

## **CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT**

RECORD OF DECISIONS taken by the Cabinet Member for Planning, Regeneration & Economic Development, Councillor Luke Stubbs, at his meeting held on Tuesday, 27 January 2015 at 5.00 pm at the Conference Room A - Civic Offices

### **Present**

Councillor Luke Stubbs (in the chair)  
Councillor Steve Hastings

### **Officers Present**

Claire Upton-Brown, City Development Manager  
Jacqueline Boulter, Principal Planning Officer  
David Hayward, Principal Planning Policy Officer  
Susan Aistrope, Finance Manager

#### **1. Apologies for Absence (AI 1)**

Apologies for absence were received from Councillor Ben Dowling and Councillor Aiden Gray.

#### **2. Declarations of Members' Interests (AI 2)**

There were no declarations of members' interests.

#### **3. Measuring the concentration of houses in multiple occupation (HMOs) (AI 3)**

(TAKE IN REPORT)

The Cabinet Member said he had received written representations on this item from Mr Martin Silman, Mr Bill Edwards and from Councillors Ben Dowling and Lee Hunt.

He also said that a deputation request had been made by Councillor Winnington. It was agreed that the City Development Manager would first introduce the report.

She explained that the report was before the Cabinet Member today as there had been suggestions that the City Council should amend its approach to measuring the concentration of HMOs in the area surrounding a property that is the subject of a planning application for use as a Class C4 HMO, mixed C3/C4 or an HMO in *sui generis* use. This approach is currently detailed in the city council's adopted "Houses in Multiple Occupation (HMOs)" Supplementary Planning Document (SPD).

Paragraph 3.2 of the report explains that Portsmouth City Council introduced an Article 4 Direction which has the effect of requiring planning permission for changes of use from C3 to C4 which is an exception to the national

development control. The new policy forms policy PCS20 of the Portsmouth Plan, the City's adopted Core Strategy.

The City Development Manager said that although there were some anomalies, the approach taken by the City Council had proved to be robust in the face of planning appeals. It is considered that amending the SPD measurements without sufficient rationale may jeopardise the city council's strong policy position.

Councillor Winnington then made his deputation providing specific instances of where the radius calculation method produces anomalies. He recognised the importance of ensuring the policy is robust but wanted to make sure that anomalies were minimised.

The Cabinet Member said that the current method of calculation had proved to be robust and that the council is seeking to attain the lowest concentration of HMOs ie 10% which was much lower than other local authorities such as Southampton. He said it was important to have a clear policy based on evidence and that it must connect to the Core Strategy. He hoped that in the longer term, the issues would be alleviated by centralising student properties in the city. He advised that he had taken into account the representations made.

#### **DECISION:**

- (1) That officers are requested to submit a modified report with further details on the evidence base that may be available to support a modified policy.**
- (2) That as part of the review of planning enforcement procedures, officers consider whether it is in the public interest to take action against the owner of any C4 property that is in C3 use for only a short period before reverting to C4.**

#### **4. Portsmouth Plan Review (AI 4)**

(TAKE IN REPORT)

The Cabinet Member said he had received written representations on this item from Councillors Ben Dowling and Lee Hunt. He said that Councillor Winnington wished to make a deputation and would be invited to do so after the City Development Manager had introduced the report.

The City Development Manager advised that the National Planning Policy Framework (NPPF) states that all local authorities should produce a local plan and that it should be kept up to date. The Portsmouth Plan was adopted in January 2012 and it is considered that it now needs to be reviewed.

Councillor Winnington then made his deputation stressing the need to keep to a strict timetable and minimise spending.

The Cabinet Member agreed.

**DECISION:**

**That the Cabinet Member for Planning, Regeneration and Economic Development approved a review of the Portsmouth Plan.**

**5. Monitoring of 2014/15 Cash Limits and Capital Programme for the Period to 30 September 2014 (AI 5)**

(TAKE IN REPORT)

Susan Aistrope, Finance Manager, introduced the report. An analysis of the Portfolio's expenditure to 30 September 2014 attached as Appendix A indicates that the income received by the Portfolio will exceed expenditure by £221,000 for the reasons set out in the report. An analysis of the Portfolio's capital expenditure is set out in Appendix B of the report. There are no overspends forecast in the capital programme.

**DECISION:**

**The Cabinet Member**

- i) Noted the forecast revenue expenditure for the year compared with the cash limited budget.**
- ii) Noted the forecast capital expenditure against the capital programme for Planning, Regeneration and Economic Development Portfolio (Excluding the Port).**

The meeting concluded at 5.30 pm.

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Councillor Luke Stubbs  
Cabinet Member for Planning, Regeneration & Economic  
Development