

PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 29 April 2015 at 5pm in 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 Aiden Gray (Chair)
Frank Jonas (Vice-Chair)
Ken Ellcome
Colin Galloway
Terry Hall
Stephen Hastings
Lee Mason
Sandra Stockdale

Welcome

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

Guildhall, Fire Procedure

The chair, Councillor Gray, 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.

38. Apologies for absence (AI 1)

Councillor Fuller sent his apologies.

39. Declaration of Members' Interests (AI 2)

Councillor Sandra Stockdale declared a personal interest in item 2 and said she would leave the meeting for that item.

Councillor Frank Jonas declared a personal interest in item 3 and said he would leave the meeting for that item.

Councillor Lee Mason declared a personal interest in item 4.

Councillor Aiden Gray declared a personal interest in item 4.

Councillors Ken Ellcome and Frank Jonas declared personal interests in item 4 and said that they would leave the meeting for that item.

40. Minutes of Previous Meeting - 8 April 2015 (AI 3)

RESOLVED that:

- 1. The minutes of the Planning Committee meeting held on 8 April 2015 be approved as a correct record and signed by the Chair.**
- 2. The minutes of the meeting held on 11 February be amended reflect the following correction:**

14/01523/FUL - Roko Health & Fitness Club Copnor Road Portsmouth: In his representation, Mr Colvill stated that more than 300,000 commuters use Hilsea Station ever year.

41. Updates from the City Development Manager on previous planning applications (AI 4)

The City Development Manager advised that she had no formal updates for the committee.

42. 15/00183/HOU - 9 Auckland Road East, Southsea PO5 2HA - Consturction of dormer window to rear roofslope (report item 1) (AI 5)

The City Development Manager introduced the report.

Roy Briscoe, representing the applicant circulated photographs and included the following points in his representation:

- If this had been located outside the conservation area, it would have been dealt with as permitted development.
- The adjacent house has four storeys.
- There is a block of flats on the other side.
- The dormer window would be 3m back from the edge of the roof.
- The property already has views directly onto other properties.
- The room would be used as a bedroom so there would be minimal use during the day.
- Flint Lodge is directly behind the property and residents there have given their support to the application.
- It is a modest design with traditional finishes.
- The extension would be in keeping with the conservation area and not visible from the road.
- The damp in the rear elevation would be alleviated.

Mrs Briscoe, the applicant's wife explained that the extra room was required for individuals who come to help her with the children.

Mr Moser explained that a pre-application had been submitted and advice taken regarding which materials to use.

Councillor Andrewes included the following points in his representation:

- Local residents are happy with the application.
- There are properties with bigger dormer windows in the same road.
- This would have no negative impact on the conservation area.

Councillor Stubbs included the following points in his representation:

- The planning system is permissive.
- There is a mixed bag of buildings in the city and in particular in this road, with properties overlooking each other.
- The bedroom would not be used in the day.

Members' Questions.

There were no questions.

Members' Comments.

Members discussed the height of the property and the fact that the development would only be seen from the rear.

RESOVLED that the application be approved.

43. 15/00317/HOU - 8 Chadderton Gardens Portsmouth PO1 2TE - Construction of balcony at first floor level to front elevation (report item 2) (AI 6)

Councillor Sandra Stockdale withdrew from the room for the consideration of this item in accordance with her earlier declaration of interest.

The City Development Manager introduced the report.

Members' Questions.

There were no questions.

Members' Comments.

No comments were made.

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

44. 15/00345/PLAREG - 22 Down End Road Portsmouth PO6 1HU - Retrospective application for the construction of a new garage, front boundary wall with sliding gate (additional vehicular access) and retaining walls to front of property (re-submission of 14/00552/PLAREG) (report item 3) (AI 7)

Councillor Frank Jonas withdrew from the room for the consideration of this item in accordance with his earlier declaration of interest.

The City Development Manager introduced the report and explained that a representation in support of the application had been received from a neighbouring property as detailed in the supplementary matters list.

Germaine Lashley, the applicant circulated some photos and included the following points in her representation:

- The residents at 30 Down End Road built a garage on the edge of their neighbour's boundary.
- Her garage is 1m from their neighbour's boundary line.
- Incorporated similar features from the house.
- There are many garages in the road.
- All the residents support the application.
- A flat roof was considered, but there was a risk that children could climb onto it.

Councillor Simon Boshier included the following points in his presentation:

- There are other large garages in the road.
- The derelict, dangerous double garage was removed.
- No neighbours have objected.

Members' Questions.

Members sought clarification regarding how far the work had already progressed.

Members' Comments.

Members discussed the partial screening of the garage by vegetation and the style of the other garages in the street.

RESOLVED that the application be approved.

45. 15/00426/HOU - 80 Highbury Grove Portsmouth PO6 2RT - Construction of front dormer window and front porch (report item 4) (AI 8)

Councillors Ken Ellcome, Aiden Gray, Frank Jonas and Lee Mason withdrew from the room for the consideration of this item in accordance with their earlier declarations of interest.

The City Development Manager introduced the report and explained that amended plans had been received which are detailed in the supplementary matters list.

Members' Questions.

There were no questions.

Members' Comments.

There were no comments.

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

46. 15/00176/FUL - Europa House Havant Street Portsmouth PO1 3PD - Change of use from offices (Class B1) to halls of residence (Class C1) at levels 6-18 of Europa House and the annexe building to form 262 study/bedrooms with communal facilities; external alterations of levels 6-18 of Europa House and the annexe building to include new windows and render (report item 5) (AI 9)

The City Development Manager introduced the report.

Members' Questions.

Members sought clarification regarding the multi-storey carpark, the use of the building, details of impact from neighbouring property and fire safety measures.

Members' Comments

Members discussed student and other rental accommodation in the city, parking and transport links in that area.

The application was granted permission subject to the following conditions set out in the City Development Manager's report.

- A That delegated authority be granted to the City Development Manager to grant Conditional Permission subject to first securing a planning obligation by deed in accordance with Section 106 Town and Country Planning Act 1990 to secure:
- The restriction of the occupation of the residential accommodation to use as student accommodation by full-time students of an educational establishment in the vicinity of the development; and
 - A financial contribution of £4506.40 to mitigate the impact of the proposed residential development on the Solent Special Protection Areas.
- B That delegated authority be granted to the City Development Manager to refuse planning permission if the planning obligations have not been secured within six weeks of the date of the resolution pursuant to the above.

47. 15/00319/FUL - 67 St Andrews Road Southsea PO5 1ER - Conversion to form 4 flats including construction of extensions to rear elevation and two dormer windows in rear roof slope (re-submission of 14/01396/FUL) (report item 6) (AI 10)

The City Development Manager introduced the report and added that the occupiers of the adjoining property and Councillor Wood had withdrawn their objections.

John Garrett included the following points in his representation:

- There will be bicycle storage is at the side of the building.
- He resurfaced the drive area.
- The intention is to let to long-term professionals, rather than students.

Members' Questions.

The members sought clarification regarding access to the garden.

Members' Comments.

There were no members' comments.

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

48. 15/00380/FUL - Electricity Sub Station Western Parade Southsea - Change of use of part of building to form cafe (Class A3) to include external alterations and single storey extensions after removal of existing canopy (report item 7) (AI 11)

The City Development Manager introduced the report and advised that works had commenced on site and a number of changes were proposed to the wording of the planning conditions as detailed in the supplementary matters list.

June Thomson, a local resident explained that she supports the application because the derelict building is an eye sore and attracts anti-social behaviour; this development would enhance the area.

Michael Norse, a local resident also spoke in support of the application and explained that the current building is dark and waste is often dumped around it.

Matthew Milne, representing Carlton House Residents' Association circulated letters from Southern Water and residents and asked the committee to note the following points:

- He objects to this application because the combined foul and water system is already at full capacity. Despite the sewerage system flooding in 2000, 2002 and 2013, Southern Water informed residents it had no plans to upgrade it.
- Southern Water is not on the list of consultees.

Alexandra Newbury, a resident of Western Parade included the following points in her representation:

- There used to be public conveniences at this site, so she would be surprised if there was a sewerage problem.
- The derelict building attracts trouble and children kick balls against the metal doors.
- Castle Road Residents' Association and all the fellow dog walkers she has spoken to are also in favour of the application.

Alistair Ritchie, a local resident asked the committee to consider the following points:

- The current permission for two kiosks is sufficient.
- The proper location for a café/ restaurant has not been considered.
- The mural is an attraction.
- The public conveniences would close at 9am if the project goes ahead.
- The building would be empty after the café closes.
- It would be the first café in the green zone.
- There are 3 cafes/ restaurants within 100m.
- The business would have a significant impact on parking for residents.
- The proposal suggests that the night-time chefs would provide security but there are no windows in the kitchen.
- The five proposed air conditioner units and smokers hanging around outside would create a noise nuisance.

Mr Hogan, the Principal Director asked the committee to note the following points:

- He managed the Tenth Hole Tea Rooms in Southsea which was very successful and had a good relationship with the neighbours.
- There would not be large delivery lorries as local suppliers would be used.
- There would be 18 members of staff and apprentices.
- Staff would be encouraged to use public transport and those who have to drive would not be allowed to park nearby.
- The photographs circulated show that there are parking spaces available during the day.
- People often park in the area when visiting the beach.
- Many customers would walk to the premises.
- Anti-social behaviour would not be permitted.

- The chefs would do most of their work between 15:00 and 23:00.

Mrs Hogan asked the committee to note the following points:

- Her husband and father work together.
- Rachel Lyon's mother is pleased with the plan to put a plaque on the wall to commemorate her daughter.
- It would be an attractive, low-level building that fits into the area.
- Steps would be taken to prevent damage to the building overnight.
- Businesses in the area open later than this one is proposing to do.

Mr Ponsford, the applicant asked the committee to note the following points:

- There are unused parking spaces in the immediate area during the day. .
- There will be no opening windows on the side facing Western Parade.
- They are working with Environmental Health to ensure minimal noise and odour levels.
- Southern Water explained that the water from this premises would be taken towards Castle Road; in the opposite direction to Carlton House.

Councillor Luke Stubbs included the following points in his representation:

- He reads applications that are submitted from all over the area and noted that although concerns about potential flooding are raised, no application has been refused on that grounds.
- There are parking spaces available most of the time.
- This business would bring more business to the area.
- The current building is an eyesore and detracts from other properties.
- It would be good use of the building and would improve the area.
- The concerns raised regarding other businesses in the area are not relevant. It is t the committee's role to try to grow the economy.

Councillor Michael Andrewes included the following points in his representation:

- He objects to the application because of the adverse impact on amenities of the neighbours and on parking and the loss of the Common which is a grade two park.
- This road is on the edge of a parking zone, so residents cannot park in nearby roads.
- 99% of residents in Carlton House are against the application.
- Noise would emanate from smokers outside, deliveries, rubbish collection.
- He asked the committee to consider adding a condition that the business must close at 19:00.

In response to questions, the City Development Manager explained that Southern Water determines if a business can connect to its system. In the absence of technical information, the potential impact on that system would not a reason for refusal.

Members' Questions.

Members sought clarification regarding the sale of alcohol, advertising, the amount of open space that would be lost, the circulation of documents, the parking regime and the provision of cycle storage.

Members' Comments.

Members discussed flood risk, parking, potential disturbance and the mounting of a commemorative plaque on the building.

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

The meeting concluded at 7.45pm.

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Signed by the Chair of the meeting
Councillor Aiden Gray