

PLANNING COMMITTEE

MINUTES OF THE MEETING of the Planning Committee held remotely on Wednesday 4 November 2020 at 2pm

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

Present

Councillors	David Fuller (Chair) - (left the meeting after item 10). Judith Smyth (Vice-Chair) Matthew Atkins Chris Attwell Lee Hunt Donna Jones (left the meeting for item 9) Terry Norton Lynne Stagg - (left the meeting after item 8) Luke Stubbs Claire Udy
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Welcome

The chair welcomed everyone to the meeting and introductions were made.

75. Apologies (AI 1)

No apologies for absence had been received.

76. Declaration of Members' Interests (AI 2)

Item 11: 19/01322/FUL - Forrest Lodge, Locksway Road, Southsea PO4 8LU

Councillor Fuller declared a personal and prejudicial interest in this item because he runs a care home in Portsmouth and he will hand over to the Vice Chair for this item and leave the meeting.

Item 9: 20/00615/CPL - 47 Drayton Lane, Portsmouth PO6 1HG

Councillor Donna Jones declared a personal and prejudicial interest in this item as she knows the applicants personally, and left the meeting for this item.

77. Minutes of previous meeting - 7 October 2020 (AI 3)

RESOLVED that the minutes of the Planning Committee held on 7 October 2020 be approved as a correct record.

78. Updates on previous applications (AI 4)

The Head of Development Management gave the following updates on planning appeals:

There are six planning enforcement enquiries for HMO outstanding.

29b South Parade – the appeal was dismissed because of the potential impact on the heritage aspect.

127 St Mary's Road – the appeal was dismissed.

76 Grant Road – the appeal was allowed. Officers would reflect on this decision to draw lessons from the Inspector's reasoning in allowing the appeal.

In response to a question from members, he explained that the 193 minor planning applications awaiting validation and determination had been submitted to TerraQuest for these processing. A number of new interim and permanent staff would start soon. He is confident that before Christmas we should start receiving applications for checking and sign offs with significant progress by early in the New Year on the backlog.

Members also raised the issue of simple/minor cases. The Head of Development Management informed members that the Assistant Director is looking into this and would be in contact with appropriate members to look at possible options.

The Chair said that he would contact all members shortly explaining the situation with regard to the backlog and would ensure a working group is convened with representation from all the political groups.

Members noted that the lack of progress was regrettable but thanked officers for their work on other work including the nitrates issue and the Aquind project.

79. 20/00842/DOC - Southsea Seafront from Long Curtain Moat in the West to Eastney Marine Barracks in the East. (AI 5)

The Planning Officer presented the report for the planning application and drew attention to the Supplementary Matters (SMAT) which reported that:

The period of discretionary publicity has been extended until 4 November. Additional site notices were posted along the diversion route. It follows closure of the promenade on Monday 12 October (after which the original notices still in place can no longer be viewed by the public). Delegated authority is sought to the Assistant Director of Planning & Economic Growth, if members resolve to approve the details reserved by planning condition(s), to issue the decision provided no late representations raise new material issues.

The committee report outlines an objection, written on behalf of the Victorious Festival. The objector has since withdrawn the representation commenting "... I have spoken with the applicants and they have been very helpful in finding solutions for us."

PCC's Landscape Architects have provided updated consultation advice commenting: "We are pleased that the landscape designers and engineering team have accomplished a thorough consideration of the hard and soft landscape for the first phase of the Southsea Coast defence scheme. The materials chosen are robust and should provide a resilient public realm in this challenging environment. This sets a good precedent for the future phases."

It continues that decorative concrete finishes should be subject to final approval upon test panels on site; full design information should be provided in the as-built specification; lifetime maintenance plans/schedules for other furniture and materials should also be provided for future managers of the site; planting should be reviewed annually with the Culture/ Parks

Service maintenance representatives, with replacements in the 5-year establishment period "...To ensure success of the overall scheme in such a difficult location replanting should reflect an assessment of what is doing well rather than be limited to the original plans, although replacements should still reflect the design ethos intended."

Following review of the submitted details, PCC's Principal Conservation Consultant considers these acceptable from a conservation perspective. In addition, Natural England's response confirms they offer no comments on the submitted details.

Recommendation

Delegated authority be given to the Assistant Director of Planning & Economic Growth to issue the decision provided no late representations raise new material issues if members resolve to approve the details reserved by planning condition(s) for the public realm no.s 17, 22, 23, 25 & 27. The recommendation to Approve remains otherwise unchanged.

Members' Questions

In response to questions from members, officers explained that:

- The modest planting would be a bespoke mix of native plants which relate to the character of the vegetated shingle at Southsea and some non-native to increase biodiversity.
- There is no opportunity for public art at this phase of the plans.
- The conditions would last for the five year establishment period but it is recognised that self-seeded plants would not be removed.

Members' Comments

Members were pleased to see the plans in the open so that the public could keep abreast of developments and felt that the species of plants changing over time was natural.

RESOLVED to grant conditional planning permission as set out in the Officer's Committee report and SMAT.

80. 20/00025/HOU - 65 Goldsmith Avenue, Southsea PO4 8DX (AI 6)

The Planning Officer presented the report and drew attention to the Supplementary Matters which reported that:

Since publication of the main officer report, Officers considered it prudent to also address the matter of the character and appearance of the street scene. It is acknowledged that the removal of the boundary wall and attractive planting at the front of the property, to enable the proposed parking area, would negatively impact on the appearance of the property and the street scene. However, the property is not located within a Conservation Area and there is no Article 4 direction which prevents the removal of front boundary walls without the need for planning permission. Similarly, the removal of a front hedge is outside of planning control. As such the wall and planting could be removed without the need for permission and so it is not considered reasonable to include the impact on the property and street scene as an additional reason for refusal.

The recommendation remained unchanged.

Written deputations were read out as part of the officer presentation from Richard Leonard, the applicant and Councillor Vernon-Jackson, supporting the application.

Deputations are not included in the minutes but can be viewed on the livestream on the following link <https://livestream.com/accounts/14063785/planning-07oct2020/videos/211839879>

Members' Questions

In response to questions from members, officers explained that this application had come to committee for determination as requested by Councillor Gerald Vernon-Jackson who had submitted a deputation.

Members' Comments

Some members noted that approving this application could set a precedent and the approval of the installation of dropped kerbs has been inconsistently applied. Additionally, the vegetation and character would be reduced and it could be more dangerous for highway users.

However other members felt that there was sufficient space to turn a vehicle and approach the road without causing a conflict of traffic or creating a hazard. It might even encourage the traffic to slow down.

Concerns were also expressed about increased rain water that would enter the waste water system.

Conditions could be placed on any permission limiting the boundary wall height to a maximum of 1m.

RESOLVED to overturn Officer's refusal recommendation as set out in their Committee report and SMAT, and to conditionally approve the application with delegated authority granted to the Assistant Director of Planning & Economic Growth to articulate planning conditions considered by Members.

REASONS

The proposal is unlikely to cause a conflict of traffic movement along Goldsmith Avenue resulting in additional hazard to users of the highways and to the detriment of highway safety. There is no conflict with the saved policy DC26.

81. 20/00540/HOU - 9 Victoria Grove, Southsea PO5 1NE (AI 7)

The Planning Officer presented the report. Further written deputations were read out as part of the officer presentation from Linda Burton, objecting and Emma O'Shea, the applicant.

Members' Questions

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

The construction would be approximately 1m from the Northern boundary wall next to St Bartholomew Gardens.

The application was brought to committee for determination following an objection and a deputation being submitted subject to the current scheme of delegation which had not changed since the start of the Covid 19 pandemic.

Members' Comments

Members noted that

- The noise and nuisance reports fall under the remit of the council's enforcement service and the police.
- The houses in this area are a mix of different ages.
- There would be a marginal increase in height.

RESOLVED to grant conditional planning permission as set out in the Officer's Committee report.

82. 20/00004/PLAREG - 46 Merlin Drive, Portsmouth PO3 5QY (AI 8)

The Planning Officer presented the report. Further written deputations were read out as part of the officer presentation from Rosemary Bassett and Brian Dolley, objecting and Karen Clarke, the applicant.

Members' Questions

There were no questions from members.

Members' Comments

Members noted that the applicant had seemed to do all that she reasonably could to reduce any disturbance to her neighbours.

At wedding hair appointments it is normal for the bride to be accompanied by a friend or family member. However, even if they arrived in separate cars it is unlikely to have an adverse affect on parking in the area. Members noted the general hairdressing use was permitted but the recommended condition to limit the working hours reflects the location.

RESOLVED to grant conditional planning permission (retrospective) as set out in the Officer's Committee report.

83. 20/00615/CPL - 47 Drayton Lane, Portsmouth PO6 1HG (AI 9)

The Planning Officer presented the report.

Members' Questions

There were no questions from members.

Members' Comments

There were no comments.

RESOLVED to grant a Lawful Development Certificate for the existing development/use as set out in the Officer's Committee report.

84. 19/01395/FUL - 36 Pains Road, Southsea PO5 1HE (AI 10)

The Planning Officer presented the report.

Further written deputations were read out as part of the officer presentation from Mr Martin, representing the East St Thomas Residents' Forum, objecting to the application.

Members' Questions

In response to a question from members, the Planning Officer explained that:

- Bedroom 2 had been converted into communal space.
- The previous 2019 floor plans showed two bedrooms in the basement.
- The total floor space is 139m²
- At a recent appeal a development with 120m floor space was permitted by the Planning Inspector.
- It is important to consider the light levels.
- The basement ceiling height is approximately 2.2m.
- There is one WC in one of the shower rooms and one on the first floor. This meets the Supplementary Planning Documents minimum standards (6-10 tenants would require two bathrooms and two separate WCs, one of which could be in a bathroom.
- During the site visit, the new bedroom had not been furnished.

Members' Comments

Members felt that there would be an increase in noise and would negatively affect the amenity for the neighbours and the existing tenants. They also expressed concern about the effect on parking in the area, but did not feel this could justify refusal of the application.

RESOLVED to overturn the officer's approval recommendation as set out in their Committee report, and to refuse the application with delegated authority granted to the Assistant Director of Planning & Economic Growth to articulate Members' planning refusal reasons regarding adverse impact to the living conditions of nearby residents, inadequate living conditions for occupiers of the proposed development and unmitigated harm to the SPAs through additional nitrates owing to an additional occupier.

Reasons

The effect on living conditions of the current residents and the neighbouring residents due to the over intensity of development in terms of noise and disturbance.
Lack of satisfactory communal space.
Lack of satisfactory mitigation.

85. 19/01322/FUL - Forrest Lodge, Locksway Road, Southsea PO4 8LU (AI 11)

Councillor Smyth explained that the committee had previously approved the application and asked the officers to introduce the update.

The Planning Officer explained that this information report had come to the committee at the request of Councillor Darren Sanders and the decision notice had been issued.

Members' Questions.

In response to questions, the Planning Officer drew members' attention to the conditions set out in the report.

There is no accommodation for staff to sleep on the premises.

Members' Comments.

Members agreed that it had been useful to have seen this report.

They expressed concern that there did not seem to be any plans for solar panels on the roof.

RESOLVED to note the update.

The meeting concluded at 5:40pm.

Signed by the Chair of the meeting
Councillor David Fuller