



NOTICE OF MEETING

PLANNING COMMITTEE

WEDNESDAY, 26 FEBRUARY 2014 AT 2.00 PM

THE EXECUTIVE MEETING ROOM - THIRD FLOOR, THE GUILDHALL

Telephone enquiries to Lucy Wingham 0239283 4662

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Planning Committee Members:

Councillors David Fuller (Chair), Les Stevens (Vice-Chair), Darron Phillips, Jacqui Hancock, Margaret Foster, Sandra Stockdale, Ken Ellcome, Frank Jonas, John Ferrett and Lee Mason

Standing Deputies

Councillors Donna Jones, April Windebank, Luke Stubbs, Rob Wood, Ken Ferrett, Leo Madden, Gerald Vernon-Jackson, Hugh Mason, Neill Young and Lee Hunt

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Representations by members of the public may be made on any item where a decision is going to be taken. The request needs to be made in writing to the relevant officer by 12 noon of the working day before the meeting, and must include the purpose of the representation (eg. for or against the recommendations). Email requests are accepted. Contact: Julie Watson 023 9283 4826 or planning.reps@portsmouthcc.gov.uk

AGENDA

- 1 Declaration of Members' Interests
- 2 Apologies
- 3 Minutes of the previous meeting of the Planning Committee - 29 January 2014 (Pages 1 - 8)

The minutes of the Planning Committee meeting held on 29 January 2014 are attached.

RECOMMENDED that the minutes of the Planning Committee meeting held on 29 January 2014 be agreed and signed by the chair as a correct record.

4 Updates provided by the City Development Manager on previous planning applications

5 13/01388/PAMOD - Request to modify legal agreement attached to planning permission 13/00005/FUL relating to land at Compass House, 227-229 Kingston Road (Pages 9 - 12)

Purpose

The purpose of the report is to request members consider the applicants request to modify the legal agreement attached to planning application 13/00005/FUL in relation to affordable housing provision.

RECOMMENDATION

To approve modification of the legal agreement to:

- (a) remove the requirement to provide three units of affordable housing;**
- (b) require a re-assessment of the viability of affordable housing if the development has not been occupied within 12 months.**

6 Planning Performance - Special Measures Designation (Pages 13 - 16)

Purpose

To advise the committee of the criteria for 'special measures' designation that can be made by the Secretary of State on any local planning authority. Such a designation would allow applicants for 'major developments' to apply directly to the Secretary of State for planning permission.

RECOMMENDATION that the report be noted.

7 New Homes Bonus (Pages 17 - 18)

Purpose

To advise the committee of the New Homes Bonus allocated to the council for period 2014-2015 and potential changes to future allocations.

RECOMMENDATION that the report is noted.

8 Planning appeal decision relation to 5 Albert Grove, Southsea (Pages 19 - 20)

Purpose

To advise the committee of the outcome of the appeal, which was dismissed.

RECOMMENDATION that the report be noted.

Planning applications

- 9** **13/01494/FUL - Pavilion Rugby Camp, Copnor Road, Portsmouth (Pages 21 - 44)**

Construction of part single/part 2-storey extension to existing clubhouse (following demolition of existing junior clubhouse).

- 10** **14/00009/FUL - 79 Margate Road, Southsea**

Change of use from house in multiple occupation (Class C4) to a house in multiple occupation (sui generis).

- 11** **13/01395/FUL - 97 Pretoria Road, Southsea**

Change of use from a dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or dwelling house (Class C3).

- 12** **13/01511/FUL - Garages, Salcombe Avenue, Portsmouth**

Construction of detached garage and installation of new 1.8m high fencing and gates fronting Salcombe Avenue.

- 13** **14/00026/FUL - 14 Bruce Road, Southsea**

Conversion of building to form 3 flats.