

## **PLANNING COMMITTEE**

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 26 July 2017 at 1.00 pm in the The Executive Meeting Room - Third Floor, The Guildhall

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

### **Present**

Councillors Jim Fleming (Chair)  
Frank Jonas BEM (Vice-Chair)  
Jennie Brent  
Colin Galloway  
Steve Hastings  
Lee Hunt  
Hugh Mason  
Robert New  
Steve Pitt  
Suzy Horton (Standing Deputy)

### **Welcome**

The Chair welcomed members of the public and members to the meeting.

### **Guildhall, Fire Procedure**

The Chair, Councillor Fleming, 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.

#### **89. Apologies (AI 1)**

Councillor David Fuller sent his apologies and was represented by Councillor Suzy Horton as his Standing Deputy.

#### **90. Declaration of Members' Interests (AI 2)**

There were no pecuniary interests to declare.  
(Councillors Frank Jonas and Lee Hunt took legal advice at the meeting regarding the BMX Pump Track item due to their involvement as council representatives and knowledge of earlier plans but would be keeping an open mind on the application before them.)

#### **91. Minutes of previous meetings - 14 & 28 June 2017 (AI 3)**

**RESOLVED that the minutes of the Planning Committees held on 14<sup>th</sup> and 28<sup>th</sup> June 2017 were both approved as correct records and signed by the chairs of each meeting.**

**92. Updates on previous applications by the Assistant Director of Culture & City Development (AI 4)**

There were no updates.

**93. 16/02090/FUL - 122 Church Road Portsmouth PO1 1QE - Conversion to form 5 flats including construction of new mansard roof, ground floor rear extension and associated external alterations and cycle/refuse stores (Report item 1) (AI 5)**

D King had requested to speak at the meeting (in support of the application) but was not present.

A deputation in support was made by Mr J McDermott as the agent on behalf of the applicant whose points included:

- The application was designed to meet policy requirements, including meeting/exceeding space standards
- The roof structure had been reduced from the previous design
- The design had a sequence of sympathetic features
- This met car parking standards
- There was minor impact on the streetscene to accommodate larger flats

Members' Questions

Members wished to know more about the exact internal layout, including access to other floors and to the rear yard, and how the roof design could be more acceptable.

Members' Comments

Due to the differing opinions on the roof design it was suggested that a deferral would allow further discussion to take place with the applicant regarding finding a solution on the roof design.

**RESOLVED that a decision on this application be deferred, to allow further negotiations with the applicant.**

**94. 17/00228/FUL - Land North Of Catherine House Stanhope Road Portsmouth - Construction of part 10 & 12 storey building to form 152-bedroom hotel (Class C1) and additional basement level comprising 5176 sqm of floorspace (GEA), to provide car parking on basement/ground floors accessed from Stanhope Road (report item 2) (AI 6)**

The City Development Manager's Supplementary Matters Report stated that the applicants had requested a deferral of the hotel application pending "...amendments to the scheme to reduce the parking which in turn will result in keeping the trees in Victoria Park". The item was therefore not considered on this agenda.

**95. 17/00453/FUL - Catherine Booth House And Land To Rear 1 Aylward Street Portsmouth PO1 3PH - Construction of part 6-/part 5-/part 3 storey building to form student halls of residence (class C1) comprising 20 study bedrooms, caretakers flat and associated facilities; reconfiguration of rear of Catherine**

### **Booth House to incorporate new entrance and associated management offices (report item 3) (AI 7)**

The City Development Manager's Supplementary Matters reported the comments of the Council's Ecologist, stating:

*"Following the submission of further Bat Survey Reports, the Council's Ecologist is satisfied that the proposal would not affect bats or their roosts which receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). Whilst there was no evidence of bats emerging from the building and no further survey work or mitigation measures are required, an informative drawing the developers attention to the legal protection of bats and their roosts is suggested.*

*Recommendation unchanged (but Informative regarding Bats to be added)."*

A deputation was made by Mr Elliott Vials, as the agent in support of the applicant, whose points included:

- The architectural merit of the application which would provide accommodation for the University of Portsmouth
- It had been designed to complement Catherine Booth House and there was a step down from 6 to 3 storeys
- It would provide 20 rooms for full time students with short commuting distances for them so it was a car free scheme

#### Members' Questions

These included questioning the suitability of this location and the need for student accommodation and possible loss of light to the John Pounds Centre and the flats opposite. The Assistant Director of Culture & City Development clarified that the supply and demand for student accommodation was not a reason for refusal and the Local Plan was silent on this but sustainable city policies encouraged short walking distances and the application site was located close to University of Portsmouth teaching buildings. The enforcement of the conditions relating to student use was also raised. It was reported that fire regulation aspects would be dealt with by Building Control, and private housing regarding the Housing Act safety requirements.

#### Members' Comments

It was noted that there had not been objections by ward councillors and this type of application was more popular than HMO applications in the community. The design was of a high standard and the rooms were good sizes.

**RESOLVED that conditional permission be granted, subject to the conditions outlined in the City Development Manager's recommendations:**

- (1) That delegated authority be granted to the Assistant Director of Culture and City Development to grant Conditional Permission subject to the prior completion of an agreement pursuant to section 106 Town & Country Planning Act 1990 to secure the planning obligations (as listed fully in recommendation 1);**

- (2) That delegated authority be granted to the Assistant Director of Culture and City Development to add/amend conditions where necessary.
- (3) That delegated authority be granted to the Assistant Director of Culture and City Development to refuse planning permission if the legal agreement has not been completed within three months of the date of the resolution.

**96. 17/00496/FUL - 106 Baffins Road Portsmouth PO3 6BQ - Change of use from purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation) to 7 bedroom 8 person house in multiple occupation (Sui Generis) (report item 4) (AI 8)**

A deputation was made by Mr J McDermott, as agent for the applicant, in support of the application, whose points included:

- This was to cater for young professionals so was high quality starter accommodation
- The comments of Private Sector Housing confirmed that this meets or exceeds their standards

Members' Questions

It was asked how the individual rooms were accessed and how the ensuite facilities were ventilated; it was reported that the main rooms have opening windows (there is also capacity for mechanical ventilation but how the building operates is a matter for Building Control). Regarding size of rooms the report should reflect that all the rooms exceeding the space standards. There was some discussion regarding the possibility for rooms to be double occupancy and if this would be a change of use. The re-implication of the cycle storage condition was explained.

Members' Comments

Members were mindful of the quality of the accommodation but that if there were later more occupants than applied for this was a matter for Private Sector Housing enforcement and hoped that there would be liaison between the council departments.

**RESOLVED that conditional permission be granted, subject to the conditions (and recommendations A & B) within the City Development Manager's report:**

**(A) That 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 £181 to mitigate the impact of the proposed residential development on the Solent Special Protection Areas.**

**(B) That 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 have not been secured within three weeks of the date of the resolution pursuant to Recommendation A.**

**97. 17/00574/FUL - Land South Of Hilsea Lido Hilsea Bastion Garden London Road Portsmouth - Installation of BMX pump track to land south of Hilsea Lido (report item 5) (AI 9)**

There were no deputations.

#### Members' Questions

It was asked what previous leisure uses there had been at the site, which had previously had tennis courts, and if there would be hours of opening: it was reported that this was City Council land for which a company had been commissioned to provide this facility which did not have formal opening hours. The possible impact on the ramparts was raised and it was noted that the buildings were not in use. The need for permission for events was raised, and this would not come back to committee for approval but to the Local Planning Authority's officers to consider impact on the highways network.

#### Members' Comments

Members welcomed that application which they felt was for a central, accessible location for city BMX cyclists and a good investment for them using Section 106 developer contributions. This would help promote cycling and would link in with the new cycleway route close to the site.

**RESOLVED that conditional permission be granted, subject to the conditions outlined in the City Development Manager's report.**

**98. 17/00701/FUL - Flat A 1 Whitwell Road Southsea PO4 0QP - Change of use from Class C3 (dwellinghouse) to purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation) (Report item 6) (AI 10)**

The City Development Manager's Supplementary Matters Report gave additional information that:

*"The applicant advises:*

*(a) Each flat has in its lease the right to park one motor vehicle on the forecourt. Contrary to the report however, parking spaces are not allocated.*

*(b) There is indication of the proposed method of storage for waste. My plans show this as does the supporting statement.*

*Page 65 of the Officers' report states: 'When producing the HMO Count Data, three of the four properties on the HMO list sent to councillors have been identified for checking ie they may not be occupied within Class C4.' This is an error. No additional properties have been brought to the attention of the LPA to investigate and there are no known HMOs inside the 50 metre radius."*

A deputation was made by Mr A Walker, the applicant, in support of his application, whose points included:

- He circulated details of the waste storage facilities and internal pictures of the property
- There was one parking space provided for the flat, as part of the lease

#### Members' Questions

It was asked how big the rear bedroom was but there were no to scale plans available. The City Development Manager reported that this would need to be licensed so room sizes would be dealt with by Private Sector Housing and that for a

C4 proposal there was not the requirement to submit a floor plan. Internal partitions could be moved without the need for planning permission. It was also asked why this required an application; a submission had been made that needed determination.

There were no further comments.

**RESOLVED that conditional permission be granted, subject to the conditions outlined in the City Development Manager's report.**

**99. Dates of future meetings (information item) (AI 11)**

The dates of future meetings in 2017 were noted as:  
23 August, 20 September, 18 October, 15 November and 13 December  
(all Wednesdays at 1pm)

The meeting concluded at 3.00 pm.

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Signed by the Chair of Planning  
Councillor Jim Fleming