

NOTICE OF MEETING

PLANNING COMMITTEE

WEDNESDAY, 10 JANUARY 2018 AT 1.00 PM

THE EXECUTIVE MEETING ROOM - THIRD FLOOR, THE GUILDHALL

Telephone enquiries to Joanne Wildsmith, Democratic Services Tel: 02392 834057
Email: Democratic@portsmouthcc.gov.uk

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

Planning Committee Members:

Councillors James Fleming (Chair), Frank Jonas BEM (Vice-Chair), Jennie Brent, Colin Galloway, Lee Hunt, Hugh Mason, Gemma New, Steve Pitt and Gerald Vernon-Jackson CBE

Standing Deputies

Councillors Alicia Denny, Suzy Horton, Scott Payter-Harris, Darren Sanders, Lynne Stagg, Luke Stubbs, David Tompkins, Steve Wemyss, Tom Wood and Rob Wood

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Representations by members of the public may be made on any item where a decision is going to be taken. The request needs to be made in writing to the relevant officer by 12 noon of the working day before the meeting, and must include the purpose of the representation (eg. for or against the recommendations). Email requests to planning.reps@portsmouthcc.gov.uk or telephone a member of the Technical Validation Team on 023 9283 4916.

AGENDA

- 1 **Apologies**

- 2 **Declaration of Members' Interests**

- 3 **Previous Minutes - approval of 13 December and correction to 15 November 2017 minutes (Pages 7 - 24)**

a) 15 November 2017

Subsequent to the minutes of the meeting held on 15 November 2017 being agreed and signed off, errors in the attendance recorded were discovered and these now need to be corrected, as set out within the recommendation.

b) 13 December 2017

The minutes of the Planning Committee held on 13 December 2017 are attached, for approval.

RECOMMENDED

(1) that the minutes of the meeting held on 15 November 2017, approved and signed by the Chair at the meeting on 13 December, be amended to correct the attendance record

(i) To include Councillor Gemma New in the list of those attending and

(ii) To remove reference to apologies having been tendered by Councillor Alicia Denny as she was in fact in attendance deputising for Councillor Jennie Brent

(2) That the minutes of the meeting held on 13 December 2017 be agreed and signed by the Chair as a correct record.

4 Appeal against non-determination at Brunel House, 42 The Hard, Portsmouth, PO1 3DS, planning application ref. 17/01181/FUL (Pages 25 - 34)

Portsmouth City Council is in receipt of a non-determination appeal in relation to a planning application for external alterations to Brunel House (ref. 17/01181/FUL). It is necessary for Portsmouth City Council to be able to advise the Planning Inspector as to how the application would have been determined if the Local Planning Authority had issued the decision.

The purpose of the report is to establish the Planning Committee's position in relation to the recommendation of the application, so that a record can be provided as part of the planning appeal.

As per the officers report to committee on 18 October, the recommendation was for conditional permission for the proposed alterations. This recommendation remains unchanged. A copy of the officer's report is appended to the report.

5 16/02047/PAMOD- Request to modify legal agreements attached to

planning permissions 10/01247/FUL and 08/01941/FUL, being land adjacent to Queens Hotel Clarence Parade and Osborne Southsea
(Pages 35 - 64)

The purpose of the report is to seek the agreement of the Planning Committee to vary the terms of the section 106 so as to suspend the requirement for affordable housing.

Having regard for the DV appraisal and the applicant's submission the following **recommendation** is the preferred approach of the Local Planning Authority:

Agree to vary both of the s106 agreements suspending the requirement for affordable housing on the 2008 permission and securing an off-site affordable housing contribution of £332,043 for the 2010 permission.

The report includes the DV appraisal findings and the LPA key facts to be considered.

6 Appeal against non-determination at 1 Edmund Road Southsea PO4 0LL
(Pages 65 - 74)

A non-determination appeal has been received in relation to a planning application for the change of use from purposes falling within Class C4 (house in multiple occupation) to a 7 bedroom house in multiple occupation (Sui Generis) (ref 17/01215/FUL). It is necessary for Portsmouth City Council to be able to advise the Planning Inspector as to how the application would have been determined if the Local Planning Authority had issued the decision.

The purpose of the report is to establish the Planning Committee's position in relation to the recommendation of the application, so that a record can be provided as part of the planning appeal.

A copy of the officer's full assessment report is appended to the main agenda item recommending refusal for the reasons as set out.

7 Appeal against non-determination at 59 Liss Road Southsea PO4 8AS
(Pages 75 - 84)

A non-determination appeal has been received in relation to a planning application for the change of use from purposes falling within Class C4 (house in multiple occupation) or Class C3 to a 7 bedroom house in multiple occupation (sui generis) (ref 17/00920/FUL). It is necessary for Portsmouth City Council to be able to advise the Planning Inspector as to how the application would have been determined if the Local Planning Authority had issued the decision.

The purpose of the report is to establish the Planning Committee's position in relation to the recommendation of the application, so that a record can be provided as part of the planning appeal.

A copy of the officer's full assessment report is appended to the main agenda item recommending refusal for the reasons as set out.

8 Appeal against non-determination at 30 Hudson Road Southsea PO5 1HD (Pages 85 - 94)

A non-determination appeal has been received in relation to a planning application for the change of use from purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwellinghouse) to form 8-bedroom/8-person HMO (sui generis) (ref 17/01577/FUL). It is necessary for Portsmouth City Council to be able to advise the Planning Inspector as to how the application would have been determined if the Local Planning Authority had issued the decision.

The purpose of the report is to establish the Planning Committee's position in relation to the recommendation of the application, so that a record can be provided as part of the planning appeal.

A copy of the officer's full assessment report is appended to this main agenda item recommending refusal for the reasons as set out.

9 Appeal against non-determination at 36 Campbell Road Southsea PO5 1RW (Pages 95 - 108)

A non-determination appeal has been received in relation to a planning application for the conversion of two 6 person HMOs to form one 9 person HMO (ref 17/00996/FUL). It is necessary for Portsmouth City Council to be able to advise the Planning Inspector as to how the application would have been determined if the Local Planning Authority had issued the decision.

The purpose of the report is to establish the Planning Committee's position in relation to the recommendation of the application, so that a record can be provided as part of the planning appeal.

A copy of the officer's full assessment report is appended to this main agenda item recommending refusal for the reasons outlined.

10 Update on Previous Applications by the Assistant Director of City Development

PLANNING APPLICATIONS

11 17/01373/HOU - 3 Paignton Avenue Portsmouth PO3 6LL - Construction of first floor rear extension (Report Item 1) (Pages 109 - 156)

12 17/01104/FUL - The Shrubbery & Bay Tree Lodge, 37 Grove Road South, Southsea PO5 3QS - Conversion to form single dwelling to include single storey rear extension (after demolition of existing structure); and associated internal alterations; extension to existing raised platform;

alterations to existing fenestration and installation of rooflight (Report Item 2)

- 13 17/01105/LBC - The Shrubbery & Bay Tree Lodge, 37 Grove Road South, Southsea PO5 3QS - Conversion to form single dwelling to include single storey rear extension (after demolition of existing structure); and associated internal alterations; extension to existing raised platform; alterations to existing fenestration and installation of rooflight (Report Item 3)**
- 14 17/01804/FUL - 3 Kingsland Close Portsmouth PO6 4AL - Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) (Report Item 4)**
- 15 17/01817/FUL - 4 Fair Oak Road, Southsea PO4 8FQ - Change of use from purposes falling within Class C3 (dwellinghouse) to purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation) (Report Item 5)**
- 16 17/01936/FUL - 18 Bramble Road Southsea PO4 0DT - Change of use from purposes falling within C3 (dwelling house) or C4 (house in multiple occupation) to a 7 bedroom house in multiple occupation (sui generis) (Report Item 6)**
- 17 17/02007/FUL - 19 Powerscourt Road, Portsmouth PO2 7JE - Change of use from purposes falling within Class C3 (dwelling house) to a 7 person, 7 bedroom house in multiple occupation (sui generis) (Report Item 7)**
- 18 17/01496/FUL - Wimbledon Park Sports Centre, Taswell Road, Southsea PO5 2RG - Construction of single storey extension (after removal of existing front projection); installation of covered cycle stands; and alterations to vehicle parking (Report Item 8)**

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