

PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 8 March 2017 at 1.00 pm in the Conference room A, floor 2 of the Civic Offices, Portsmouth.

These minutes should be read in conjunction with the agenda and associated papers for the meeting.

Present

Councillors Frank Jonas (Chair)
Scott Harris (Vice-Chair)
Jennie Brent
Yahiya Chowdhury
Colin Galloway
Stephen Hastings (Standing deputy)
Hugh Mason
Darren Sanders (Standing deputy)
Lynne Stagg (Standing deputy)

Also in attendance
Councillors Ryan Brent and Niall Young.

Welcome

The chair welcomed members of the public, members and the Journalism students from the University of Portsmouth, to the meeting.

Guildhall, Fire Procedure

The chair, Councillor Jonas, explained to all present at the meeting the fire procedures including where to assemble and how to evacuate the building in case of a fire.

18. Apologies (AI 1)

Apologies for absence were received from Councillors Ken Ellcome, Suzy Horton, Lee Hunt and Steve Pitt. Standing deputies Councillors Lynne Stagg, Stephen Hastings and Darren Sanders were in attendance. Apologies were also received from standing deputies Councillors Rob Wood, Tom Wood and Gerald Vernon-Jackson who were unable to attend.

19. Declaration of Members' Interests (AI 2)

There were no declarations of interest.

20. Minutes of the previous meeting - 8 February 2017 (AI 3)

Councillor Jonas pointed out that Councillor Fuller was referred to as the chair in the previous minutes and asked that this be amended.

RESOLVED that subject to the above amendment, the minutes of the Planning Committee meeting held on 8 February 2017 were agreed as a correct record and signed by the chair.

21. Updates on previous planning applications by the Assistant Director of Culture and City Development (AI 4)

There were no updates.

22. Planning appeal decision at Anstey Hotel, 116-118 Clarendon Road, Southsea, PO4 0SE (AI 5)

RESOLVED that the report be noted.

23. Planning appeal decision at 11 Malvern Road, Southsea, Portsmouth, PO5 2LZ (AI 6)

RESOLVED that the report be noted.

24. Planning appeal decision at 149a Albert Road, Southsea, PO4 0JW (AI 7)

RESOLVED that the report be noted.

25. Planning appeal decision at 37 Margate Road, Southsea, PO5 1EY (AI 8)

RESOLVED that the report be noted.

26. Planning appeal decision at 11 Baileys Road, Southsea, PO5 1EA (AI 9)

RESOLVED that the report be noted.

27. 16/01656/HOU - 2 Villiers Road, Southsea, PO5 2HQ (AI 10)

The Planning Officer introduced the report and explained that one presentation would be given which would include both the planning permission and listed building consent applications.

A deputation was heard from Mr Brock, the applicant, who included the following points in his representations;

- Thanked Mr Smith for all his help and advice regarding this application.
- Has refurbished the windows and repaired the aging building all with guidance from the planning conservation officers.
- Back of the building is in a poor state of repair with white bricks.
- Extension needs demolishing and stable block needs replacing.
- The stable block is dilapidated and has a corrugated iron roof.
- The building is falling down.
- Will continue to invest in the restoration of this property.
- Disagree with highway comments.
- Distance is 24m which is adequate.

Members' questions

Members sought clarification from the highways engineer with regards to the visibility from the new access and whether traffic calming in Villiers Road would be appropriate. The Highways Engineer advised that the road would be slightly narrowed when a bollard is installed although they did not think calming measures were appropriate given they were recommending refusal on highway safety grounds. Members also asked about the roofing material on the stable block and whether the Holm Oaks would be retained. Clarification was also sought on the access to the site and whether this could be moved further along the boundary wall. Given the listed status of the wall and the presence of five trees protected by a tree preservation order this was not possible.

Members' comments

Members were very supportive of the conservation work being undertaken at the application site and felt that the layout of the road naturally calms traffic and with the existing dropped kerb serving residents of Palm Court and the near future narrowing of the road on the north/western side will slow traffic even further and vehicles were already travelling at a slow speed of 20mph.

RESOLVED that conditional permission be granted subject to the conditions outlined in the committee report.

28. 16/01657/LBC - 2 Villiers Road, Southsea, PO5 2HQ (AI 11)

The Planning Officer introduced the report.

A deputation was heard from Mr Brock, the applicant, who included the following points in his representations;

- Thanked Mr Smith for all his help and advice regarding this application.
- Has refurbished the windows and repaired the aging building all with guidance from the planning conservation officers.
- Back of the building is rough looking white bricks.
- Extension needs demolishing and stable block needs replacing.
- The stable block is pretty sad and has a corrugated roof.
- The building is falling down.
- Will continue to invest in the restoration of this property.
- Disagree with highway comments.
- Distance is 24m which is adequate.

Members' questions

Members sought clarification from the highways engineer with regards to the visibility from the new access and whether traffic calming in Villiers Road would be appropriate. Members also asked about the roofing material on the stable block and whether the Holm Oaks would be retained.

Members' comments

Members were very supportive of the conservation work being undertaken at the application site and felt that the narrowing of the road on the north/western side will slow traffic even further and vehicles were already travelling at a slow speed.

RESOLVED that conditional listed building consent be granted subject to the conditions outlined in the committee report.

29. 16/02027/HOU - 25 Woodpath, Southsea - PO5 3DX (AI 12)

This application was deferred from the last Planning Committee on 8 February for further work to be undertaken and for members to undertake a site visit. The site visit took place on Tuesday 7th March 2017.

The planning officer introduced the report.

A deputation was heard from Tania Bastow, the adjacent property, who included the following points in her representations:

- Proposal will have a negative impact on my property.
- Her property is quite low and No.25 is above natural floor level.
- This is currently the only free side of her garden, the rest is already enclosed.
- This proposal will dominate her garden and give a sense of complete enclosure.
- Department of Infrastructure guidelines advise that neighbours should not be hemmed in.
- This is not helped by the fact that the Coach House has low ceilings.
- The proposal will add to the feeling of being penned in.

Members' comments

Members were split in their decision in that some members felt that the proposed extension would create a very enclosed courtyard area for the adjacent neighbour. Others felt that the degree of enclosure did not warrant refusing the application.

RESOLVED that conditional permission be granted subject to the conditions outlined in the committee report.

30. 16/02087/FUL - 48 Stubbington Avenue, Portsmouth, PO2 0HY (AI 13)

The planning officer reported in the supplementary matters list that following the submission of amended drawings as highlighted in the committee report, Condition 2 had been amended to reflect these changes. Condition 2 now reads: "Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: 1615-101 Rev-A, 1615-512 Rev-F (dated 8/3/17) and 1615-412 Rev-I (dated 7/3/17)."

The planning officer introduced the report.

Deputations

A deputation was heard from Mrs Joann Richardson, a resident of Kirby Road, who included the following points in her representations:

- Referred to the SPD parking standards - car parking impacts on our urban amenity.
- Parking problems in the local area cause major disputes with neighbours.

- There are a number of developments/building conversions with no parking being proposed in an already saturated area.
- There are not enough parking spaces for residents.
- There appears to be a lack of understanding of the parking situation in the area.
- There is little regard to the impact on surrounding areas with this proposal.
- There are huge stresses from 5pm with parking in residential areas.
- Development should provide the minimum of 6 on-site parking spaces.

A deputation was also heard from Mr Critchley, the applicants agent, who included the following points in his representation:

- Have some sympathy with the objector.
- This application should be treated on its merits.
- Would like to thank Mr Christie for all his planning guidance.
- The property is really a house so unsuitable for offices.
- Far too large for a family home.
- It is a substantial building and will provide 5 much needed homes.
- Shops are situated 100m away as is the central bus route.
- The sub-division works well within its constraints.
- There is good light in all of the principal rooms.
- This is a good re-use of the building.

Members' questions

Members sought clarification on the use of the outbuilding and the number of parking spaces being provided.

RESOLVED that conditional permission be granted subject to the conditions outlined in the committee report and with the amended condition 2 above.

31. 16/02125/HOU - 62 Woodville Drive, Portsmouth, PO1 2TG (AI 14)

This application was called in to the Planning Committee upon the request of Councillors Ryan Brent, Rob Wood and Tom Wood, the ward Councillors for St Thomas.

The planning officer introduced the report.

Deputations

A deputation was heard from Mr John Murphie, representing Pembroke Park Residents Association, who included the following points in his representations:

- Pembroke Park is a mixture of military and privately owned properties.
- I am representing the views of the residents association.
- Referred to residents covenant which includes the clause relating to 'creating a nuisance or annoyance' to neighbours and residents.
- This extension will do just that.
- It will have an adverse effect on residents.
- The proposal is unwelcome and will affect the uniformity of the properties and will also alter the garden size.
- The uniform nature of properties is attractive but this extension will stand out.
- Residents association feel the proposal is overbearing and out of character.

- It will adversely affect residents homes and is detrimental to existing properties.

A deputation was also heard from Rachel Scandling, the applicant, who included the following points in her representations:

- I am the co-owner of the property.
- Have engaged with immediate neighbours.
- First application for permitted development was refused as the proposal did not meet the size requirements.
- Have worked closely with the architect and planning officers and have adjusted the plans accordingly.
- The proposed extension is in keeping with Pembroke Park.
- Coloured photographs were circulated to members which had been submitted on the planning portal but were not showing.

A deputation was also heard from ward Councillor Ryan Brent, who included the following points in his representations:

- Here today at the request of local residents.
- When you move into Pembroke Park, you move into a community.
- Here to encourage fairness.
- The application would set a precedent and will disrupt and break up the uniform appearance of the road.

Members' questions

Members sought clarification on the number of properties in Woodville Drive and Chatterton Gardens with similar extensions and whether there would be any light loss to neighbouring properties.

Members' comments

Members felt that the extension, in principal, was fairly small in size and would be partially screened by shrubs and trees.

RESOLVED that conditional permission be granted subject to the conditions outlined in the committee report.

32. 17/00014/FUL - 69 Lyndhurst Road, Portsmouth, PO2 0EE (AI 15)

This application was brought to the Planning Committee as a result of a deputation request by a local resident.

The planning officer reported in the supplementary matters list that in addition to the twelve letters of objection reported in the committee report, a further two letters of representation had been received from a local resident in objection to the proposal. Their concerns can be summarised as follows: (a) parking pressure, (b) unregistered HMO's, (c) loss of family housing, and (d) inaccuracy of HMO database.

The planning officer introduced the report.

Deputations

A deputation was heard from Mrs Joann Robertson, a resident of Kirby Road, who included the following points in her representations:

- This is a traditional three bed mid terrace property which would generate a maximum of 4 cars, maybe 6 if partners/spouses stayed. Unlikely as one bedroom is a box room.
- With this application it could have 10 adult occupants. This would be an increase of 150% for parking.
- Parking is already at saturation.
- No evidence for visitor parking.
- There are a number of objections which shows residents feeling.
- Current parking situation is a nightmare.
- HMOs are rented out with absent landlords.
- Need to consider the quality of life for residents.
- HMO database is wrong.

A deputation was also heard from Mr Keith Oliver, on behalf of the agent, who included the following points in his representations:

- Can have a maximum of 6 people.
- Referred to recent planning appeal decisions.
- Environmental Health and Private Sector Housing has control over other matters.
- This application complies with your policies and standards.
- Applicant is an established landlord in the city.

A deputation was also heard from ward Councillor Neill Young who included the following points in his representations:

- Concerned about HMO database and current investigation.
- Impact on parking, noise and rubbish.
- Residents were aware of four further properties.
- No.68 is currently under investigation.
- Have encouraged residents to let us know about HMOs via our app.
- Feel you should conclude the investigations before making a decision on this application.
- Parking is horrendous in this area and is a key issue in the area.
- The area just cannot cope with any more cars on the roads.
- This application will have a huge impact.
- Should also consider the noise and rubbish impact on local residents.
- Appreciate that the above is covered by other legislation but still impacts on residents.
- Request deferral until the investigation is concluded.

Members' questions

Members sought clarification on the number of HMOs in the vicinity.

Members' comments

Members were concerned that there was no floor plan submitted with the application but with regret agreed there was no planning grounds to refuse the application.

RESOLVED that conditional permission be granted subject to the conditions outlined in the committee report.

33. 17/00019/FUL - 121 Powerscourt Road, Portsmouth, PO2 7JQ (AI 16)

The planning officer introduced the report.

A deputation was heard from Mr Keith Oliver, the agent, who included the following points in his representations:

- Can have a maximum of 6 people.
- Referred to recent planning appeal decisions.
- Environmental Health and Private Sector Housing has control over other matters.
- This application complies with your policies and standards.
- Applicant is an established landlord in the city.

Members' questions

Members sought clarification on the size of bedrooms 5 and 8.

Members' comments

Members agreed that as this property is already in multiple occupation and falls within the policy there were no planning grounds to refuse the application.

RESOLVED that;

- A) Delegated authority be granted to the Assistant Director of Culture and City Development to grant conditional permission subject to first securing a planning obligation or an agreement for payment of a financial contribution of £176 to mitigate the impact of the proposed residential development on the Solent Special Protection Areas, and subject to the conditions outlined in the committee report.
- B) Delegated authority be granted to the Assistant Director of Culture and City Development to refuse planning permission if the agreement referred to in recommendation A has not been secured within two weeks of the date of the resolution pursuant to recommendation A.

The meeting concluded at 3.45 pm.

Signed by the Chair of the meeting
Councillor Frank Jonas