

PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 6 March 2019 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)
Jo Hooper
Suzy Horton
Donna Jones
Gemma New
Steve Pitt
Lynne Staggs
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 the fire procedures including where to assemble and how to evacuate the building in case of a fire.

28. Apologies for absence

None.

29. Declaration of Members' Interests

18/02042/VOC 154 - 156 Elm Grove Southsea PO5 1LR

Councillor Donna Jones declared a non-prejudicial interest as she had been approached regarding the application by residents. She had informed them that she sat on the Planning Committee, and had asked them to approach Councillor Tompkins.

Councillor Judith Smyth declared a prejudicial interest in this item as she had contributed to the debate concerning the matter with local residents. She would withdraw for the item.

30. Minutes of the Previous meetings

RESOLVED that the minutes of the Planning Committee held on 6 February 2019 be agreed as a correct record and signed by the chair subject to the following corrections:

That, in line with Council policy, the minute numbering should have restarted at 1 at the beginning of the calendar year. It was agreed that the Minutes of the meeting held on the 9 January and the 6 February be renumbered accordingly.

31. Updates on Previous Planning Applications by the Interim Assistant Director for City Development

There were no updates.

32. 18/01703/FUL 243 Fawcett Road, Southsea PO4 0DJ

The Planning Officer introduced the report.

Anthony Lane, the applicant made a deputation to the committee.

Members' Questions.

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

- The Planning Officer said that the Private Housing Service had commented that they were concerned with the light and ventilation of the basement lounge and did not consider that the space was a suitable living environment.
- That the Private Housing Service was a parallel regime to the planning service, and that Members could expect applicants to achieve better than the bare minimum in terms of room sizes and environments. It was rare for the Private Housing Service to visit a site, with assessments of applications being made only on the basis of drawings.
- That the application did not meet with Policy PCS23 of the Local Plan and the guidance set out by the Council's relevant SPD. This was one of the reasons it was recommended for refusal.

RESOLVED that Permission be refused.

33. 18/02042/VOC 154 - 156 Elm Grove Southsea PO5 1LR (AI 6)

Councillor Judith Smyth left the room.

The Planning Officer introduced the report.

Mrs Shani Wretlind, the objector, made a deputation to the Committee.

Mr Paul Cobb, the applicant, made a deputation to the Committee.

Members' Questions

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

It was noted that the legal status of the landlord, whilst relevant to the administration of the application was not a material planning consideration to the determination of the application.

- That whilst there was open access to Number 152, the application did not include that property, which was being used as a store room for the bar. There was a toilet block and an outside fire escape behind all three properties.
- That the Committee was being asked to vary the conditions that had already been given, and that these conditions were limited to properties 154 and 156.
- That at present the applicant was restricted from opening after 9pm on Bank Holidays. It was within the gift of the Committee to apply different opening hours, but it should be noted that Environmental Health had made it clear that additional soundproofing would not help the situation. Whilst there was no issue with opening hours being changed to 10am, there was no support for opening hours later than 11pm.

Member's Comments

- That businesses should be allowed to compete in the open market, but residents should also be protected at the same time. It was suggested that 10.00 be provided as the opening time on all days, and opening hours on bank holidays.
- It was pointed out that the case officer had recommended that the application be refused, and that this might allow the applicant to address all the issues associated with the application and re-apply in one application.

RESOLVED that Permission be refused.

34. 19/00024/FUL 82 Wadham Road, Portsmouth PO2 9EE (AI 7)

Councillor Donna Jones declared a non-prejudicial interest as she had been approached regarding the application by residents.

The Planning Officer introduced the application and referred Members to the supplementary matters list:

Following completion of the officer's report, a further HMO was identified at No60 North End Avenue. This would bring the total number of HMOs within the 50m radius to 5; the total percentage of HMOs including the application site would be 8.33% and still below the 10% threshold.

Councillor Scott Payter-Harris is unable to attend today, however, has sent in some comments that are attached as an Appendix.

Local resident Rosie Mileham is also unable to attend and sent in a further objection. It re-iterates previous points of objection, as well as issues of safety due to car parking, effect on local water pressure, overcrowding and displacement of families.

Local resident Lee Hunt was also unable to attend and sent a further objection. It re-iterated previous points of objection, as well as issues associated with car parking and the quality of HMO's.

The applicant, Edward Makgill, made a deputation in favour of the application.

Member's Questions

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

- In reference to Councillor Payter-Harris's email, 66 Gladys Avenue did not have a history of being used as an HMO, and there were currently two people living in one flat and the ground floor was empty. Likewise, 74 Gladys Avenue was not an HMO and 62 North End Avenue had no living or planning history as an HMO, and had been confirmed as a family house 6 months previously.
- That currently the building was being turned into a dwelling with no off street parking. As the existing property was category C3, it was allocated two parking spaces, and a change to C4 did not affect this.

RESOLVED That permission be granted subject to the conditions set out in the officers' report.

The meeting concluded at 2.25 pm.

Signed by the Chair of the meeting
Councillor Hugh Mason