

PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 15 November 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 James Fleming (Chair)
Alicia Denny
Frank Jonas BEM (Vice-Chair)
Colin Galloway
Steve Hastings
Lee Hunt
Hugh Mason
Steve Pitt
Gerald Vernon-Jackson CBE (left at item 166)

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.

151. Apologies (AI 1)

Apologies had been received from Councillors Jennie Brent and Alicia Denny.

152. Declaration of Members' Interests (AI 2)

Councillor Vernon-Jackson declared a personal and prejudicial interest in item 1 as the owner displayed election posters for him. He will withdraw for this item.

153. Minutes of the previous meetings held on 20 September and 18 October 2017. (AI 3)

The Chair informed the committee that since the previous meeting, discussions had taken place between the officers and members of public regarding the minutes of the meeting held on 20 September. The subsequent amended minutes attached to this agenda have been amended to take into account of as many comments as was possible.

RESOLVED that the minutes of the meetings held on 20 September and 18 October be agreed as a correct record.

The Chair altered the order of the items on the agenda to reduce the waiting time for those people making deputations.

154. 17/01464/HOU - 24 Dean Road, Portsmouth PO6 3DG. (AI 5)

The Planning Officer introduced the application and explained that the Highways Department had been consulted regarding the distance between the fence and

highway and was satisfied that the gate would be inward-opening and the fence would be brought back by 5m.

Julia Johansen from 24 Park Lane included the following points in her deputation:

- She was representing Mr & Mrs Chalk form number 22 as well as making her own points.
- They would no longer be able to access their garages as the angle to enter the accessway would be too tight.
- Their properties would lose value if the garages could not be used.
- They have a legal right of access to access their garages.
- The applicant said that she would be given a key which she could share and asked for a financial contribution to the installation of the gate.

Beverley Rogers, the applicant included the following points in her deputation:

- It was not her intention to upset her neighbours. The application had been discussed with them.
- In February 2017 her house was burgled. Restricting access to the lane would make her feel safer and reduce anti-social behaviour.
- The angle for the cars to access the lane would be considered.
- Were the application to be refused, she could install lower gates without requiring permission.
- She has maintained this area at her own cost. Her neighbour only cuts the grass close to her property.

Members' Questions.

In response to members' questions the following points were clarified:

- The applicant assured members that she would be flexible to ensure the accessway would be accessible.
- The officers explained that the gates would open inwards.

Members' Comments.

Members noted that the scheme was good but were disappointed that the positions of the applicant and the objectors seemed entrenched.

They noted that the accessway should be accessible to enable the neighbours to park their cars in their garages.

Members agreed that officers could work with the applicant to create a design that would permit access.

RESOLVED that authority be delegated to the Assistant Director of Culture and City Development to grant conditional permission subject to amended plans being drawn up.

155. 17/01541/TPO - 29 Siskin Road, Southsea PO4 8UG. (AI 6)

The Planning Officer introduced the application.

Janice Burkinshaw included the following points in her deputation:

- When Siskin Road was built a representation was made regarding the trees and housing but was disregarded.
- The tree has an amenity and a historical value
- A willow tree was removed and not replaced as it should have been. She asked that an inspection be made to ensure mature trees are replaced after removal.
- The line of trees is deteriorating.
- This is near Milton Common which is a local authority nature reserve; these trees are therefore required for birds to continue to roost in them. Large numbers of starlings currently roost there.
- Ugly stumps are left after pollarding.
- The tree is not a danger to pedestrians as claimed in the report. She asked about the danger posed to pedestrians by the trees in Essex Road.

Ms Burkinshaw asked that her deputation was for both this application and the next.

Members' Questions.

In response to questions, the following points were clarified:

- Pollarding trees extends their life expectancy by encouraging growth in an immature state. It would need to be redressed regularly. Two years after pollarding, dense green leaves and twigs will regrow.
- The tree is not unhealthy. However, poplars sacrifice quality wood for fast growth making it more prone to fungi and parasites. The life expectancy is between 75 and 100 years. This tree was already mature in a painting of the line of trees in the 1950s.
- It is now about 20-25m tall.
- The trees in Essex Road are a different species which is tolerant of urban life and managed differently.
- No conversation had been carried out with residents in this area regarding tree management policy.

Members' Comments.

Members considered whether a condition could be added to ensure that the tree has a minimum height of 12m not 8m. They also noted that the tree was healthy, not at the end of its life and such a significant reduction in height and the resultant stump would not enhance the amenity of the area. It is also in an area where wildlife is encouraged. Further it was noted that starlings are a threatened species.

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

Action

An inspection of the site be made of the site to assess whether the trees that have been removed have been replaced as required and a report be brought to the next meeting.

156. 17/01542/TPO - 4 Reedling Drive, Southsea PO4 8UF (AI 7)

The Planning Officer introduced the application.

Janice Burkinshaw's deputation for the previous application also applied to this one.

Members' Questions.

There were no questions.

Members' Comments.

Members considered setting a minimum height of 12m for the tree after it is pollarded.

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

157. 17/01451FUL - 2 Stubbington Avenue, Portsmouth PO2 0HS. (AI 9)

The Planning Officer introduced the application and added that in addition to those reported within the report, one further letter of representation has been received raising concerns over the accuracy of the City Council's House in Multiple Occupation (HMO) Database.

The Chair read out a written deputation from Ross Campbell in which he disputed the accuracy of the HMO database held by the council. He asked that all decisions on HMO applications be suspended until the database had been checked.

Members' Questions.

In response to questions, the following points were clarified:

- The City Council Private Sector Housing Team (PSHT) has considered the submitted drawings and advise that each of the proposed bedrooms would meet the minimum size standards required (6.52m².)
- A previous application for a larger extension wrapped around the building and subdivided was refused for four reasons and advice given.
- The application should be determined at this hearing.

Members' Comments.

There were no comments.

RESOLVED that the application be refused for the reasons set out in the City Development Manager's report.

158. 17/01696/FUL - 35 Chichester Road, Portsmouth PO2 0AA. (AI 10)

The Planning Officer introduced the report and added that in addition to those reported, one further letter of representation had been received raising concerns over the accuracy of the City Council's HMO database.

Chris Broyd, agent for the applicant included the following points in his deputation:

- The building fully complies with all aspects of fire safety regulations.
- There will be a fully fitted kitchen with double ovens and hobs and lockable cupboards.

- The tenants will be professional sharers.
- There is a shortage of good quality HMOs for professionals.

Members' Questions.

In response to questions, the following points were clarified:

- It would not be possible to add a condition regarding the end user of this property.
- Bicycles can be brought in through the rear access of the property.
- The parking provision is in line with the Supplementary Document regarding parking.
- All the bedrooms are ensuite.
- This hearing must be determined based on the council's current policy.

Members' Comments.

Members noted that it is unfair to generalise about the tenants of HMOs. They noted that it is likely that there would be additional cars parked in the road. Members were pleased with the quality of the application and that generally improved applications were being submitted.

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

159. 17/01697/FUL - 333 London Road, Portsmouth PO2 9HQ. (AI 11)

The Planning Officer introduced the report.

Chris Broyd, agent for the applicant included the following points in his deputation:

- The plans are fully compliant with fire regulations.
- The neighbour's extension is bigger than his proposal.
- The outside toilet has been converted into a washroom with three washing machines, cupboards and a drying area.
- All the bedrooms are ensuite.
- The bottom area of the garden is grassed.
- The kitchen is fully furnished with a double sink, ovens, hoods and hobs.

Members' Questions.

In response to questions, the following points were clarified:

- The application because the committee had requested that all of them determine all these types of applications.
- A condition could be added for four bicycle storage spaces but that would reduce the size of the garden.
- On the top floor there is a study. Originally the boiler was there.
- The windows are standard double-glazed and A rated.
- The washroom and dryer area is part of the original building.

Members' Comments.

Members felt that the committee had been instrumental in raising standards in HMO applications; however it was important that these be monitored so that these did not slip. They also noted that residents are more confident about the standards of

HMOs. They agreed that the committee should allow the enforcement teams to focus on lower standard HMOs.

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

160. 17/01413/FUL - 8 Pitcroft Road, Portsmouth PO2 8BD. (AI 12)

The Assistant Director of Culture & City Development informed the committee that this application was subject to appeal and therefore could not be considered at this meeting.

RESOLVED that this application would not be determined because an appeal has been launched for non-determination.

161. 17/01148/FUL - 19 Powerscourt Road, Portsmouth PO2 7JE. (AI 13)

The Planning Officer introduced the application.

Members' Questions.

In response to questions, the following points were clarified:

- Once additional electric lights had been added to the plans, the Private Sector Housing Team was satisfied that the kitchen and living room area had sufficient lighting and ventilation.
- There are two windows in the basement; one is very small.
- Insufficient lighting could be a reason for refusing the application.
- The amenities will be looked at in details when the licence is considered.
- Fire safety is not a matter for the planning committee.

Members' Comments.

Members noted that the application must be determined in accordance with the council's policy. They expressed the following concerns: there is only one extractor fan in the kitchen; in case of a fire, tenants would have to go through the kitchen to access the stairs; the perceived inaccuracy of the HMO database particularly for the North of the city and that granting this application would permit the deterioration of the property.

RESOLVED that this application be refused.

Reasons

The proposed change of use to a House in Multiple Occupation (Sui Generis) would, as a result of the poor layout at lower ground floor level to accommodate shared communal facilities (kitchen/living facilities), fail to provide an adequate standard of living accommodation for future occupiers by virtue of a lack of natural light and ventilation and would represent an over-intensive use of the site. The proposal is therefore contrary to Core Planning Principles of the National Planning Policy Framework and Policy PCS23 of the Portsmouth Plan and the emerging (revised) House in Multiple Occupation Supplementary Planning Document (draft, September 2017).

162. 17/01577/FUL - 30 Hudson Road, Southsea PO5 1HD. (AI 14)

The Planning Officer introduced the application and added that a draft license has been granted the previous week.

Katherine Webber, East St Thomas Residents Forum included the following points in her deputation:

- This would be an over intensification of the property.
- In September 2016 it was agreed that the Supplementary Planning Document would be reviewed urgently. This had not yet been completed.
- Hudson Road has a 70% density of HMOs.
- There is an ongoing problem with noise nuisance from students at night.

Martin Willoughby, East St Thomas Residents Forum included the following points in his deputation:

- This would be an over development of the property.
- There would lead to a loss of residents' amenities.
- One of the WCs is smaller than the permitted minimum size.
- Two lounges converted to bedrooms.
- There is no provision for waste or bicycle storage.

Members' Questions.

In response to questions, the following points were clarified:

- The committee's decision must be based on current policy.
- One of the conditions stipulates that waste storage must be provided.
- Bedroom 4 has a head height of 1.5m.

Members' Comments.

Members commented that:

- There would be less amenity for tenants in relation to space and communal areas.
- The rooms are small.
- There is no storage provided for waste and bicycles.
- Any waste stored in the forecourt would be underneath a window.
- It is an over intensification of the property.

RESOLVED that authority be delegated to the Assistant Director of Culture and City Development to determine the application.

163. 17/01455/FUL - 239 Powerscourt Road, Portsmouth PO2 7JJ. (AI 15)

The Planning Officer introduced the application.

Nicholas Atkins included the following points in his deputation:

- This is a high quality accommodation for young professionals.
- Six bedrooms are ensuite and there is one communal bathroom.
- The design fully complies with the fire safety regulations.

- He is an accredited landlord with the Right to Rent scheme. The council officers who visited were very happy with the quality of the property.
- It will be managed by a property management agency.
- He lives 25 minutes away.
- There will not be a significant impact by the addition of one room.

Members' Questions.

In response to questions, the following points were clarified:

- Bedroom 3 has a single bed and no ensuite.
- Rely on the HMO database, maps and data provided to the council to know how many there are in the area.
- If a query is raised, we research and maybe visit.
- There is no reason to query any other properties in this area.
- There have been a number of applications from C4 to sui generis.
- The proportion of HMOs within a 50m radius is not a consideration for this application as the property is already being used within the C4 class.

Members' Comments.

Some concern regarding the accuracy of the database was raised. Members were mindful of the need for robust decisions as a number had been overturned by the Planning Inspector. The committee was satisfied with the size of the rooms.

RESOLVED that the application be granted subject to the conditions set out in the report.

164. 17/01643/FUL - 15 Charles Street, Portsmouth PO1 1JD. (AI 17)

The Planning Officer introduced the application.

Thai Bridgen, the applicant included the following points in his deputation:

- He has been in the District Landlords Association for over 40 years and an accredited landlord with the council for several years.
- He has installed 8 showers even though he was only required to install two.
- There is more than adequate storage in the kitchen.
- There is a shortage of this type of accommodation.
- He owns 20 properties and 42% of his tenants drive.
- Bicycle storage would be provided.

Members' Questions.

In response to questions, the following points were clarified:

- This proposal is for a later addition to the property and is significantly different.
- The applicant said he would consider providing more off-street parking.

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.

165. 17/01653/FUL - 129 Jervis Road, Portsmouth PO2 8PT. (AI 18)

Councillor Gemma New was absent for this item.

The Planning Officer introduced the application.

Chris Broyd, the agent for the applicant included the following points in his deputation:

- He has ensured that there is adequate head height in the loft conversion.
- Fire safety and comfort have been considered.
- The boiler has been upgraded.
- There are thumbscrew locks on the doors.
- The property has high quality furniture.
- He is happy for the neighbours to view the property.
- The bedrooms are as large as is possible.
- There is bin and bicycle storage.
- The garden is landscaped.

Members' Questions.

In response to questions, the following points were clarified:

- There would be a condition that bin storage must be provided. This is likely to be in the forecourt.
- The bedrooms are all bigger than the minimum standard.
- The committee could determine that the large bedrooms mitigate for the small communal area.

Members' Comments.

Members were pleased that the rooms were larger than the minimum standard size for bedrooms.

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

166. 17/00924/OUT Social Club Unity Hall, Coburg Street Portsmouth. (AI 4)

The Planning Officer introduced the application and added this supplementary information:

The description of the application on page 3 of the agenda report refers to 133 units - following the receipt of amended plans, the application now proposes a total of 96 units.

Amendments to Conditions:

Condition 8 - (Materials) to be amended to read:

'Notwithstanding the submitted details, unless otherwise agreed in writing with the Local Planning Authority, no development shall commence on site until a detailed schedule of materials and finishes, including a range of colour options for the columns, feature cladding panels and window surrounds (shown as orange on the approved drawings) as well as samples of all materials to be used for all external surfaces of the development hereby permitted, has been submitted to and approved

in writing by the Local Planning Authority. Implementation shall be in accordance with the approved details.'

Condition 11 to be deleted.

Additional conditions:

'The windows shown at first, second and third floor level in the eastern elevation of Block B of the building hereby permitted, as shown on drawing no 27693-PL311 Rev C (facing the western elevation of the adjacent building) shall be obscured glazed and must be maintained in that condition.

Reason: To safeguard the amenity of neighbouring residential properties, in accordance with Policy PCS23 of the Portsmouth Plan (2012).'

'No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:-

- (a) A baseline TV/radio reception report that records survey data of the existing television and radio equipment signals in the locality; and following the substantial completion of the building shell:-
- (b) A report to assess the impact that the proposed development may have upon television and radio equipment signals in the locality; and, unless otherwise agreed in writing by the Local Planning Authority:-
- (c) A detailed scheme for a scheme for the mitigation of any significant adverse effects upon TV/radio reception created by the building.

Such measures as may be approved shall be implemented within 2 months of the approval of details, or within any other period of time approved in writing by the Local Planning Authority, and thereafter retained.

Reason: To protect occupiers of properties in the vicinity of the site from any adverse impact on TV/radio reception, to accord with Policy PCS23 of the Portsmouth Plan.'

'Prior to the commencement of the development hereby permitted, details of either a scheme for the safeguarding of all trees, shrubs and other natural features not scheduled for removal during the course of the site works and building operations in accordance with British Standard:5837 (2012) has been submitted to and approved in writing by the Local Planning Authority. All trees, shrubs or features to be protected shall be fenced along a line to be agreed with the Local Planning Authority with:

- a) 1.5 m high chestnut paling securely mounted on scaffold framing which is firmly secured in the ground and braced to resist impact; or
- b) 2.4 m high heavy duty hoardings securely mounted on scaffold framing which is firmly secured in the ground and braced to resist impact.

Such fencing shall be maintained during the course of the works on site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.'

Additional obligation to be included within the S106 agreement: Details of replacement tree planting in the event that the existing tree adjacent to the northern boundary of the site is incapable of being retained.

Mike Sanders, the agent for the applicant included the following points in his deputation:

- The potential for high rise development was identified in the Portsmouth Plan.

- The existing building has been neglected.
- High quality design and materials would be used.
- The colour of the cladding is open to discussion.
- After discussion with officers, the number of units were reduced but the size enlarged.
- The communal space is good
- It would be located 10 minutes from campus.

Member's Questions.

In response to questions, the following points were clarified:

- The active communal room will be visible to pedestrians walking past. This will make the street more interesting.
- There would be glass curves and open space between the columns.
- The Crime Prevention Officer has not raised any concerns about people gathering in front of the building.
- Fire regulations are not within the remit of this committee.
- The 16 garages on the site would be replaced by parking spaces.
- The two lifts meet the fire regulations.
- The transport department looks at pedestrian safety.
- There would be 7.-9.4m between the elevations.
- The university has not expanded; it offers more courses.
- The impact of the purpose built accommodation is not yet known.
- There is no intention to use the roof spaces.
- One of conditions ensures that the roof areas are not used as amenity space.

Members' Comments.

Some members praised the designs, but there was concern about the large number of buildings built in a short space of time.

RESOVED that the application be granted conditional permission subject to the conditions set out in the City Development Manager's report, the updated and additional conditions set out in the Supplementary Matters Paper and the completion of the required legal agreement, within 3 months of the date of this resolution.

167. 17/01548/FUL - 32 Kingsland Close, Portsmouth PO6 4AL. (AI 8)

The Planning Officer introduced the application.

Members' Questions.

In response to questions, the following points were clarified:

- There are two bathrooms.
- There would be artificial light in the kitchen.
- The licensing department would consider ventilation.
- The number of doors between the food preparation area and the wc is not a material consideration.

Members' Comments.

There were no comments.

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

168. 17/01578/FUL - 69 Lyndhurst Road, Portsmouth PO2 0EE. (AI 16)

The Planning Officer introduced the application.

Members' Questions.

Members were informed that according to the HMO database, there are not too many HMOs in the area.

Members' Comments.

Members expressed concern that the 50m radius included a church. They also noted that the kitchen/ lounge is significantly smaller than would be expected, but the rooms are comfortably larger than the minimum standard. Members also noted that although the Planning Department's HMO database is publically accessible, the cost of accessing the private sector Housing Team's HMO database is £5 per property and £200 per road. They asked that these be made more publically available and action be taken to improve their accuracy.

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

The meeting concluded at 6pm.

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Signed by the Chair of the meeting
Councillor James Fleming