

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

26th July 2023

ITEMS WITH RECOMMENDATIONS

1. Copies of drawings and accompanying planning applications referred to in this schedule will be made available for inspection by Members from 5.00 pm immediately prior to the meeting. Unless otherwise advised, these plans will be displayed in the room in which the Regulatory Board is to be held.
2. The number of objections and representations indicated in the schedule are correct at the time the recommendations were formulated. Should any representations be made after this date, these will be notified to the Regulatory Board during the officer presentation.
3. An index of planning applications within this schedule can be found overleaf, together with a summary of each recommendation.

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02.	11- 12/1	23/00209/LBA	3 Crescent Road Gosport Hampshire PO12 2DH	Grant Listed Building Consent subject to Conditions

ITEM NUMBER: 01.
APPLICATION NUMBER: 23/00221/FULL
APPLICANT: Federated Hermes
DATE REGISTERED: 01.06.2023

CASE OFFICER:
Trevor Campbell-Smith

DEMOLITION OF EXISTING BUILDING AND ERECTION OF TWO BUILDINGS, FOR USE CLASSES E(G) (III) INDUSTRIAL PROCESS, B2 GENERAL INDUSTRIAL & B8 STORAGE AND DISTRIBUTION USES WITH ASSOCIATED CAR PARKING, CYCLING PARKING, SERVICE YARD AND LANDSCAPING.

Unit 700 Fareham Reach 166 Fareham Road Gosport Hampshire PO13 0FP

The Site and the proposal

1. The site lies at the western edge of the Fareham Reach Business Park, adjacent to Gosport Road (A32) on its eastern side. The site is currently occupied by an employment use and 161 car parking spaces. The Fareham Reach Industrial Estate is protected as employment land under Policy LP16 of the Gosport Borough Local Plan 2011-2029. The site is accessed off an internal road that leads to Gosport Road (A32).

2. This application seeks the demolition of the existing employment building on site and the erection of 1,857m² of flexible research and development, light and general industrial, and storage and distribution uses, with ancillary offices, associated car parking, and landscape planting. The proposed employment floor space will be comprised of 3 units within 2 buildings. The larger building, which will be subdivided into 2 units will be constructed in the demolished buildings place at the eastern end of the site. This building will measure 32 metres in width and 49 metres in depth and have an irregular planform. The building will have a shallow pitched roof largely hidden behind a parapet wall to a maximum height of 9.5 metres. The building will be clad with light grey, mid grey and anthracite cladding with anthracite grey windows and doors. The second building will be located at the western end of the site adjacent to the Gosport Road close to the main entrance, an area currently used for excess car parking. This building will measure 18.2 metres in width and 25.6 metres in depth and have a rectangular planform. The building will have a shallow pitched roof largely hidden behind a parapet wall to a maximum height of 8.5 metres. The building will utilise a similar palette of external facing materials to the larger building. Also proposed is a new weldmesh fence to the eastern boundary of the site and a repositioned pedestrian and vehicular access gate to the site as a whole.

3. The development would include the provision of 43 car parking spaces (of which 3 would be disabled spaces and 3 would have electric vehicle charging points) and 14 cycle parking spaces leading to a loss of 118 vehicle parking spaces relative to the existing situation. New soft landscaping is proposed to the south and west of the larger building and to the north and east of the smaller.

Relevant Planning History

None

Relevant Policies

Gosport Borough Local Plan 2011 – 2029:
LP45 Flood Risk and Coastal Erosion
LP46 Pollution Control
LP47 Contamination and Unstable Land
LP3 Spatial Strategy
LP10 Design
LP15 Safeguarded Areas
LP16 Employment Land
LP23 Layout of Sites and Parking
LP38 Energy Resources
LP39 Water Resources

LP40 Waste and Material Resources
LP41 Green Infrastructure
LP42 International and Nationally Important Habitats

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Gosport Borough Council Parking: Supplementary Planning Document: February 2014

National Planning Policy Framework (NPPF), July 2021

Consultations

Environment Agency (Hants & IOW)	No objection
Southern Water	no objection
Hampshire Fire And Rescue Service	No objection
HCC Ecology	No objection, subject to all ecological mitigation measures being secured by condition
Local Highway Authority	No objection
HCC Local Lead Flood Authority	No comments received
Building Control	No adverse comments
Environmental Health	No objection, subject to condition requiring doors to be kept shut during nighttime hours
Streetscene Waste & Cleansing	No comments received
Economic Development And Regeneration	No objection
Fareham LPA	No objection
Natural England	No objection subject to conditions securing SUDs and submission of a CEMP

Response to Public Advertisement

None.

Principal Issues

Principal

1. This site is within the urban area boundary in which Policy LP3 of the GBLP 2029 has a presumption in favour of development, provided that proposals accord with other national and local plan policies.

2. The site is also within the Fareham Reach Industrial Estate, which is protected as employment land under Policy LP16 of the GBLP 2029 for employment purposes (B1, B2 and B8). The proposal is for uses within class Egiii (formerly B1), B2 and B8, and so are considered to be in accordance with policy LP16. Indeed, part 1 of Policy LP16 makes provision for at least 84,000 sqm of new additional employment floor space, to which this development will contribute an estimated net additional 1225 sqm. According to this applicant, this proposal increases the employment area by circa 248%, providing a high level of intensification and employment opportunities on the site.

3. Job creation is a high priority for the Borough of Gosport, which at 0.51 jobs per working age person (16-64 years), has the lowest job density in the South-East, and the 8th lowest in England. It is therefore strongly welcomed that this proposal would increase employment floorspace within the Borough.

4. As such it is considered that the principle of the proposed development is acceptable and therefore matters relating to the design of the proposal, its impact in terms of traffic and highway safety, impact upon protected habitats and species, flooding and impacts upon the amenities of neighbouring occupiers are material considerations in the assessment of this application.

Design and Amenity

5. Policy LP10 of the Local Plan requires development to be high-quality in terms of scale, setting, layout, massing, landscaping and appearance.

6. The application site is in a prominent location, fronting the A32 and the entrance to the industrial estate. A high-quality design is therefore considered to be of particular significance in this instance. The design is of a modern industrial aesthetic which appears to be in keeping with the architecture of industrial parks. The materials used in the facing of the proposed buildings include variations in the colour of the cladding to be used on key elevations and it is considered that the buildings proposed would appear both in keeping with the general pattern of development within the rest of the Fareham Reach Industrial Estate but also of sufficient quality to prevent a detrimental impact upon the character and appearance of the area and the wider streetscene.

7. It also noted that the proposal also includes new areas of landscaping around proposed Buildings 2 and 3 to the larger building, and a section to the rear of the Building 1, which will help improve the appearance and soften the commercial estate. A condition to secure details of the landscaping and its maintenance is considered to be both reasonable and necessary and as such is recommended.

8. The nearest residential dwelling to the application site is 411 Fareham Road which is approximately 65metres to the south west. Given the scale of the proposed buildings and the sites location within an existing employment site it is considered that they would not gave a detrimental impact upon this closest neighbour or other nearby residential dwellings in terms of loss of light, overbearing, loss of privacy or noise and disturbance impacts and as such the development is considered to be acceptable and in compliance with Policy LP10 of the Gosport Borough Local Plan 2011-2029 in this regard.

9. Given the nature of the employment site that surrounds the site and the proposed uses, which are similar to those found throughout Fareham Reach it is considered that the proposed development would not have a detrimental impact upon the operation of neighbouring premises and as such would be compatible with the employment units in the vicinity and would therefore be in compliance with Policy LP16 of the Gosport Borough Local Plan 2011-2016 and is acceptable in this regard.

Highways and Parking

10. Policy LP23 requires that all development proposals to provide safe and convenient routes for pedestrians, cyclists and vehicles users, and sufficient parking and accessible parking spaces to meet the standards within the adopted Parking SPD (2014).

11. The proposals would alter the existing access, moving the location of the gate further back into the site. The Highway Authority has confirmed that they consider this to be acceptable. The erection of the proposed buildings will result in an increase in size compared to the existing buildings on site. This will in itself result in a small increase in trips associated with this site compared to the existing buildings, however the Highway Authority have confirmed that as this is only a small increase this is acceptable to them.

12. Tracking information been provided identifying a range of vehicles entering and exiting the site and No objection has been raised by the Highway Authority on such grounds.

13. It is noted that this proposal would lead to a significant loss of on-site car parking. The Transport Statement submitted in support of the application describes that this level of parking is no longer needed as the wider site now provides sub-divided parking for each individual industrial unit, to meet their needs. Furthermore, the Transport statement states that the number of parking spaces will provide enough capacity to meet GBC's parking standards for a worst-case scenario of 75% B2/Eg (iii) use and 25% Eg (i) (office) use for each of the units.

14. Based on the "worst case" scenario for car parking demands (which would include 25% of the floor space being occupied by B1 office, this would lead to a minor shortfall of 3 parking spaces against the full Adopted Parking SPD standards. However, based on experience at similar speculative type commercial developments it is unusual for there to be high percentages of office accommodation, and the use of the "B2" parking standard is generally sufficient as a guide for parking demands. If all the floor space were to be B2 use there would be a small surplus of parking over the SPD standards. Given the overall size and layout of the site, there are some small areas where it would appear possible to provide a degree of additional parking if the need arose, provided that it wouldn't interfere with the turning requirements of HGVs.

15. The proposed EV charging capacity of 10 charging points, with the enabling infrastructure to connect a further 10 spaces is welcomed and event to begin with will exceed the requirements of Part S of the Building Regulations, which is welcomed and will help future-proof the site. The number of proposed accessible spaces exceeds the minimum requirement of 5% of the parking stock. Cycle parking must meet the minimum requirements for short-stay and long-stay spaces in order to encourage travel to the site by this mode. Space must be secure, and where designed for employees must be weatherproof. Given the size of the site and units proposed I am happy for this requirement to be conditioned.

Biodiversity.

16. The application site is adjacent to the Portsmouth Harbour SPA/Ramsar/SSSI. These which are afforded the highest level of planning protection under Policies LP41 and LP42, and in line with the Habitat Regulations, requires proposals which may have an impact to undertake an assessment and avoid harm to the integrity of the internationally important sites. It is welcomed that an Ecological Impact Assessment, a shadow HRA and an Arboricultural Impact Assessment have been submitted. A Lighting Assessment, a Noise Impact Assessment, and an Air Quality Assessment have been provided in line with the requirements of Policy LP46, to understand the impacts from these potential pollutants on the surrounding area and habitats.

17. A condition requiring that works are carried out in accordance with the submitted Arboricultural Assessment and Lighting Assessment considered to be both reasonable and necessary and is recommended to be imposed.

18. The submitted Noise Impact Assessment makes a recommendations that access doors to Units 2 and 3 are kept closed during night-time hours in order to prevent undue impacts upon neighbouring habitats and species. A condition securing this is considered to be reasonable and necessary and is recommended to be added.

19. Planning conditions are also recommended in order to require the submission of an adherence to a Landscape Ecological Management Plan (LEMP), a Construction Environmental Management Plan (CEMP) and also the hours of operation of the industrial units. The proposed development will exceed the minimum 10% Biodiversity Net Gain, required by the Environment Act 2021, and expected for introduction in November 2023. This is supported by Policy LP41 of the GBLP 2029, which seeks to secure a net gain in on-site biodiversity, as well as Policy LE8 of the GBLP 2038.

20. Sustainability Policies LP38, LP39 and LP40 of the existing local plan relate to the sustainability of developments, as does Policy DE1 of the emerging local plan, which contains provisions for commercial developments to attain a BREEAM standard of "Very Good". It is noted that the proposal would meet this requirement, with a target score of 65.62%, as well as a high energy efficiency as shown from the submitted Energy Statement.

Contaminated Land and pollution

21. The site is identified as being potentially contaminated, and Policy LP47 therefore applies which requires a site assessment to be carried out.

22. A Land Contamination Assessment from 2005 has been submitted which concludes that the risk of contamination to humans, coastal water and ecological receptors associated with the continued current use are low or very low. The Head of Environmental Health has raised no objections to the proposed development. Similarly The Environment Agency has raised no objection to the proposed development. As such it is considered that the proposal would be in accordance with Policy LP47 of the Gosport Borough Local Plan 2011-2029 and is acceptable in this regard.

Flooding

23. The site is close to both Portsmouth Harbour and a creek and therefore may be at flood risk. The site is also adjacent to areas identified as being within the predicted 2115 Tidal Flood Zone 3. The submitted Flood Risk Assessment considers that the site is not at risk of flooding, and states that the proposal intends to utilise cellular storage tanks and permeable paving as a means of discharging surface water.

Equalities Impact Assessment: No Implications

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

01 Site Location Plan

003 Proposed Site Plan

010 Proposed Ground Floor Plan Unit 1

020 Proposed Elevations Unit1

021 Proposed Elevations and sections Units 2 and 3

022 Site Sections

100 Landscaping General Arrangement Plan

101 Landscaping Plan

2031-101-A Tree Protection Plan

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. The materials to be used shall match in type, colour and texture, those specified on drawing numbers 020 and 021 unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

4. a) No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall include details of all measures designed to protect on-site and off-site ecological features and should clearly identify roles and responsibilities for implementing the approved strategy.

b) The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the approved CEMP.

Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, the Wildlife & Countryside Act 1981, the Natural Environment and Rural Communities Act

2006, National Planning Policy Framework and with Policy LP44 of the of the Gosport Borough Local Plan 2011-2029.

5. a) The development hereby permitted shall not be occupied or brought into use until secure and weatherproof long-term cycle storage facilities and secure short stay cycle parking facilities have been provided in accordance with a detailed scheme that shall have been submitted to and approved, in writing, by the Local Planning Authority.

b) The approved cycle storage and parking facilities shall thereafter be retained.

Reason - In order to ensure that adequate cycle storage is provided to promote and encourage cycling as an alternative to use of the private motor car in compliance with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

6. a) The development hereby permitted shall not be brought into use until the facilities shown on the approved plan for the parking of vehicles have been provided.

b) The approved parking facilities shall thereafter be retained.

Reason - In the interests of highway safety and to ensure adequate car parking is provided and retained, and to comply with LP23 of the Gosport Borough Local Plan 2011-2029 and the Parking Supplementary Planning Document 2014.

7. The door to Units 2 and 3 hereby permitted shall shall be kept closed between the hours of 23:00 and 07:00 daily.

Reason - In order to protect the amenities of the area and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

8. Development shall proceed in strict accordance with the ecological avoidance and mitigation measures as detailed within the Ecological Impact Assessment (Tyler Grange, March 2023) unless otherwise agreed in writing by the Local Planning Authority. All ecological measures should be implemented as per ecologists instructions.

Reason: to conserve and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with Policy LP44 of the of the Gosport Borough Local Plan 2011-2029.

9. a) The development hereby permitted shall not be occupied until all boundary treatments including any gate(s), have been provided in accordance with details that shall have been submitted to and approved, in writing, by the Local Planning Authority.

b) The approved boundary treatment(s) shall thereafter be retained in accordance with the approved details.

Reason - In order to protect the amenities of the area, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

10. a) No development shall commence until the tree protection measures set out in Arboricultural Impact Assessment have been provided.

b) The approved tree protection measures shall be retained until the development is substantially complete, or their removal is agreed in writing by the Local Planning Authority.

Reason - To ensure the important trees on the site are safeguarded and protected during development in accordance with Policies LP10 and LP41 of the Gosport Borough Local Plan, 2011-2029.

11. Development shall proceed in strict accordance with the measures as detailed within the Lighting Assessment (Pinnacle ESP, March 2023) unless otherwise agreed in writing by the Local Planning Authority. All measures should be implemented as per ecologists instructions.

Reason: to conserve and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with Policy LP44 of the of the Gosport Borough Local Plan 2011-2029.

12. a) No development shall commence until a Landscape Ecological Management Plan (CEMP) has been submitted to and approved, in writing, by the Local Planning Authority. The LEMP shall include details of all measures designed to protect on-site and off-site ecological features and should clearly identify roles and responsibilities for implementing the approved strategy.

b) The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the approved LEMP.

Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, the Wildlife & Countryside Act 1981, the Natural Environment and Rural Communities Act 2006, National Planning Policy Framework and with Policy LP44 of the of the Gosport Borough Local Plan 2011-2029.

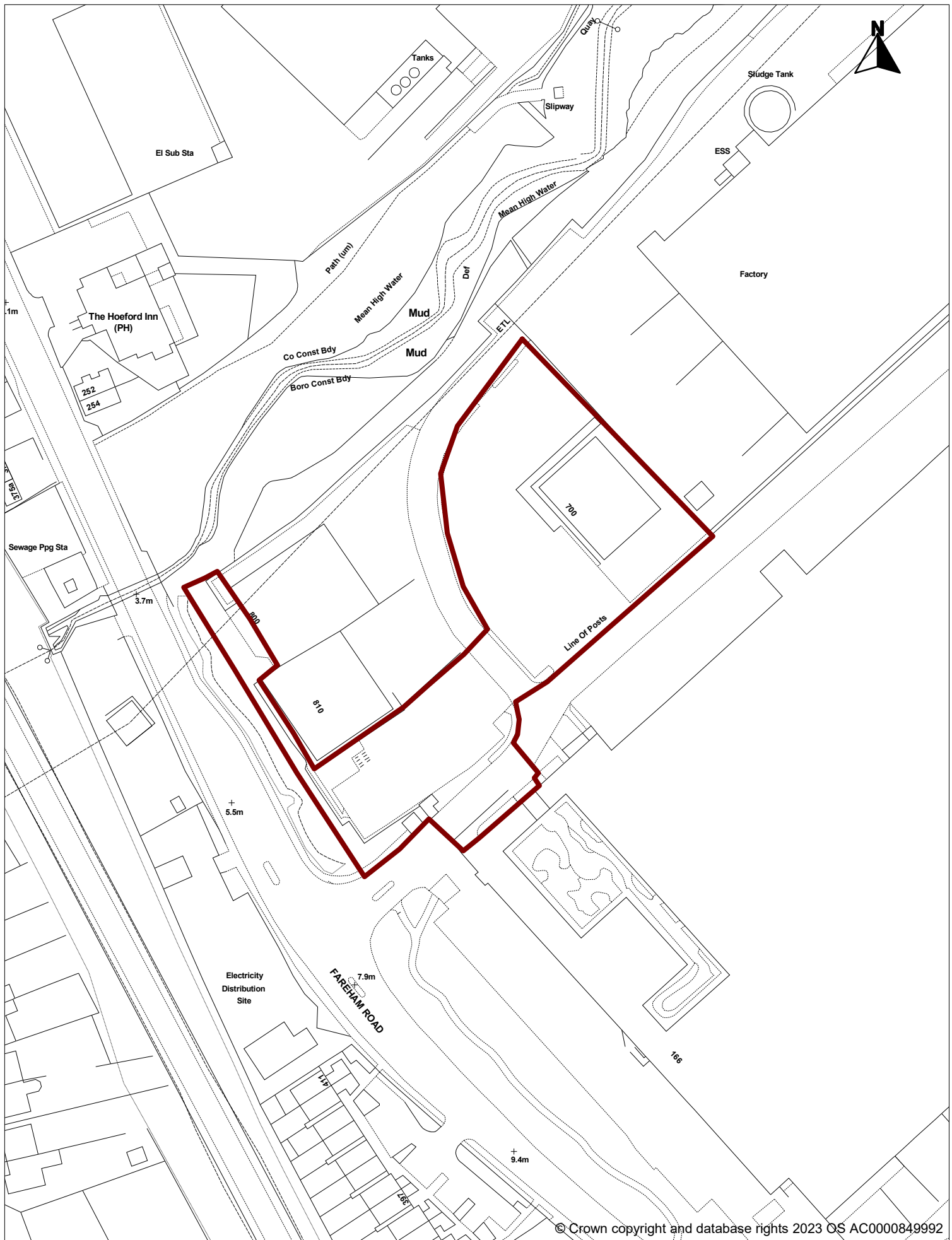
13. The development hereby permitted shall not be occupied until hard and soft landscaping works have been carried out in accordance with a detailed scheme that shall be first submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include plans showing details of hard surfacing materials and their position; and a planting plan, to include a replacement tree, and schedule of plants noting species, plant sizes and proposed numbers/densities.

Reason - In order to protect the amenities of the area, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

14. a) No part of the development hereby permitted shall be occupied until arrangements for the maintenance and upkeep of the SUDs for surface water drainage have been put in place in accordance with a scheme (to include details or adoption or future maintenance) that shall have been submitted to and approved, in writing, by the Local Planning Authority.

b) The approved drainage arrangements shall therefore be retained and maintained in accordance with any approved details.

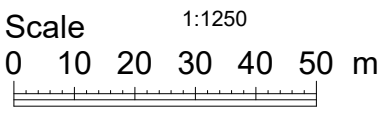
Reason - To ensure that the development, hereby permitted, has adequate foul and surface water infrastructure in accordance with Policy LP2 of the Gosport Borough Local Plan, 2011-2029.



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ITEM NUMBER: 02.
APPLICATION NUMBER: 23/00209/LBA
APPLICANT: Mr Kevin Casey
DATE REGISTERED: 25.05.2023

CASE OFFICER:
Mark Bridge

LISTED BUILDING APPLICATION - REPLACEMENT OF EXISTING GARAGE METAL ROLLER DOOR AND PEDESTRIAN DOOR, WITH NEW TIMBER DOORS AND ASSOCIATED REPAIRS (CONSERVATION AREA)
3 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

1. The application property is the eastern half of a pair of a three storey, Grade II Listed, semi-detached properties located on the northern side of Crescent Road. The property has a garage attached to the eastern elevation, which is accessed via a shingle driveway from Crescent Road. Behind the garage are existing extensions. The existing garage door is black metal with horizontal ridges, whilst the pedestrian door is a four panel timber door. Around the garage opening is horizontal cladding. The site is also located within the Anglesey Conservation Area.

2. The application proposals relate to the replacement of the existing garage and pedestrian door on the front elevation of the garage. The doors are proposed to be replaced with timber doors of similar dimensions. The doors would be constructed with vertical panels and a horizontal band of windows is proposed towards the top of the doors.

Relevant Planning History

K12716/2 - Listed Building Application - installation of 7no. new sash windows (Conservation Area) - permitted 24.07.08

K12716/3 - listed building application - restoration and reinstatement of front boundary walls and railings (Conservation Area) - permitted 05.10.10

K12716/4 - restoration and reinstatement of front boundary walls and railings (Listed Building in a Conservation Area) - permitted 05.10.10

K.12716/5 - listed building application - erection of single storey side extension, removal of internal wall between kitchen and hallway and reinstatement of 2no. ground floor sliding sash windows in rear elevation - consent 16.02.12

K12716/6 - erection of single storey side extension (Listed Building in a Conservation Area) - 16.02.12

Relevant Policies

Gosport Borough Local Plan 2011 – 2029:

LP11 Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens

National Planning Policy Framework (NPPF), July 2021

Particular obligations fall upon the Local Planning Authority in determining any application which might affect a listed building or its setting or a Conservation Area. Section 66 of The Listed Buildings and Conservation Areas Act 1990 (as amended) places a duty on the authority to have "special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses".

Consultations

The Gosport Society

No response received.

Response to Public Advertisement

Nil

Principal Issues

1. The issues that can be addressed for applications for Listed Building Consent relate solely to the impact on the recipient property. The main issue is, therefore, whether the works would preserve the special architectural or historic interest of the Listed Building, 3 Crescent Road.

2. The proposals to replace the existing doors, which are more modern in their appearance, with more appropriately designed timber doors is acceptable. The design and appearance of these proposed replacements would preserve its special architectural and historic interest of this Grade II Listed Building. The proposals would, therefore, accord with Policy LP11 of the Gosport Borough Local Plan 2011-2029.

Equalities Impact Assessment: No Implications

RECOMMENDATION: Grant Listed Building Consent

Subject to the following condition(s):-

1. The works hereby consented must be begun within a period of three years beginning with the date on which this consent is granted.

Reason - To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990 (as amended).

2. The works hereby consented shall be carried out in accordance with the following approved plans: Location plan; proposed elevations; door details

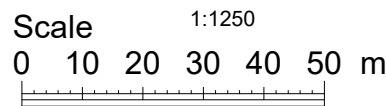
Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP11 of the Gosport Borough Local Plan 2011-2029.



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