

CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

RECORD OF DECISIONS taken by the Cabinet Member for Planning, Regeneration & Economic Development, Councillor Donna Jones, at the meeting held on Tuesday, 21 November 2017 at 1.00 pm in The Executive Meeting Room - Third Floor, The Guildhall

Present

Councillor Donna Jones (in the chair)

Councillor Yahiya Chowdhury

Councillor Ben Dowling

Councillor Colin Galloway

Officers

Claire Upton-Brown, Assistant Director of Culture and City Development

Ben McInnes, Deputy Harbour Master

Mark Webb, Port Finance Manager

17. Declarations of Members' Interests (AI 1)

Please note that this meeting was live-streamed and can be viewed at the following link <https://livestream.com/accounts/14063785/Planning-Regeneration-Economic-Development>

The Leader with Responsibility for PRED welcomed everyone to the meeting and read out the fire safety evacuation procedures. She advised that the meeting was being live streamed.

There were no declarations of Members' interests.

18. Apologies for Absence (AI 2)

There were no apologies for absence.

19. Houses in Multiple Occupation - Supplementary Planning Document (SPD) (AI 3)

(TAKE IN REPORT)

The Assistant Director of Culture and City Development introduced the item which reported back in detail the suggested amendments that had been made following the consultation. The report also detailed why some of the suggested amendments would not be taken forward.

The Leader with responsibility for Planning, Regeneration and Economic Development (PRED), Councillor Donna Jones, then invited those who had asked to make deputations to do so.

Deputations were made by the following members of the public - Martin Willoughby, East St Thomas Neighbourhood Forum, Trever Wilcock, Aurora Property and Tony Athill, Portsmouth District Landlord Association (PDLA).

Deputations were also made by the following Councillors - Councillor Tom Wood, Councillor Suzy Horton, Councillor Steve Pitt and Councillor Lee Hunt.

Councillor Donna Jones thanked those who had made deputations and said they included some practical and sensible propositions and were very commendable. The comments were particularly useful as the ward she represented was not particularly affected by HMOs.

With regard to comments made on behalf of the PDLA, Councillor Jones acknowledged that there are two sides to the issue of HMOs and the object of the SPD is to try to achieve mixed and balanced communities. There is a need for HMOs but they should be of good quality.

The Opposition Spokespersons supported the amendments to the HMO SPD.

During discussion, the following matters were raised

- with regard to the public consultation, all those who had made deputations at the meeting would be contacted and a press release would be issued on line and through the local media concerning outcomes.
- With regard to the HMO database register, Claire Upton-Brown would provide an update on progress and would make it known when it was available
- efforts would be made to expedite the implementation time of the SPD.
- The combined effect of C3 and C4 has led to saturation of HMOs in some areas but it was difficult to act retrospectively.
- With regard to "sandwiching", it was considered worth exploring the licensing option and the detailed licensing consultation wording and sharing that information with Ward members
- Not all landlords are bad landlords, but members have responsibility for all residents so need to look at these issues
- the SPD with the amendments go as far as is possible under the Planning legislation and would be effective from today's meeting. Any applications submitted but not yet determined would be determined in accordance with the amended SPD (and not the 2012 SPD). Have to decide on the policy at the time of the application.
- One member raised the issue of car parking in planning applications and noted this aspect was not mentioned. It was explained that PCS20

is Local Plan policy and cannot deviate too far from that without triggering a public enquiry which would be necessary in the case of any material deviation.

The Cabinet Member with responsibility for PRED summarised the discussion and explained the decisions that would be taken today giving reasons.

.Also will provide a definition of "utility space" for the Planning Committee

1.The SPD: Houses in Multiple Occupation 2017 be approved for adoption from immediate effect including the minor amendments to the wording of Para 1.17,1.22 and 1.24 as set out in the report and to include further amendments as set out below

That the amenity table be amended

- (i) to change all references to " 3 to 5 persons" to "3 to 6 persons"**
- (ii) To change all references to "6 or more persons" to "7 or more persons"**
- (iii) To reduce the combined living standard for 7 or more persons from 34 square metres to 27 square metres**
- (iv) To further expand footnote 1. to include utility storage, shared storage space, space for washing machines etc**

2. Authorised the Assistant Director City Development to make editorial amendments to the wording of the amended SPD prior to publication, in consultation with the Leader with responsibility for Planning, Regeneration and Economic Development. These amendments shall be restricted to correcting errors and formatting the text and shall not alter the meaning of the document.

3.Adopted the amended SPD but approved a public consultation for the suggested addition to cover the issue of sandwiching and three in a row. Authority was given to carry out a 6 week consultation starting as soon as is practically possible to add the following wording to the Adopted SPD 2017

HMO planning permission will not be granted where it would result in any residential property (C3 use) being 'sandwiched' between two HMOs or where it would result in three adjacent HMOs, unless the application property is located between two existing HMOs

20. Portsmouth International Port: Port Marine Safety Code Audit, Harbour Incidents and Traffic Throughput (AI 4)

(Information Only item - No decisions were taken and the item is not therefore subject to Call-in.)

Ben McInnes introduced the report which was to provide information about:

- Members' duties as the Duty Holders for the Port under the updated Port Marine Safety Code;

- The Port Marine Safety Code Audit at Portsmouth International Port;
- Incidents in the Harbour; and
- Traffic throughput.

He explained that the Port Marine safety Code and its Associated Guide to Good Practice have been updated and republished by the Department for Transport. The Port Marine Safety Code sets out a national standard for every aspect of port marine safety. Its aim is to enhance safety for everyone who uses or works in the UK port marine environment.

Mr McInnes advised that Portsmouth International Port appointed Marine and Risk Consultants Ltd (Marico Marine) to conduct an annual Port Marine Safety Code audit and in addition to review the progress on the implementation of the findings of previous audits carried out by Marico Marine. The audit was carried out by Ray Blair on 5th April 2017 following a desk-based review of previously held documentation, including the previous audit reports.

Paragraph 4.2 of the report sets out the recommendations and observations that have now been carried out and paragraph 4.3 sets out those that have progressed but have yet to be fully implemented:

Overall, the audit concluded that considerable progress has been made and Portsmouth International Port continues to comply satisfactorily with the requirements of the Port Marine Safety Code.

Several comments made about the review were noted in paragraph 4.5.

With regard to Harbour Incidents, these are detailed in section 5.2 but there had been no serious incidents.

Paragraph 6 set out the traffic throughput figures.

The report was noted.

21. MMD (Shipping Services) Ltd and Portsmouth International Port Trading Results and Capital Outturn Report 2016/17 (AI 5)

(Information Only item - No decisions were taken and the item is not therefore subject to Call-in.)

Mark Webb introduced the report which was to highlight the salient points for both the trading results of MMD (Shipping Services) Ltd and Portsmouth International Port for the year ending 31 March 2017, and their capital programmes.

Mr Webb summarised the report and said MMD and the Port produced a combined income of £30.7m and a net profit of £3.4m in 2016/17. Net profit in 2016/17 was £1.9m higher than in 2015/16. Most of the profit was generated by the International Port. However in relation to MMD, for the year ended March 2016, MMD were in receipt of a grant of £1.5m from the City Council. For the year ended March 2017, MMD were not in receipt of a grant but still returned a profit. The financial details are set out in the report.

The forecast position is shown in the report in section 9 and looks positive.

It was agreed to correct "15/16" at the beginning of paragraph 3.7 to "16/17" on the website.

The Cabinet Member with responsibilities for PRED thanked everyone for their attendance at the meeting and for their contributions.

The meeting concluded at 2.25 pm.

Councillor Donna Jones
Cabinet Member for Planning, Regeneration & Economic
Development