

PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 4 April 2018 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

Scott Payter-Harris (Vice-Chair, in the Chair)
Jennie Brent
Lee Hunt
Frank Jonas BEM
Hugh Mason
Steve Pitt
Suzy Horton (Standing Deputy)

Also in attendance

Councillors S Wemyss and L Symes

Welcome

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

Guildhall, Fire Procedure

The Chair 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.

45. Apologies (AI 1)

Apologies for absence had been received from Councillors Gerald Vernon-Jackson (who was represented by Standing Deputy Councillor Horton), Colin Galloway, Gemma New and James Fleming.

46. Declaration of Members' Interests (AI 2)

Councillor Pitt would withdraw from the room for the duration of the 2b Merton Road item as he had an interest.

Councillor Hunt recognised one of those making a deputation for the 2b Merton Road item (as someone who had acted for him in the past) so did not wish to participate in this item and withdrew from the committee for its consideration.

47. Minutes of the previous meeting - 7 March 2018 (AI 3)

RESOLVED that the minutes of the Planning Committee held on 7 March 2018 be agreed as a correct record to be signed by the Chair.

48. Planning appeal decisions concluded up to April 2018 (information item) (AI 4)

The information report was noted.

49. Update on previous planning applications by the Assistant Director of City Development (AI 5)

There were no updates at this meeting.

PLANNING APPLICATIONS

Deputations are not minuted in full as these are recorded as part of the web-cast of this meeting meeting which can be viewed here:

<https://livestream.com/accounts/14063785/Planning-04Apr2018>

50. 17/02188/FUL - 46A Lealand Road Portsmouth PO6 1LZ - Construction of 6 semi-detached houses and a single coach house unit to include vehicle parking and cycle/refuse stores with access from Lealand Road (following demolition of existing dwelling) (amended scheme to 15/01671/FUL) (report item 1) (AI 6)

The Chair agreed to vary the agenda order for the items with deputations to be heard before the main agenda items.

A site visit had taken place for members the previous week.

The City Development Manager's Supplementary Matters report stated:

"One further representation received:

An additional representation has been received, raising objections on the following grounds:

- a) Applicant provides misleading information about existing building;*
- b) The development would be out of keeping with surrounding properties; industrial in appearance;*
- c) The development is too dense;*
- d) The development would increase parking problems in the area;*
- e) Access to site too narrow; highway safety concerns;*
- f) Increased risk of flooding to adjacent properties;*
- g) Concern about poor condition of boundary walls;*
- h) Queries about how HGVs and other vehicles will access the site during construction;*
- i) Risk of damage to neighbouring properties and safety concerns during construction;*
- j) Concern about access for emergency vehicles to units 1 and 2;*
- k) Possibility that asbestos could be present.*

The majority of the points raised within this letter have been addressed within the committee report. The recommendation for planning permission would be subject to a number of conditions, including a requirement to provide a construction management plan, further details of the drainage system and boundary treatment, and conditions to ensure that contamination is dealt with.

Additional comments received from Drainage Engineer:

The additional information includes the following:

- preliminary results from groundwater testing in the area around the Lealand Road site;*
- draft results from flood modelling, indicating that the Lealand Road site receives water from surrounding areas;*
- groundwater levels data, showing how the groundwater levels respond to rainfall events;*
- Plan showing extent of CCTV survey;*
- Photograph of flood event outside No.5 Central Road, reported by local resident, dated 29 December 2017.*

The Drainage Engineer has reiterated that in light of the further information, an objection is maintained on the basis that until there is a full understanding of the causes and nature of flooding in the area, he cannot confirm that the proposed drainage strategy will not increase flood risk elsewhere.

Applicant response to Drainage Engineer Comments:

In response to this additional information, the applicants Drainage Consultant has stated that the proposed development would not make surface water flooding worse as they have proposed a surface water drainage strategy that will deal with surface water from the application site. The surface water from elsewhere and also from groundwater would be managed through flood resilience and resistance measures, as outlined in the Groundwater Flood Risk Management Report. The surface water drainage strategy also proposes a French drain around the site to intercept the surface water runoff from the northwest catchment.

The applicants have also commented that wider problems relating to the capacity of the sewer system in the area is the responsibility of Southern Water.

Summary - It is noted that the recommendation for permission is subject to a detailed drainage condition (Condition 6), that requires full details of the drainage strategy to be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development. Should there be a need for any amendments to the drainage strategy in light of further information gained through the Council's investigations, then this could be dealt with through Condition 6."

After the Planning Officer's presentation, the following deputations were heard:

- (i) Mr Roberts, objecting to the application

- (ii) Mrs Harding as the applicant's agent accompanied by Siri Songpravit (their drainage engineer) in support of the application
- (iii) Councillor S Wemyss spoke to raise concerns as a ward councillor.

The presenting officer reported an amendment to the recommendation which should say:

"Subject to receipt of a completed Unilateral Undertaking to secure the Solent Special Protection Area mitigation"

Members' Questions

Members asked questions on the following issues:

- Whether information submitted for the previous appeal had been "wrong" - it was reported that PCC's drainage engineer had raised queries but the applicant's drainage consultants had responded to these to resolve any inaccuracies (such as reading of graphs, as one had been produced upside-down)
- How the surface water would be removed and the capacity of the system provided by Southern Water - it was reported that not all of the information was yet available with more details expected in June. PCC's drainage engineer Mr Cable answered detailed questions on the drainage systems including dispersal to the marshes, the use of French drains and gradients on site. The Assistant Director of City Development advised that the intention was to deal with flood risk by the discharge of condition 6 relating to the submission of the detailed design of the drainage and flood risk management scheme for the site and the applicant would only need to deal with the impact of their own development, whilst officers were working with external bodies to address the wider flooding problems being experienced in the area.
- It was further asked who at PCC would be responsible for agreeing to the discharge of Condition 6; this would be by the Assistant Director of City Development on the advice of the technical experts and in liaison with Southern Water, but should the committee request it, it would be possible for this to come back to committee for a final decision on the discharge of the condition, which would be a judgement on a technical solution.

Members' Comments

Members were concerned that the wider problem of flooding in the area had not yet been solved and further information was expected. There would be an impact for neighbouring properties in their outlook onto brick walls, creating a sense of enclosure. They hoped that there could be the opportunity for the applicant to adjust the application to realign so that the impact on neighbouring properties would be reduced.

RESOLVED that consideration of this application be deferred for the applicants to revisit the siting and alignment of the proposed units and for the consideration of any additional drainage information.

51. 18/00061/FUL - 2B Merton Road Southsea PO5 2AG - Construction of three-storey dwelling over basement following demolition of existing dwelling and garage (report item 2) (AI 7)

Councillors Lee Hunt and Steve Pitt both withdrew from the room due to declarations of interest and did not participate in this item. At the start of the meeting Councillor Hugh Mason had stated that he had not objected to this application (as indicated in the report) and he had not asked to make a deputation but he had requested that it to come to committee for determination.

A site visit had taken place the previous week. After the Planning Officer's presentation deputations were heard from:

- (i) Mr Jezeph, objecting on behalf of himself and other neighbours in Merton Road
- (ii) Mr Bird the applicant in support of his application
- (iii) Councillor Linda Symes spoke to object, as a ward councillor

Members' Questions

These included:

- The size of footprint of the proposed property compared to adjacent properties.
- Whether the materials, which differed to the neighbouring properties, complement the nature of the Conservation Area?
- The suitability of the tree replacement - the Arboricultural Officer confirmed that there was enough room for this to be established at the front of the property.

Members' Comments

Members considered how the application would complement the Conservation Area and the site visit had given the opportunity to see that there was not a uniformity of buildings in the vicinity.

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

The meeting concluded at 2.47 pm.

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Signed by the Chair of the meeting, Cllr Payter-Harris