

NOTICE OF MEETING

PLANNING COMMITTEE

WEDNESDAY, 6 FEBRUARY 2019 AT 1PM

THE EXECUTIVE MEETING ROOM - THIRD FLOOR, THE GUILDHALL

Telephone enquiries to Democratic Services
Email: Democratic@portsmouthcc.gov.uk

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

Planning Committee Members:

Councillors Hugh Mason (Chair), Judith Smyth (Vice-Chair), Jo Hooper, Suzy Horton, Donna Jones, Gemma New, Steve Pitt, Lynne Stagg, Luke Stubbs and Claire Udy

Standing Deputies

Councillors Frank Jonas BEM, Leo Madden, Robert New, Scott Payter-Harris, Jeanette Smith, David Tompkins, Gerald Vernon-Jackson CBE, Rob Wood and Tom 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 (e.g. 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 4916.

A G E N D A

- 1 Apologies**
- 2 Declaration of Members' Interests**
- 3 Minutes of the Previous Meeting - 9 January 2019 (Pages 5 - 10)**

RECOMMENDED that the minutes of the Planning Committee held on 9 January 2019 be approved as a correct record to be signed by the Chair.
- 4 Appeal decisions relating to change of use applications from C4 HMO to**

sui generis HMO (Pages 11 - 14)

Purpose.

The purpose of this report is to update the Planning Committee on recent appeal decisions relating to the change of use from C4 to Sui Generis HMO's and the resulting implications for the weight that must be given to these decisions in determining similar applications. There was a blanket call in before the amended SPD was adopted. The Planning Committee is asked to confirm whether it wishes to reinstate the blanket call in on applications for change of use to Sui Genus HMO. The matter of how the SDP is amended going forward will be considered through PRED and will be informed by the Housing Needs evidence that is being prepared as an evidence base to support the Plan Making process.

RECOMMENDED that the Planning Committee confirm whether it wishes to reinstate the blanket call in for applications that propose a change of use from C4 HMO to Sui Genius HMO applications.

5 Updates on Previous Planning Applications by the Interim Assistant Director for City Development

Planning Applications

6 18/01703/FUL - 243 Fawcett Road, Southsea PO4 0DJ (Pages 15 - 74)

Change of use from purposes falling within class C4 HMO (house in multiple occupation) to 8 person/ 8 bedroom HMO (sui generis) (amended description and plans).

7 18/01675/FUL - 358 London Road, Portsmouth PO2 9JY

Change of use from purposes falling within class C3 (dwelling house) or class C4 (HMO) to a 10 person 6 bed HMO (sui generis) (amended description).

8 18/01644/FUL - 10 Telephone Road, Southsea PO4 0AY

Change of use from purposes falling within a class C4 (HMO) to a 7 bedroom, 7 person HMO (sui generis) (resubmission of 18/01239/FUL).

9 18/01741/FUL - 1 Darlington Road, Southsea PO4 0ND

Change of use from purposes falling within C4 (HMO) to a 7 bedroom/ 7 person HMO (sui generis).

10 18/01869/PLAREG 84 Station Road, Drayton, Portsmouth PO6 1PJ

Retrospective application for the construction of pigeon loft to rear garden.

11 18/01917/TPO - 29 Siskin Road, Southsea PO4 8UG

Within tree preservation order 184 - fell Lombardy poplar (*populus nigra* italica) (T25).

12 18/01918/TPO - 21 Siskin Road, Southsea PO4 8UG

Within tree preservation order 184 - fell Lombardy poplar (*populus nigra* italica) (T27)

13 18/01921/TPO - 4 Reedling Drive, Southsea PO4 8UF

Within tree preservation order 184 - fell Lombardy poplar (*populus nigra* italica) (T23).

14 18/01980/PLAREG - 112 Palmerston Road, Southsea PO5 3PT

Retrospective application for the installation of outward opening windows to south and east elevations.

15 Additional Planning Meeting - 20 February 2019

A special meeting of the Planning Committee will take place on Wednesday 20 February at 1pm in the Council Chamber of the Guildhall to consider major planning applications.

Members of the public are permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting nor 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.

Whilst every effort will be made to webcast this meeting, should technical or other difficulties occur, the meeting will continue without being webcast via the council's website.

This meeting is webcast (videoed), viewable via the council's livestream account at <https://livestream.com/accounts/14063785>