the application to the point it was. He praised the work and professionalism of the planning officer and requested that the Board follow the recommendation made.

In answer to a Member's question, the Board was advised that the height of the proposal was similar in height to the existing building and to the recently approved neighbouring building.

Members felt the proposal would improve the location and that there would be no loss of light. There was no entitlement to any view and there were other backland developments within the area.

RESOLVED: That application 22/00381/FULL be approved, subject to the conditions in the report of the Development Manager.

22/00110/FULL - ERECTION OF SECOND FLOOR REAR EXTENSION AND CONVERSION OF BUILDING TO FORM 14NO. FLATS AND 1NO. SHOP, EXTERNAL ALTERATIONS WITH ASSOCIATED STORAGE (CONSERVATION AREA) (as amended by plans received 21.10.22 and 14.02.23 and supporting information received 09.01.23, 25.01.23 and 27.01.23)
111 - 112 High Street Gosport Hampshire PO12 1DU

Consideration was given to application 22/00110/FULL.

The Board was advised that there was a minor typographical update to condition 2, replacing plan B with plan C.

In answer to a Member's question, it was felt there would be no reason why residents could not apply for permits for the Council's car parks.

The Board was also advised that the Gosport Society had objected to the bin store on the original application and that a lot of work had been undertaken to improve this, including the removal of car parking and increasing cycling provision.

RESOLVED: That application 22/00110/FULL be approved, subject to a legal agreement and the conditions in the report of the Development Manager.

23/00102/TPO - FELLING OF 1NO. OAK TREE (TPO G.118)
2 Felicia Close Gosport Hampshire PO12 4FP

Consideration was given to application 23/00102/TPO.

The Board was updated that an additional letter of representation had been received from an existing objector on the following grounds.

- the recommendation does not follow legislation and does not take account of legal and social consequences;
- Oak trees with basal cavities can survive for long periods and provide wildlife habitat;
- the onus to provide evidence to support application for works to protected trees is on the applicant who has provided no robust evidence to support their application.

Regulatory Board
7 June 2023

The Planning Officer advised that the Council's Tree Officer had inspected the tree and agreed that the tree exhibited signs of healthy growth, however, he remains concerned for the integrity of the main union of the tree based on the amount of decay evident and considered that in this instance the proposed felling is appropriate.

The Board was advised that the tree would be required to be replaced and that it was the request for replacement was for a tree of 300mm wide was the largest ever requested. It was also conditioned that if the tree died within the first 5 years it would need to be replaced.

The Board recognised that the existing tree presented a safety issue and that this had to override the tree remaining in situ. The reason for decay had not been identified.

Members welcomed that the decision was made democratically by the Board rather than under a scheme of delegation, as this allowed for Members to be accountable for the decision making process.

RESOLVED: That application 23/00102/TPO be approved.

7. ANY OTHER ITEMS

The Board was advised that the appeal that had been submitted for the application on land to the rear of 7 Wych Lane had been decided by the Planning Inspectorate and been Allowed. The planning inspector did not agree with the reasons for refusal.

CHAIRMAN

Concluded at 6.19 pm

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