

## **PLANNING COMMITTEE**

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 14 November 2018 at 1pm 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)  
                    Jo Hooper  
                    Suzy Horton  
                    Donna Jones  
                    Steve Pitt  
                    Lynne Stagg  
                    Luke Stubbs  
                    Claire Udy

### **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 where to assemble and how to evacuate the building in the event of a fire.

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

Apologies for absence had been received from Councillors Gemma New and Rob Wood.

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

#### 18/01424/FUL - Unity Hall Social Club.

Councillor Judith Smyth declared an interest: she is a member of the Labour Party which is selling this premises. The Legal Advisor explained that as she is not a trustee it is not a pecuniary interest. Nonetheless, Councillor Smyth said that she would not be present for that item.

#### 18/00967/FUL 132 Laburnum Gove.

Councillor Donna Jones declared a pecuniary interest: Mr Brewer is a close friends and would not be present for that item.

Councillor Luke Stubbs declared a non-prejudicial interest: he also knows Mr Brewer.

### **122. Minutes of the Previous Meeting Held on the 17 October 2018 (AI 3)**

**RESOLVED** that the minutes of the Planning Committee held on 17 October be agreed as a correct record and signed by the chair subject to the following corrections:

Councillor Hooper be marked as present deputising for Councillor Gemma New.

**18/01143/FUL - 58 Cromwell Rod, Southsea PO4 9PN.**

**Reason for refusal no. 2:**

The proposed internal courtyard area represents a cramped layout, lacking adequate space to sufficiently accommodate the different activities relating to the **storage** and movement of cars, bicycles and bins and would therefore represent an overdevelopment of the site contrary to Policy PCS23 of the Portsmouth Plan.

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

The Assistant Director of City Development advised that:

- The Queens Hotel hearing will be held at the end of the month and the briefing will be arranged for next week.
- The enforcement policy has been agreed by the Cabinet Member for Planning, Regeneration & Economic Development and published on the website.
- The Cabinet Member also agreed the liability so members will see the assessments as part of the planning procedure and at meetings.

**124. 18/00967/FUL 132 Laburnum Grove Portsmouth PO2 0ES (AI 5)**

The Planning Officer introduced the report.

Deputations from Daryn Brewer, on behalf of the applicant and Philip Moore, the applicant were heard and a brochure circulated.

**Members' Questions.**

In response to questions, the Planning Officer clarified the following points:

- The annotated plans show the amended room sizes: the single room would be 7.5m<sup>2</sup> and the double room 11.5m<sup>2</sup>
- The waste management team had not raised any concerns regarding the number of waste and recycling bins that would be provided.
- Planning permission had already been granted for the rear extension.

Peter Heyward, Highways informed members that provision for two parking spaces was the standard requirement for HMOs and houses.

The applicant explained that the rear courtyard paving slopes towards the edges so that water flows into the drains which run along the outside.

**Members' Comments.**

Members recognised the need to maintain mixed, balanced communities and to balance loss of family housing with the increase in demand. It was noted that perhaps it would be simpler to locate shared housing together in the city centre. They were pleased to see the high standard of work and decent sized rooms and confirmed that each application is considered on its own merits not on trends.

They were however concerned that there was no extra parking provision required for shared housing; two spaces for twelve residents could be a problem. They noted that an assessment of bin provision could be requested if it was felt necessary.

Members also noted that the HMO data needs to be reviewed so that it can be reliable.

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

**125. 18/01424/FUL Unity Hall, Social Club, Coburg Street Portsmouth PO1 1JA (AI 6)**  
Councillor Smyth left the meeting for this item.

The Planning Officer introduced the report and added that Southern Water had requested a condition be imposed requiring that the foul and surface water drainage disposal to be resolved.

Deputations from the following people were heard:

1. Andrew Whiteley, the applicant.
2. Neil O'Donnell, on behalf of the agent.

Members' Questions.

In response to questions from members, officers clarified the following points:

- The building would be predominantly brick with bronze feature panels some perforated at lower levels to create more interest.
- The Highways Authority's concerns are capable of being resolved by a well thought through scheme.
- It might be possible to arrange parking for these residents at the deaf centre at the start and end of term.
- Pedestrians can walk around the building on the pavement.
- Wigmore House is three storeys high and Lords Court four.
- The rooms are bigger than those done by Unite: 18m<sup>2</sup> compared to 10-12m<sup>2</sup>.

In response to a question, Neil O'Donnell explained that:

- Panels or brick will be used but the aspiration is for traditional brickwork.
- The façade will have more renders and simple layering to give depth and more interest.
- Horizontal bands will allow material to fly up around the back.
- Dropping off and collection could be done at the intersection.

Andrew Whitely added that in their experience, not more than 25% of students own or ride bicycles and therefore the provision at this premises is sufficient. However, they would be happy to look into providing more spaces. He also informed members that mobility aids could be stored in the management suite.

Members' Comments.

Some members noted that the change of design was an improvement and the increased supply of specific housing would release pressure on other types of housing. However, others thought that the design was out of character with the area. Concerns were raised about the low number of bicycle spaces for the number of residents and the disruption to traffic at the start and end of term.

**RESOLVED that:**

1. **Delegated authority be granted to the Assistant Director of City Development to add/ amend conditions where necessary.**  
**Delegated authority to grant conditional permission subject to the completion of a section 106 agreement in accord with the principle outlined in the report including an appropriate level of mitigation set out in the Solent Recreation Mitigation Strategy (so there would not be a significant effect on the SPAs).**
2. **Delegated authority be granted to the Assistant Director of City Development to REFUSE planning permission, if the required legal agreement has not been completed within three months of the date of the resolution.**

**Subject to consideration of adequacy of cycle storage and mobility needs to accessible units.**

**126. 18/00292/FUL 92 Osborne Road Southsea PO5 3LU (AI 7)**

The Planning Officer introduced the report and referred members to the supplementary matters list. An amended drawing had been submitted showing the refuse storage facilities and conditions 2 and 9 had been amended to read:

2. The permission hereby granted shall be carried out in accordance with drawing number 002A received 6 November 2018, or in accordance with any variation that will have first been submitted to and proved in writing by the council.
6. Prior to first use of the premises as a café/ restaurant (class A3) all facilities for the storage of refuse and recyclable materials shall be provided in full accordance with drawing '002A received 6 November 2018' following the removal of all redundant plant and equipment and shall thereafter be permanently retained for the storage of refuse and recyclable materials generated by the café/ restaurant and the residential units above.

David Kitchen made a deputation against the application.

Members' Questions.

In response to questions, the following points were clarified:

- The position and route of the fire escape had not changed.
- A planning permission condition requires the kitchen door to be closed at all times.
- The extraction equipment location had been negotiated and does not block access to the bins.
- The route and location of the refuse chute could be dealt with by adding a condition.
- The flue could be installed without impeding the route and would be less noisy.
- The proposed opening hours are considerably earlier than adjoining premises.

Members' Comments.

Members expressed concern regarding how the condition requiring the door to be kept closed could be enforced. People coming down the stairs could be hurt if the door is opened suddenly. It was recommended that the tenants should inform the Planning Department of any breaches.

Members also noted that the application had been thoroughly considered previously.

**RESOLVED that conditional permission be granted.**

**Enforcement.**

The Assistant Director of City Development informed members that the Enforcement Policy had been agreed recently by the Cabinet Member for Planning, Regeneration & Economic Development.

The Chair asked members to consider that a regular update on planning enforcement be brought to this committee.

**Agreed that an update on planning enforcement be considered at each planning committee meeting.**

The meeting concluded at 3:20pm.

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Signed by the Chair of the meeting  
Councillor Hugh Mason