

## **PLANNING COMMITTEE**

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 19 September 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    Hugh Mason (Chair)  
                     Judith Smyth (Vice-Chair)  
                     Donna Jones  
                     Luke Stubbs  
                     Claire Udy  
                     Rob Wood (Standing Deputy)  
                     Tom Wood (Standing Deputy)  
                     Gerald Vernon-Jackson (Standing Deputy)

Also in attendance

Councillor Darren Sanders

### **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.

### **106. Apologies (AI 1)**

Apologies for absence were received from Councillor Ken Ellcome (who was represented by standing deputy Councillor Jo Hooper), Councillor Suzy Horton (who was represented by Councillor Tom Wood), Councillor Steve Pitt (who was represented by Councillor Rob Wood) and Councillor Lynne Stagg (who was represented by Councillor Vernon-Jackson).

### **107. Declaration of Members' Interests (AI 2)**

Councillor Luke Stubbs declared in relation to planning application 1 that he had visited the Moneyfields site over a year ago but did not form a conclusion and the legal advisor had confirmed that this was not an interest.

Councillor Judith Smyth declared in relation to planning application 1 that she is an allotment holder at Moneyfields which is fairly close to the site, however she did not believe that this was an interest.

**108. Minutes of the previous meeting held on 29 August 2018. (AI 3)**

**RESOLVED** that the minutes of the Planning Committee held on 29 August 2018 be agreed as a correct record and signed by the Chair.

**109. Updates on previous planning applications by the Assistant Director of City Development. (AI 4)**

The Assistant Director of City Development advised that there were no updates for the committee.

Planning Applications

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

<https://livestream.com/accounts/14063785/Planning-19Sep2018/videos/180495441>

**110. 18/00057/FUL - Moneyfields Sports & Social Club Moneyfield Avenue, Portsmouth PO3 6LA (AI 5)**

The Planning Officer introduced the report and referred members to the supplementary matters list. One additional representation has been received raising objection on the grounds of exacerbating parking problems in the vicinity and suggests the need for football facilities are available at the Goals venue in Tangier Road/Portsmouth College located further away from residential areas.

The highways implications of the proposal are described in the officer's report. The applicant has provided supporting information in a Sporting Needs Statement. It sets out the community sporting needs for increased investment into new facilities in Portsmouth and the role that planned redevelopment of MSSC will have on the local community, which will be given relevant consideration as part of the proposal as a whole alongside any impact on residential amenity.

The recommendation remains unchanged.

The following deputations were heard:

- (a) Ms Pat Brooks (objecting)
- (b) Mr F Robb (objecting)
- (c) Mr Matthew Pickup (Agent)
- (d) Ms Kat Close (Applicant)
- (e) Mr Pete Seiden (Applicant)
- (f) Councillor Darren Sanders (also speaking on behalf of local resident Mr K Golledge and on behalf of the local residents of Highgate Road)

Members' Questions

In response to questions the following matters were clarified:

- The issue of parking has been raised by local residents and officers. It would be in the club's gift whether they wanted to offer a planning obligation regarding local residents using their car park when not being used by the club. A condition could not be imposed as it is a private car park. At the agreement of the Chair, the applicant added that the club had previously let local residents use their car park when not in use however they have experienced issues with people leaving their car there all day so the spaces are not available for when events are taking place.
- Regarding whether a Section 106 agreement could be put in place to limit accommodation to local people, officers explained that this is not a policy that the city has in place. The legal advisor advised that as the case officer had opined this would not be reasonable from a planning perspective, it would consequently not be lawful to impose such an obligation.
- If the club wanted any further development at the site this would need to be through a new planning application and the merits of this would be considered by the committee.
- There are currently 30 parking spaces at the club and it is proposed to increase this to 85 spaces, which is considered reasonable and appropriate. Each of the houses would have two allocated parking spaces plus a garage. The flats all have one allocated space and there will be seven visitor spaces.
- The noise report referred to in one of the deputations is available to view online by the public.
- The site already has a lawful use for sport and recreation. The intended hours of use for the clubhouse are considered reasonable. Events in the sports facility will cease at 23:00 as per condition 25. The applicant added that the intention was that the all-weather pitch would only be used until 22:00.
- With regard to the 2008 application for the site the planning officer explained the reasons for refusal.
- There are no longer Brent Geese on the site and there were no objections from Natural England.
- There is a legal requirement to ensure that 5% of spaces are disabled which has been met.
- There is a lift proposed for the sports club.
- The Design Review Panel expressed disappointment on the quality of buildings. There were some important design changes around the quality of materials following this. The design will bring some improvement to the area and the design is considered appropriate.
- The applicant presented further information which has been subject to an independent review. This is a scheme that involves £3 million of replacement community facilities. There is no prospect of including an affordable housing scheme and this has been rigorously checked.

- A community use agreement is required as part of the permission which includes what will be available including changing rooms as well as the pitch but this will include a pricing structure.
- Within the Section 106 agreement is the intention that the houses will not be occupied until the sports facilities are provided.

#### Members' Comments

Members commented that this was a much needed community facility and noted that more housing is needed across the city. There were some concerns that the applicant was not offering more to the community for example parking for the local residents.

Debate took place following a proposal to defer the application until the next meeting to procure improvements to the scheme. Some members felt that this was sensible to allow officers to have a discussion with the applicant regarding the community benefit.

**RESOLVED that consideration of this application be deferred until the next meeting on 17 October 2018 to allow further discussions with the applicant regarding the community benefit of the application, in the context of mitigation for loss of protected open space and lack of affordable housing.**

#### **111. 18/00619/FUL - 36 Campbell Road, Southsea PO5 1RW (AI 6)**

(Councillors Rob Wood and Gerald Vernon-Jackson left the meeting prior to the commencement of this item)

The planning officer introduced the report.

The following deputations were heard:

- (a) Mr Jonathan McDermott (Agent)
- (b) Mr Mike West (Applicant) who circulated some photographs and tenant references to accompany his deputation.

#### Members' Questions

In response to questions the following matters were clarified:

- There is a condition proposed that limits the property to 9 unrelated individuals. If the property is over occupied this will be an enforcement issue and necessary action would be taken.
- The communal living space is undersize by 3m2 however it was the opinion of the licensing department that if bedrooms are over 10m2 the authority can consider a reduction in the communal living space. The HMO licence has already been granted until 2023 and this will be followed up by verification visits. If there are any issues the usability of the property as a HMO licensing department will follow this up with the owner of the property.

#### Members' Comments

Members felt this property was a substantial improvement to the property and the renovations had been undertaken sympathetically. Members praised the applicant on providing good quality accommodation.

**RESOLVED that conditional permission be granted in accordance with the conditions outlined in the Assistant Director of City Development's report.**

The meeting concluded at 4.05 pm.

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Signed by the Chair of the meeting  
Councillor Hugh Mason