

## PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 20 September 2017 at 1.00 pm in The Executive Meeting Room, Third Floor, The Guildhall

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

### Present

Councillors Jim Fleming (Chair)  
Frank Jonas BEM (Vice-Chair)  
Jennie Brent  
Colin Galloway  
Steve Hastings  
Lee Hunt  
Hugh Mason  
Robert New  
Steve Pitt  
Tom Wood (Standing Deputy)

### Also in attendance

Councillors Alicia Denny and Linda Symes

### Welcome

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

### Guildhall, Fire Procedure

The chair, Councillor Fleming, 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.

### 116. Apologies (AI 1)

Apologies for absence were received from Councillor David Fuller, Councillor Tom Wood was present as his standing deputy.

Councillors Robert New and Steve Hastings apologised as they would need to leave the meeting early. Councillor Lee Hunt apologised for arriving late to the meeting.

### 117. Declaration of Members' Interests (AI 2)

#### 110-114 Palmerston Road

Councillors Robert New and Jim Fleming declared prejudicial interests as they know the owner of the premises. They would leave the room during the consideration of this application.

### Members' Questions

In response to questions the following matters were clarified:

- Bedrooms 3 and 4 on the existing plan would both be subdivided to create the additional two bedrooms, creating 6 bedrooms in total.
- Bedrooms 3 and 4 would be smaller than the minimum requirements if the amendments to the HMO SPD are approved.
- There is no bathroom on the first floor just a WC. There are 3 WCs in total.
- Based on the information in the proposed new SPD bedrooms 7 and 8 could be let as double rooms however there may not be enough communal space for additional occupants.
- The Private Sector Housing team have based their response on room sizes and advised they are suitable for a single individual occupancy.

### Members' Comments

One member felt that this application should be deferred until a decision on the amendments to the HMO SPD had been made. It was noted that under the new HMO SPD two of the bedrooms would be under the minimum size standards. Other members commented that the committee has to consider the applications with the position as it stands today and this application is reasonable. There was concern that there is no bathroom on the first floor and also that in the future 10 people could be living in the property which would be an over intensification.

**RESOLVED that conditional permission be granted, subject to the conditions outlined in the City Development Manager's report**

### **128. 17/01192/HOU - 22 Exeter Road Southsea PO4 9PZ (AI 14)**

(Councillor Steve Pitt was not present for this item)

The planning officer introduced the report.

Deputations were then heard whose points are summarised:

objector, whose points included:

- Lack of accuracy in the applicants answers to questions.
- No mention in the officers report of the 90cm gap to his property
- States on the council's website that a resident's right to light should be taken into account. The proposal will block out light from his kitchen diner where they spend a lot of their time.
- Overbearing effect on adjacent properties.
- No properties to the west have two storey extensions.
- Invited his neighbour in so he could see the how much light they have in their kitchen/diner with the single storey extension and they commented that a second storey would impact further on their loss of light and they would rethink their plans.

- Will have a major effect on their amenities.

#### Members' Questions

In response to questions the following matters were clarified:

- Officers are not suggesting that because the single storey extension was permitted that a second storey would not have much more of an impact on the neighbouring property.
- Members need to consider the relationship of the window between the two properties and the amount of light that will be reduced if a second storey is permitted.
- The 45 degree angle is a rule of thumb guidance and not law.
- Officers had not completed a specific calculation on the impact on loss of light.

#### Members' Comments

Members commented that if the neighbouring property only had one window in their kitchen/diner they would be very concerned and object to the application, however as there are two windows (one obscured glazed) felt that the neighbouring property would still have sufficient light.

**RESOLVED that permission be granted subject to the conditions set out in the City Development Managers report.**

~~17/01214/HOU - 56 Stubbington Avenue Portsmouth PO2 0JA (A115)~~

The planning officer introduced the report and reported in the supplementary matters list that a representation in support had been received from Councillor Young commenting: "I have sat in front of the planning committee several times to make deputations on planning applications for HMOs in this part of the city and one of residents biggest concerns is the impact on parking that these developments will have on the city. Here we have an application which is to create off road parking and the planning department decides to reject it. This application, I believe will have minimal street impact and will improve safety for the applicant"

The harm raised by the Highways Authority and identified in the reason for refusal relates solely to the impact on highway safety.

Deputations were then heard whose points are summarised:

Councillor Alicia Denny, ward councillor whose points included:

- Not many pedestrians using Stubbington Avenue apart from school drop off and pick up times, therefore this would not impact on pedestrians.
- If this is a statutory road why are there not double yellow lines down both sides of Stubbington Avenue?
- This proposal would remove one parked car from the road. The applicant only wants to park a small car on the forecourt, although not sure how there would be control over the size of the car