

PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 23 August 2017 at 1pm in the Executive Meeting Room, 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
 Hugh Mason
 Robert New
 Steve Pitt

Welcome

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

Guildhall, Fire Procedure

The chair, 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.

100. Apologies (AI 1)

Councillor David Fuller sent his apologies.

101. Declaration of Members' Interests (AI 2)

110-114 Palmerston Road

Councillors Robert New and Jim Fleming declared prejudicial interests as they know the owner of the premises. They would leave the hearing during the consideration of this item.

Councillor Steve Pitt declared a non-prejudicial interest as he knows the owner.

46, Burlington Road, Portsmouth

Councillor Robert New informed the committee that as he would make a representation, he would leave the hearing during the consideration of this item.

102. Minutes of the previous meeting - 26 July 2017. (AI 3)

RESOLVED that the minutes of the Planning Committee held on 26 July be approved as correct records and signed by the Chair.

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

There were no updates.

Councillor Hugh Mason informed the committee that a letter from the council had been sent to residents stating that the application for 36 Campbell Road would be considered at this meeting but it was not on the agenda. He asked officers if the applicant had been told that they should not start the work before the meeting.

The Assistant Director of Culture & City Development, Culture and City Development explained that the letter had been sent in error and that the applicant had been informed that permission is required for the work. Once received, the application would be considered at the next available meeting.

104. 17/00228/FUL - Land north of Catherine House, Stanhope Road, Portsmouth (AI 5)

The Planning Officer introduced the application and reported in the supplementary matters that an arboricultural impact assessment had been received and consequently condition 7 would require updating.

Mr Phil Salmon included the following points in his deputation on behalf of the applicant:

- The high quality scheme is reflective of the needs of the city centre and will help regenerate this part of the city centre.
- It will provide accommodation for students, their families and visitors to the many events. There will be some super rooms on the higher floors.
- It will directly create 40 jobs and many others indirectly.
- It is very close to bus stops and the train station.

Members' Questions

In response to questions, officers explained that:

- The design worked next to Catherine House
- Further details of the drainage requirements will be submitted
- Provision for 52 parking spaces was originally planned, but this was reduced to 26 in order that some trees would not need to be removed.
- The provision of sprinklers is a building control matter.
- It would be 48.6m high. Catherine House is 56.2m.
- The trees that would be removed cannot be replanted in Victoria Park.

Members' Comments.

Members noted the strong criticism of the application by the design review panel and considered that the design could have been better but recognised the need for a hotel.

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

105. 17/00571/FUL - 13, Empshott Road, Southsea PO4 8AT. (AI 6)

The Planning Officer introduced the application

Members' Questions.

There were no questions.

Members' Comments.

There were no comments.

RESOLVED that the application be granted subject to the conditions set out in the City Development Manager's report.

106. 17/00656/PLAREG - 62, High Street, Portsmouth PO1 2LY. (AI 7)

The Planning Officer introduced the application.

Members' Questions.

There were no questions.

Members' Comments.

Members liked the design of the roof tiles.

RESOLVED that permission be granted subject to the conditions set out in the City Development Manager's report.

107. 17/00764/FUL - 56 Old Wymering Lane, Portsmouth PO6 3NL. (AI 8)

Mr Mark Turner included the following points in his deputation:

- He took possession of the property two years' ago and completely renovated it.
- There will be eight tenants.
- A cleaner will visit weekly.

Members' Questions.

Members were informed that the kitchen floor space measures approximately 5m by 4.5m.

Members' Comments.

Members noted that there were no toilets or showers on the ground floor and that it was one of the better designs that they had seen recently.

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

108. 17/00760/ADV - 81-83, Palmerston Road, Southsea PO5 3PP. (AI 9)

The Planning Officer introduced the application.

Members' Questions.

In response to questions, members were informed that:

- There are lights that shine on the wall sign but officers could not comment on how reflective it would be at night.

- The council had control over the size of the sign but not the content.

Members' Comments.

Members noted that the sign was big, innovative, in the style that used to be on display and more eco-friendly than a LED sign.

RESOLVED that delegated authority be granted to the Assistant Director of Culture & City Development to grant conditional consent to both the fascia and hanging signs and the painted sign on the south flank (side) elevation.

109. 17/00835/FUL - 13 Martin Road, Portsmouth PO3 6JZ. (AI 10)

The Planning Officer introduced the application and reported in the supplementary matters that Councillors Sanders and Stagg had submitted written deputation. Councillor Sanders recommended that the committee consider either deferring pending the submission of floor plans and details regarding waste or amending condition 3 to include this. Councillor Stagg also recommended deferring because of lack of details regarding internal arrangements, rubbish and bicycle storage.

Mr Manish Patel included the following points in his deputation on behalf of the applicant:

- This provides essential accommodation for young professional people who cannot afford to rent by themselves.
- The tenants are unlikely to own cars.
- The rooms are more than 1.65m²
- The applicant will build a bicycle shed at the back.
- The bins are at the front of the premises.

Members' Questions.

There were no questions.

Members' Comments.

Members noted that:

- There are no other HMOs nearby.
- The applicant is not seeking to maximise the number of rooms.
- It is important to ensure that bicycle storage is provided.
- They hope that the applicant would not seek to convert the lounge into a bedroom in the future.

RESOLVED that permission be granted subject to the conditions set out in the City Development Manager's report.

110. 17/00843/FUL - Portsmouth High School For Girls Science Block, Cecil Grove, Southsea PO5 3BT. (AI 11)

The Planning Officer introduced the application.

Mr Les Buckingham included the following points in his deputation:

- He circulated a photograph of the wall taken from his garden.

- The reduction in the wall height will mean that his garden is overlooked. He suggested that a reduction of 0.5m would be sufficient.
- His property is one of the oldest in the road.

Mrs Sue Mullan withdrew her deputation as the issues that she wanted to raise had been addressed.

Mr Michael Conway included the following points in his deputation:

- The wall is unstable.
- The wall is in the school's grounds and is the school's responsibility.

Members' Questions.

Members were informed that:

- The wall is fully owned by the school.
- Mr Conway explained that the wall is at significant risk of falling down.
- Members were reminded that their decision should not be based on the structural integrity of the wall.

Members' Comments.

Although there was a potential for overlooking into the garden, it was acceptable as there was a considerable distance between the wall the property.

RESOLVED that permission be granted subject to the conditions set out in the City Development Manager's report.

111. 17/00921/FUL - 264A/B Havant Road, Portsmouth PO6 1PA. (AI 12)

The Planning Officer introduced the application.

Mr John Erskine included the following points in his deputation on behalf of the applicant:

- The proposed plans would mean a loss of light and outlook to his premises, which comprises an office, toilet and a storage room.
- The first floor had been a self-contained flat until 2005. If the application is granted, he would not be able to sell it as a residential property.

Mr Les Weymes included the following points in his deputation on behalf of the applicant:

- The size of the premises is a major constraint for the pharmacy.
- It is unusual to have windows on common boundaries.

Mr Mohamed Amiralli included the following points in his deputation:

- The pharmacy provides a late night seven day service to 18,000 patients including 5 nursing homes. It is sometimes open until 1am.
- It reduces the strain on A&E because it treats minor injuries and ailments.
- At 40m² it is one of busiest but smallest pharmacies. The pharmacy Inspector reported that there is not adequate space.
- The extension would mean that the pharmacy could extend the range of services on offer.

Members' Questions.

In response to questions, members were informed that:

- An office is expected to be occupied between Monday and Friday between 8 and 6pm.
- The layout could be changed so that the storage room is used as the main office.
- There are no minimal distances between neighbouring properties.
- There is no quantitative assessment of light loss.
- No. 264C would have to use artificial light for most of the year.
- Building on the land at the rear is not permitted as it shared by all the surrounding businesses.

Members' Comments.

Members noted that the availability of light is key to this decision, the design offers the best solution and the benefit to the community outweighs the loss of light to the neighbouring property.

RESOLVED that permission be granted subject to the conditions set out in the City Development Manager's report.

112. 17/00994/FUL - 46, Burlington Road, Portsmouth PO2 0DP. (AI 13)

The Planning Officer introduced the application and reported in the supplementary matters list that an additional objection had been received on the same grounds as described in the report.

Ms Marilyn Moscrip included the following points in her deputation:

- There is a shortage of family homes in the city.
- The HMO would change the community character of the road.
- There would be more pressure on the infrastructure and parking spaces.
- Nearby houses prices would fall.
- There could be an extra 5 residents as there are double beds, some of which are next to children's rooms in neighbouring houses.
- The bins and gardens will not be looked after.

Councillor Robert New included the following points in his deputation:

- Some of the concerns raised in the representations are emotive and speculate about the behaviour of the tenants.
- There are some issues in the HMOs nearby, but these are privately managed.
- The owner of this property has a big portfolio but it is well-managed.
- He feels certain that a decision to refuse the application would be overturned by the Planning Inspector.
- Family homes often have multiple cars.
- There is a good public transport system.

He then left the room for the rest of this item.

Members' Questions.

Members were informed that there is 19m² of communal space and there are fewer than 10% of HMOs within a 50m radius of this property.

Members' Comments.

Members were sympathetic to the objectors but noted that there were no grounds to refuse this application.

The advised that if this application were to be granted and there were to be problems, Ward Councillors could help residents.

RESOLVED that permission be granted subject to the conditions set out in the City Development Manager's report.

113. 17/00997/FUL - 51 Ranelagh Road, Portsmouth PO2 8EZ. (AI 14)

The Planning Officer introduced the application.

Mr Tom Vaughan included the following points in his deputation:

- He circulated photographs showing the site before and after the works.
- When he bought the property it was uninhabitable. He completely renovated it at a cost of more than £50,000.
- There is a demand for HMOs.
- There would be a maximum of 4 tenants who would be vetted and references sought.
- There would be less impact to the neighbours than a family with three children.
- There is a waterproof bicycle storage area.
- He would inspect the property regularly.

Members' Questions.

Members were informed that the kitchen measures 7.8m² and the lounge 10.61m².

Members' Comments.

Members commended the applicant on the work he had carried out.

RESOLVED that permission be granted subject to the conditions set out in the City Development Manager's report.

114. 17/01014/PLAREG - 110-114 Palmerston Road, Southsea PO5 3PT. (AI 15)

Councillors Jim Fleming and Robert New had declared prejudicial interests so left the meeting.

Councillor Frank Jonas chaired this item.

The Planning Officer introduced this application and reported in the supplementary matters list that an additional representation had been received stating that they had made a number of complaints about the noise. The Environmental Health Team did not find any further noise complaints.

A copy of the window-opening procedure proposed by the management was circulated to the committee.

Ms Susan Lloyd included the following points in her deputation:

- The applicant's previous applications had been refused.

- There is excessive noise emanating from this premises.
- The Health & Safety Building Regulations (M) 2004 states that pedestrian routes should be protected from hazards. The pavement is already regularly partially obstructed by cars parked across it.
- She doubts that the new window-opening procedure would be followed as it requires two members of staff and a duty manager to supervise.
- The large windows are secured by a very small bolt so are likely to swing open.
- She hoped that the decision would be impartial despite the fact that the applicants are backers of local events.
- Air conditioning can be turned on when it is hot.

Mr Peter Cairns included the following points in his deputation:

- He is registered blind and regularly walks along these narrow pavements outside the premises.
- The pavements are obstructed by cars parked on them.
- On 28 July he had to ask the staff to close a large wooden gate which was swinging across the pavement.
- Despite the applications to have the windows open being refused, two and a half years later the owners continue to open them.

Members' Questions.

Members were informed that:

- The photograph circulated showed the windows open in direct disregard to the planning decision 160749.
- There is some seating and a barrier outside the premises on Palmerston Road.
- The windows are flush against the wall when open.
- Music nuisance is dealt with by the Environmental Health Service.
- The windows can be released.
- Details of locking mechanism can be left to be agreed with the Assistant Director of Culture & City Development.

Members' Comments.

Members made the following comments:

- The windows should be lockable.
- As the owner had disregarded completely the past decisions of the committee, there was no reason to trust that the proposed procedure would be adhered to particularly as so many people would be required.
- Customers have been seen leaning out of the window whilst holding their beer.
- There were mixed views on whether the pavement was wide enough.

RESOLVED that the decision be deferred and delegated authority was granted to the Assistant Director of Culture & City Development to seek amendment to the application to ensure windows to Auckland Road West remain fixed at all times, and windows to Palmerston Road to be provided with a locking mechanism.

REASONS

- There is an unacceptable risk of injury to pedestrians specifically on Auckland Road West.
- This is contrary to PCS 17 of the Portsmouth Plan.

115. 17/01059/FUL - 143 Queens Road, Portsmouth PO2 7LU. (AI 16)

The Planning Officer introduced the application.

Members' Questions.

There were no members' questions.

Members' Comments.

They saw no reason to refuse this application.

RESOLVED that permission be granted subject to the conditions set out in the City Development Manager's report.

The meeting concluded at 4.:40 pm.

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Signed by the Chair of the meeting
Councillor Jim Fleming