
NOTICE OF MEETING

PLANNING COMMITTEE

WEDNESDAY, 17 AUGUST 2016 AT 1.00 PM

CONFERENCE ROOM A, FLOOR 2 OF THE CIVIC OFFICES, PORTSMOUTH

Telephone enquiries to Lucy Wingham, Democratic Services Tel: 9283 4662
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Planning Committee Members:

Councillors Frank Jonas (Chair), Scott Harris (Vice-Chair), Jennie Brent, Yahiya Chowdhury, Ken Ellcome, Colin Galloway, Lee Hunt, Hugh Mason, Steve Pitt and Gerald Vernon-Jackson CBE

Standing Deputies

Councillors Steve Hastings, Suzy Horton, Stephen Morgan, Gemma New, Darren Sanders, Lynne Stagg, David Tompkins, Tom Wood and Rob Wood

(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 to planning.reps@portsmouthcc.gov.uk or telephone a member of the Technical Validation Team on 023 9283 4826

AGENDA

- 1 **Apologies**
- 2 **Declaration of Members' Interests**
- 3 **Minutes of previous meetings - 6 July (special) & 20 July 2016 (Pages 1 - 26)**

Minutes of the meetings of Planning Committee held on 6 July (Special) and 20 July 2016 are attached for approval.

RECOMMENDED that the minutes of meetings of the Planning Committee held on 6 and 20 July 2016 be approved and signed by the Chair as correct records.

4 Updates on Previous Planning Applications by the Assistant Director of Culture & City Development

5 Planning appeal decision relating to 1 North End Avenue, Portsmouth (Pages 27 - 30)

Purpose

To advise the committee of the outcome of the appeal, which was allowed and that a claim for an award of costs made by the appellant was also allowed.

RECOMMENDED that the Inspectors report and findings against the Council leading to an award of costs be received and noted.

6 Planning appeal decision relating to 26 Merton Road, Portsmouth (Pages 31 - 34)

Purpose

To advise the committee of the outcome of the appeal, which was allowed and that a claim for an award of costs made by the appellant was also allowed.

RECOMMENDED that the Inspectors Report and findings against the Council leading to the award of costs be received and noted.

7 Reliance on Council's Geographical Information System - 194-196 Fratton Road, Portsmouth (Pages 35 - 46)

Purpose

The Planning Committee deferred Planning Application 16/00649/FUL that is for the change of use of part ground, first and second floors from a dwelling house (Class C3) to a 10 bedroom house in multiple occupation (sui generis). Refer to Appendix A for the Planning Officers Assessment Report and recommendation.

The application was deferred to enable the planning officer to undertake land survey necessary to clarify the precise distance from the subject property to the flats at No.179-183 Fratton Road. The agent for the application has demonstrated that the proposed development is within 50 metres of No.179-183 Fratton Road, refer to Appendix B.

This report seeks to clarify the information presented by the applicant and provide the options open to the Planning Committee in determining this item.

The planning application 16/00649/FUL is in Appendix A for members to determine having regard for the information contained in this report.

RECOMMENDATION

It is recommended that the Planning Committee determine the Planning Application 16/00649/FUL having regard to the information contained within the report.

PLANNING APPLICATIONS

- 8 **16/00724/FUL - 51 Hudson Road, Southsea, PO5 1HB - Change of use from house in multiple occupation (Class C4) to house in multiple occupation for up to 7 people (sui generis) (Pages 47 - 124)**

- 9 **16/00975/FUL - 8 Fearon Road, Portsmouth, PO2 0NJ - Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)**

- 10 **16/01098/FUL - 6 Western Terrace, Portsmouth, PO2 8JX - Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)**

- 11 **16/00933/CS3 - 231 Highbury Grove, Cosham, Portsmouth - Construction of extension onto existing single storey rear extension**

- 12 **16/00840/FUL - Site of Former Savoy Court & Savoy Buildings, South Parade, Southsea - Construction of replacement boundary wall to rear of numbers 20-34 Alhambra Road**

- 13 **16/00917/FUL - 116-118 Clarendon Road, Southsea, PO4 0SE - Change of use from hotel (Class C1) to 25 bedroom house in multiple occupation (Sui Generis) with associated cycle and refuse storage**

- 14 **16/00731/FUL - Land at the rear of 244-248 Southampton Road, Portsmouth, PO6 4QD - Construction of 10 semi-detached and terraced two and two-and-a half storey dwellings with associated parking and landscaping (accessed from Neelands Grove)**

- 15 **16/00885/FUL - 12-40 Isambard Brunel Road, Portsmouth, PO1 2DR - Construction of a part 8 & 10 storey building to the east and part 9, 10 & 13 storey building to the west of 'Margaret Rule Hall' for a Halls of Residence (Class C1) for students containing 484 study/bedrooms and communal facilities, to include 704sqm of commercial floorspace (for use within Class A1, A2, A3 or B1) on part of the ground floor, with associated landscaping and cycle parking, after the demolition of existing buildings**

16 Exclusion of the press and public

(NB the appendix to the 15/02010/PAMOD - request to modify legal agreement attached to planning permission 12/01382/FUL relating to land at 249 Fratton Road report is exempt so if members wish to discuss this, they will need to pass the resolution below)

That in the view of the contents of the following item on the agenda the committee is RECOMMENDED to adopt the following motion: "That, under the provisions of Section 100A of the Local Government Act , 1972 as amended by the Local Government (Access to Information) Act, 1985, the press and public be excluded for the consideration of the following item on the grounds that the appendix contains information defined as exempt in Part 1 of Schedule 12A to the Local Government Act, 1972."

The public interest in maintaining the exemption must outweigh the public interest in disclosing the information.

Under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) England Regulations 2012, regulation 5, the reasons for exemption of the listed item is shown below. Members of the public may make representation as to why the appendix should be held in open session. A statement of the Council's response to representations received will be given at the meeting so that this can be taken into account when members decide whether or not to deal with the appendix under exempt business.

(NB The exempt/confidential committee paper on the agenda will contain information which is commercially, legally or personally sensitive and should not be divulged to third parties. Members are reminded of standing order restrictions on the disclosure of exempt information and are invited to return their exempt documentation to the Local Democracy Officer at the conclusion of the meeting for shredding.)

Item	Exemption Para No.*
18 - 15/02010/PAMOD - Request to modify legal Agreement attached to planning permission 12/01382/FUL relating to land at 249 Fratton Road - Exempt appendix 1	3

*3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).

17 **15/02010/PAMOD - Request to modify legal agreement attached to planning permission 12/01382/FUL relating to land at 249 Fratton Road, Portsmouth (Pages 125 - 130)**

Purpose

The purpose of the report is to present detail to the members for their consideration further to their decision taken on 22nd June 2016 relating to a request to modify the legal agreement attached to the planning application 12/01382/FUL in relation to affordable housing provision. The report clarifies

key facts and the issues that arise in determining this matter.

RECOMMENDATION

Having regard to the further information, members approve the proposed modification of the legal agreement to remove the requirement to provide three units of affordable housing.

Members of the public are now permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting or records those stating explicitly that they do not wish to be recorded. Guidance on the use of devices at meetings open to the public is available on the Council's website and posters on the wall of the meeting's venue.