

PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 9 November 2016 at 1pm in the Conference Room A - Civic Offices

These minutes should be read in conjunction with the agenda and associated papers for the meeting.

Present

Councillors Frank Jonas (Chair)
Jennie Brent
Ken Ellcome
Colin Galloway
Suzy Horton
Lee Hunt
Hugh Mason
Steve Pitt

Welcome

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

Guildhall, Fire Procedure

The chair, Councillor Jonas, 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.

120. Apologies (AI 1)

Councillors Yahiya Chowdhury and Scott Harris sent their apologies.

121. Declaration of Members' Interests (AI 2)

- Councillor Ellcome said that he had to leave at 4pm.
- Councillors Steve Pitt and Lee Hunt declared non prejudicial interests: they know Peter Eddis.
- Councillor Stuart Potter declared a non-prejudicial interest as he is a casual acquaintance of Mr Franklin Beckman.

122. Minutes of the previous meeting - 12 October 2016. (AI 3)

RESOLVED that the minutes of the meeting held on 12 October 2016 be approved and signed by the Chair as a correct record.

123. Updates on previous planning applications by the Assistant Director of Culture and City Development. (AI 4)

There were no updates.

124. 16/01241/FUL 57-58 High Street, Portsmouth PO1 2LU. (AI 5)

The Planning Officer introduced the report.

Mr Jacques Dewilde included the following points in his deputation:

- In his view, the report did not give significant weight to the detrimental impact that this work would have on his property.

- He supported the reintroduction of the Sally Port Inn but felt that the plans should be scaled back.
- The neighbours had also invested significantly in their buildings too and these are older.
- The already limited light into the backrooms would be considerably reduced by the proposed extension.

Mr Mark Smith included the following points in his deputation:

- He has lived in Portsmouth since 1985 and in Old Portsmouth since 2012.
- The city needs hotels.
- This historical building has fallen into disrepair.
- He did not want to irritate residents.
- He has spent a long time deliberating what could be done with the limited footprint.
- The extension is required for office space and staff changing rooms. If these were located in the main building, there would be a loss of two bedrooms and the project would not be viable.
- The diagrams he submitted and that were shown to the committee demonstrated that there would be more light for the neighbouring properties.

Members' questions.

Members sought clarification on the size of the extension wall, the location of the bin storage area and the impact on neighbouring properties.

Members' comments.

Members discussed the need to balance the benefits that a hotel would bring with the adverse impact on the neighbouring properties. They also queried the need for the extension.

RESOLVED that the application be deferred to allow the applicant to consider a reduction in scale of the first floor extension at rear that would have a less detrimental impact on the living conditions of the occupiers of neighbouring properties.

125. 16/01242/LBC 57-58 High Street, Portsmouth PO1 2LU. (AI 6)

The Planning Officer introduced the report.

There were no deputations.

Members' questions.

Members sought clarification on the assessment of the building consent that had been applied for and the type of materials that would be used when restoring windows.

Members' comments.

Members commended the proposed sensitive reconstruction of the building.

RESOLVED that listed building consent be granted subject to the conditions outlined in the report.

126. 16/01532/FUL 24 Merton Road, Southsea PO5 2AQ. (AI 7)

The committee agreed to move this item to the end of the agenda to accommodate an objector's work commitments.

The Planning Officer introduced the report and reported in the Supplementary Matters list that two additional representations had been received objecting to the application.

He also asked the panel to note that as Councillor Hugh Mason had highlighted in his representation, the red circle on the HMO count is located on 26 Merton Road not No.24. This marginally changes the HMO count data. There are now 6 HMOs in a 50 metre radius rather than 7 as reported in the committee report and 77 residential properties (78 previously reported). This changes the HMO count data to 7.79%.

Mr R Ashcroft included the following points in his deputation:

- He had lived at no. 22 for 24 years.
- This would have a detrimental impact on his living conditions. He retires early at night due to ill health and his bedroom is next to the entrance door. There is poor insulation to reduce the noise.
- There would be 25 people living at that property and no. 26 which has permission to be converted into a House of Multiple Occupancy.
- It would change the character of the area.

Peter Eddis included the following points in his deputation:

- He asked members to note that no. 24 is a four storey dwelling, not two storeys as stated in the report.
- There would be only one small kitchen for 13 rooms. This would make it unsuitable for professionals or students and increase the likelihood of asylum seekers and others who are not from the city moving in.
- There is a shortage of homes for local people.
- There are underground springs in the area. He lives at no.20 and had the lower ground floor condemned by Environmental Health two years ago because of damp. This is a problem for many properties in the road.
- This change of use to no. 24 would result in a change of character for the area.
- The extra number of cars would exacerbate parking problems in this road and neighbouring roads.

Mr Chris Flint read out a letter on behalf of the applicant and included the following points:

- He was not able to sell the property as a family home, so has drawn up plans to convert it into a HMO.
- It would not be detrimental to the character of the conservation area.
- He would provide bicycle storage and ample bin storage.
- He would take a hands-on approach to managing the property to minimise any problems.
- He has a good relationship with licensing officers.

On behalf of Mr Franklin Beckman, Mr Peter Eddis read a letter:

- He had lived there more than 25 years.
- There would be more noise and antisocial behaviour from no.24 not just from the residents, but their visitors.
- There is a single brick wall between his property and no. 24 with no insulation.

Mr Beckham arrived at the meeting and continued his deputation:

- The Planning Inspector acknowledged that there on-street parking is used to full capacity.
- The change of use would have a detrimental impact on his quality of life and wellbeing and that of residents.

He had submitted a comprehensive letter to members before the meeting.

Members' questions.

Members sought clarification on the differing needs with regards to parking of nursing home and HMO residents, public transport, cumulative impact.

Members' comments.

Members expressed concern that the applicant may have exaggerated the price when he put the property up for sale because he preferred to convert it to a HMO. They also considered that HMO residents would require more parking spaces than the previous residents.

RESOLVED that the application be refused.

REASONS

1. In the opinion of the Local Planning Authority, the proposed use of the building as a 13 bed house in multiple occupation would, together with the similar use of the neighbouring property (No.26) and others in the locality, be at odds with and be harmful to the established character of the neighbourhood to the detriment of the 'Owens Southsea' Conservation Area; have a detrimental impact on the occupiers of nearby properties and result in excessive noise and disturbance. The proposal is therefore contrary to Policy PCS23 (Design and Conservation) of the Portsmouth Plan.
2. In the opinion of the Local Planning Authority, the proposed use of the property as a 13 bed house in multiple occupation would result in significant additional demand and increased pressure for parking in an area that is over-capacity with limited on-street parking and in the absence of off-street parking would result in further unacceptable pressure for parking to the detriment of local residents. The proposal would therefore be contrary to policies PCS17 (Transport) and PCS23 (Design and Conservation) of the Portsmouth Plan and the Parking Standards Supplementary Planning Document.
3. In the opinion of the Local Planning Authority, the proposed location of the waste storage area in close proximity to ground floor windows in the adjoining property (No.22) would result in unacceptable outlook and odour to the detriment of current and future occupiers. The proposal is not therefore in accordance with policy PCS23 ((Design and Conservation)) of the Portsmouth Plan.

4. In the opinion of the Local Planning Authority, the proposed infilling of the lightwell to the front of the property would be at odds with other properties in the locality and would neither preserve the character and appearance of the 'Owens Southsea' Conservation Area. The proposal is therefore contrary to Policy PCS23 (Design and Conservation) of the Portsmouth Plan.

127. 16/01535/FUL 91, Hollam Road, Southsea PO4 8PA. (AI 8)

The Planning Officer introduced the report.

Councillor Ben Dowling included the following points in his deputation:

- Although he lives in the road, he had been advised that he did not have a prejudicial interest in this item.
- He gave the concerns of the ten local residents who wrote in to object:
 - Increased noise and disturbance.
 - Loss of privacy
 - Over development of the site
 - Visual impact
 - Impact on parking which is already a considerable problem in this area.
 - Increased congestion on the roads.
 - The future occupiers of the property, which he understood is not a planning consideration.

Members' questions.

Members sought clarification on the parking policy regarding spaces required.

Members' comments.

Members expressed concern that the applicant had not said how many bedrooms there would be at the property and discussed the inevitable increase in the number of cars parked in the street. However, they noted that this property would not increase the proportion to more than 10% in the area.

RESOLVED that permission be granted subject to the conditions outlined in the report.

128. 16/01317/FUL Land adjacent to 263, Tangier Road, Portsmouth PO3 6PQ. (AI 9)

The Planning Officer introduced the report and reported in the Supplementary Matters list that following the submission of amended plans the following changes are needed to the recommended planning conditions:

- 3) Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings- Drawing numbers: 1642-101B, 1642-303b 1642-103B, 1642-102, 1642-502C, 1642-402B
- 6) Prior to the first occupation of the dwelling hereby permitted, gas protection measures in the form of a gas proof membrane or any other alternative as may be submitted to and agreed in writing by the Local Planning Authority shall be installed. The gas protection measures shall thereafter be retained.
- 9) Prior to first occupation of the dwelling hereby permitted, the access route to the rear of no 263 as shown on drawing '1642-103B' shall be provided and thereafter retained.

Reason: To maintain an access route for the occupiers of 263 Tangier Road in accordance with PCS23 of the Portsmouth Plan.

Mr Peter Dack, agent for the applicant included the following points in his deputation:

- Councillor Sanders had contacted him to state that the concerns he had raised at the previous meeting had been addressed.
- The neighbour's boiler flue has been relocated to the back wall and the access to her property had been improved.

There were no questions from members.

Members' comments.

The members were pleased to note that the issues had been resolved.

RESOLVED that permission be granted subject to the conditions set out in the report and as amended on supplementary matters list.

The meeting concluded at 4pm.

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Signed by the Chair of the meeting
Councillor Frank Jonas