

## PLANNING COMMITTEE 23.08.2023

### SUPPLEMENTARY MATTERS TO BE CONSIDERED AS PART OF THE REPORT BY THE ASSISTANT DIRECTOR - PLANNING AND ECONOMIC GROWTH ON PLANNING APPLICATIONS

<u>ITEM NO</u>	<u>REF NO</u>	<u>LOCATION</u>	<u>COMMENTS</u>	<u>RECOMMENDATION</u>
1	23/00547/FUL	<b>52 BEAULIEU ROAD PORTSMOUTH PO2 0DN</b>	Objection from Councillor Wemyss, please see Appendix 1.	No change.
2	23/00676/FUL	<b>61 ST CHADS AVENUE PORTSMOUTH PO2 0SD</b>	<p><u>Objection from Battenburg Child Development Centre:</u> we already experience misuse of our carpark and we are currently trying to find ways of controlling this. It is caused by local residents in St Chads Avenue who appear not to worry whether it is private property or not, we would suggest an HMO might add to this problem. Officer response: It is not clear that occupiers of an HMO would be any more likely to mis-use the Clinic's car park than any other residential occupier in the road.</p> <p><u>Councillor Swann:</u> The property is much changed since the Energy Performance Certificate of November 2022. Officer response: The EPC is not relevant to the planning matters to be assessed as part of this planning application.</p> <p>Cliffdale Primary Academy requested a traffic assessment due to serious concerns over safety for the vulnerable students. Officer response: The published Officer Report addresses car parking, concluding no reason to</p>	No change.

			<p>withhold planning permission on the matter. It is also noted that there is quite some distance between the application property and the Academy.</p> <p>The plans have changed and the previous version is no longer available on the website, changes have not been put to residents for an opportunity to comment.</p> <p>Officer response: the changes are minor and will be shown to the Committee meeting in the Officer Presentation. They concern the doors to the tank room, and inserting an extra door in to the back garden.</p> <p>Objection from Councillor Wemyss, please see Appendix 1.</p>	
3	23/00322/FUL	<b>27 QUEENS ROAD FRATTON PORTSMOUTH</b>	No updates.	No change.
4	23/00097/FUL	<b>76 ORIEL ROAD PORTSMOUTH PO2 9EQ</b>	Objection from Councillor Wemyss, please see Appendix 1.	No change.
5	23/00551/FUL	<b>47 BELGRAVIA ROAD PORTSMOUTH PO2 0DX</b>	Objection from Councillor Wemyss, please see Appendix 1.	No change.
6	23/00640/FUL	<b>57 NORTHERN PARADE PORTSMOUTH PO2 9PD</b>	There is an error in Paragraph 8.8 of the Officer Report, with incorrect reporting of the percentage of HMOs within the 50m radius. There is presently one HMO out of twenty-four properties = 4.17%. If granted planning permission, the proposed development would mean two HMOs out of twenty-four properties = 8.33%. Since this	No change.

			is below the policy threshold of 10%, the application is not considered to result in a concentration of HMOs that would cause an imbalance in the local community.  Objection from Councillor Wemyss, please see Appendix 1.	
7	23/00571/FUL	<b>7 MAGDALA ROAD PORTSMOUTH PO6 2QG</b>	No updates.	No change.
8	23/00690/FUL	<b>UNIT 14 FITZHERBERT SPUR PORTSMOUTH</b>	No updates.	No change.

APPENDIX 1

Councillor Wemyss has submitted an objection to the HMOs 'in Hilsea'/those he has called-in to this Committee meeting.

There are two proposed HMOs on this Agenda in Hilsea ward, amongst the five he has called-in, the five being:

- 52 Beaulieu Road;
- 61 St Chads Avenue;
- 76 Oriel Road;
- 47 Belgravia Road;
- 57 Northern Parade.

Councillor Wemyss' comments are summarised as:

- (i) The Applications' sole focus is to maximise occupancy;
- (ii) Multiple residents coming-and-going at all hours;
- (iii) Addition of several vehicles to already congested roads;
- (iv) Large-scale HMOs has attracted incidents of illicit activities such as drug-dealing, the impacts must be considered on the community;
- (v) I am not against responsible landlords who comply with standards, nor do I condone poorly-behaved tenants, what is needed is a balanced approach;
- (vi) Not an objection to the existence of HMOs, it is to the *extent* of these developments. The real issue is the scale at which they are being pursued, with properties not truly suiting the numbers of proposed occupiers.

Officer response:

- (i) Each application is considered on its merits, including adherence to the guidance on space standards. All of the applications on this agenda meet this Committee's guidance
- (ii) It not considered proven that an HMO necessarily results in more comings-and-goings, nor at more unsociable hours, than Class C3 dwellinghouse occupation;
- (iii) It not considered proven that an HMO necessarily results in more vehicles at a property than a Class C3 dwellinghouse. The Local Highways Authority has very similar parking expectations of HMOs and Class C3 properties and it tends not to object to HMO applications;
- (iv) Illegal activities are not necessarily related to HMO use, and nor are non-HMO residential uses necessarily free of occupiers who conduct illegal activities;
- (v) The Licensing regime is engaged with the fit and proper test for landlords;
- (vi) Each proposal is considered against the local community balance (the 10% threshold within 50m of the property), and against the guidance on space standards. All of the applications on this agenda meet this Committee's guidance.