

# NOTICE OF MEETING

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## PLANNING COMMITTEE

WEDNESDAY, 7 FEBRUARY 2018 AT 1PM

THE EXECUTIVE MEETING ROOM - THIRD FLOOR, THE GUILDHALL

Telephone enquiries to Jane Di Dino 023 9283 4060  
Email: [jane.didino@portsmouthcc.gov.uk](mailto:jane.didino@portsmouthcc.gov.uk)

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

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### Planning Committee Members:

Councillors James Fleming (Chair), Frank Jonas BEM (Vice-Chair), Jennie Brent, Colin Galloway, Lee Hunt, Hugh Mason, Gemma New, Steve Pitt and Gerald Vernon-Jackson CBE

### Standing Deputies

Councillors Alicia Denny, Suzy Horton, Scott Payter-Harris, Darren Sanders, Lynne Stagg, Luke Stubbs, David Tompkins, Steve Wemyss, Tom Wood and Rob Wood

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

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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](mailto:planning.reps@portsmouthcc.gov.uk) or telephone a member of the Technical Validation Team on 023 9283 4916.

## AGENDA

- 1 **Apologies**
- 2 **Declaration of Members' Interests**
- 3 **Minutes of the previous meeting - 10 January 2018. (Pages 5 - 14)**

**4 Appeal against non-determination at 8 Pitcroft Road, North End, Portsmouth PO2 8BD. (Pages 15 - 26)**

Purpose.

A non-determination appeal has been received in relation to a planning application for the change of use from Class C4 (house in multiple occupation) to Sui Generis (house in multiple occupation) for seven unrelated persons (ref 17/01413/FUL). It is necessary for Portsmouth City Council to be able to advise the Planning Inspector as to how the application would have been determined if the Local Planning Authority had issued the decision.

The purpose of this report is to establish the Planning Committee's position in relation to the recommendation of the application, so that a record can be provided as part of the planning appeal.

A copy of the officer's full assessment report is appended to this main agenda item recommending refusal for the following reasons:

- 1) The proposed use of the building as sui generis House in Multiple Occupation for 7 or more persons sharing would, as a result of the cramped and restricted size of the communal amenity space (living room and kitchen areas, without separate dining room provision) and bedrooms at roof level, fail to provide the necessary space for an adequate standard of living accommodation for future occupiers 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 Policies PCS20 and PCS23 of the Portsmouth Plan, including the supporting Houses in Multiple Occupation Supplementary Planning Document (Nov 2017).
- 2) Without appropriate mitigation the development would be likely to have a significant effect on the Portsmouth Harbour and Chichester and Langstone Harbours Special Protection Areas and so is contrary to Policy PCS13 of the Portsmouth Plan and the Conservation of Habitats and Species Regulations (as amended).

**5 Update on previous applications by the Assistant Director of City Development. (Pages 27 - 138)**

PLANNING APPLICATIONS.

**6 17/01638/TPO - Open Space Locksway Road, Southsea PO4 8HW.**

**7 17/02153/ PLAREG - 135 Langstone Road, Portsmouth PO3 6BT.**

**8 17/01640/HOU - 6 Second Avenue, Portsmouth PO6 1JS.**

- 9        **17/02104/FUL - Brunel House, 42 The Hard, Portsmouth PO1 3DS.**
- 10       **17/01686/FUL - 23-31 St Ronan's Road, Southsea PO4 0PP.**
- 11       **17/01929/FUL - 5 Ophir Road, Portsmouth PO2 9EL.**
- 12       **17/01960/ FUL - 16 Stubbington Avenue, Portsmouth PO2 0HT.**
- 13       **17/02046/FUL - 2 Stubbington Avenue, Pportsmouth PO2 0HS.**
- 14       **17/01730/FUL - 58 Britannia Road North, Southsea PO5 1SL.**
- 15       **17/02174/FUL - 51 Chichester Road, Portsmouth PO2 0AB.**
- 16       **17/02159/FUL - 155 Chichester Road, Portsmouth PO2 0AQ.**
- 17       **17/01944/FUL - 91 Powerscourt Road, Portsmouth Po2 7JG.**
- 18       **17/02175/FUL - 54 Kensington Road, Portsmouth PO2 0EA.**
- 19       **17/02057/VOC - 38 Kent Road, Southsea PO5 3ET.**
- 20       **17/02065/OUT - Social Club, Unity Hall, Coburg Street, Portsmouth.**

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