

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 18 January 2023 at 10.30 am in the Council Chamber, the Guildhall, Portsmouth

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

### **Present**

Councillors	Chris Attwell (Chair) Judith Smyth (Vice Chair) Hugh Mason Robert New Darren Sanders Russell Simpson John Smith Linda Symes
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### **Welcome**

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

### **Guildhall, Fire Procedure**

The Chair explained to all present the procedures for the meeting and the fire evacuation procedures including where to assemble and how to evacuate the building.

**1. Apologies (AI 1)**

Apologies for absence were received from Councillors George Fielding and Gerald Vernon-Jackson.

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

Councillor Sanders objected to the planning application at 49 St Piran's Avenue (item 10), so has predetermined the matter. The Legal Advisor confirmed that Councillor Sanders, who was making a deputation for agenda item 10 (49, St Piran's Avenue), could return to the meeting after he had made the deputation but he could not vote on the application.

**3. Minutes of previous meeting held on 21 December 2022 (AI 3)**

**RESOLVED: That the minutes of the Planning Committee held on 21 December 2022 be agreed as a correct record.**

### **PLANNING APPLICATIONS**

The Supplementary Matters report and the deputations (which are not minuted) can be viewed on the Council's website at:

[Agenda for Planning Committee on Wednesday, 18th January, 2023, 10.30 am Portsmouth City Council](#)

**4. 22/01292/FUL - Land at Tipner East, east of the M275, west of Twyford Avenue, Portsmouth (AI 4)**

Detailed planning application for the redevelopment of site to provide 835 residential units of 1, 2, 3 and 4 bed units across a number of buildings of between 2 and 11 storeys, to include some ground floor commercial (use Class E) and community uses (use Class F1 and F2), within blocks, E, F, J and K. With vehicular access from Twyford Avenue, and pedestrian, cycle and emergency access to and from the Park and Ride. To include landscaping, sea wall, improvements to the ecological barge, new coastal path, cycle lane, car parking and servicing, and other associated works. This application constitutes EIA development.

The Acting Head of Development Management explained that officers recommended that the application be deferred due to objections from the Environment Agency and Coastal Partners. He apologised for the regrettable delay but the objections could not be resolved in a couple of days. The application would return to the Committee for determination as soon as possible. In response to questions from members, he explained that the objections had been submitted promptly but that the resubmitted application had not provided the required information.

**RESOLVED to accept officers' recommendation to defer the application.**

**5. 21/01774/FUL - 77-79 High Street, Cosham, Portsmouth, PO6 3AZ (AI 5)**

Construction of two separate 2-storey roof extensions above existing building with connecting walkways and communal roof terraces to form 8 dwellings; alterations at ground floor to create new entrance fronting Dorking Crescent and associated refuse storage facilities.

The Acting Head of Development Management presented the report and drew attention to the additional information in the Supplementary Matters report.

Deputations

Michael Saunders, agent, made a deputation.

Members' questions

In response to members' questions, officers clarified that:

- With regard to the likely Community Infrastructure Levy (CIL) amount of £96,000 being paid it can be complicated determining the exact figure as various criteria could affect it. After consent has been granted the applicant works closely with Planning to finalise the figure; £96,000 is the expected figure at this stage.
- There would be ten flats in total (eight in the current application and two for which Prior Approval has been achieved in June 2021).
- The concerns which led to planning permission being refused in March 2021 for a previous application for the two flats are unknown at this point in the meeting (i.e. the information is on the case file but it is not presently in front of the officer) and they have now been superseded by the approval granted in June 2021.
- Having a two-storey building being next to a one-storey one would form a gap in the street scene but it would not cause material harm to the townscape. Streets often have buildings with different heights. Party wall matters would need to be resolved.

- The development would not be the tallest building in the street. A two-storey building opposite Peacock's is taller as commercial storeys are usually higher than residential ones.
- As far as is known, there has been no research on parking for shoppers; there is no change to the commercial situation. The location is sustainable as it is next to the train station and buses. A parking survey showed there is on-street parking nearby, mainly in Dorking Crescent. Officers have observed the area and their observations agree with the survey's findings.

#### Member's comments

The application is good quality and will improve that particular section of the High Street.

**RESOLVED to grant conditional planning permission as set out in the officer's committee report and the Supplementary Matters report.**

#### **6. 22/01368/FUL - 167-169 Highland Road, Southsea, PO4 9EZ (AI 6)**

Construction of a three storey building with mansard roof to form 4no. Dwellings with associated parking and refuse/cycle storage, following demolition of the existing building

The Acting Head of Development Management presented the report and drew attention to the additional information in the Supplementary Matters report.

#### Members' questions

In response to members' questions, officers clarified that:

- Parking data comes from the Local Highways Authority. Three residents' parking zones cover the application site and neighbouring areas, two with 103% capacity (over-subscribed) and one with 96% (under-subscribed so there are still spaces).

#### Member's comments

- The design is interesting and it is good that the fenestration matches the buildings to the east. The design is sympathetic to the area and it is good to see the building line maintained.
- It is good that the design includes trees as it will echo the "living streets" installation further west on Albert Road. It could lead to regeneration and greening of the area.
- Councillors Sanders wanted it noted that he was the only member who wanted to refuse the application; his proposed refusal reason was on the grounds of parking.

**RESOLVED to grant conditional planning permission as set out in the officer's committee report and the Supplementary Matters Report**

#### **7. 21/00934/FUL - 12 Beach Road, Southsea. PO5 2JH (AI 7)**

Conversion to form 3 no. One bedroom self-contained flats including second floor rear extension and rear dormer.

The Acting Head of Development Management presented the report and drew attention to the additional information in the Supplementary Matters report.

### Members' questions

In response to members' questions, officers clarified that:

- The property is not listed as a House in Multiple Occupation (HMO); its lawful use is listed as a dwellinghouse.
- With regard to concerns about the second floor flat's size and having enough room for a washing machine or fridge, although it is small it meets national space standards, including allowing for head height.
- With regard to improving the layout of the bathroom to allow a washing machine it could be amended during construction when plumbers and joiners are on site. The kitchen has enough space.
- If the second floor is extended it would be approximately 19 or 20 metres from the properties in Somerset Road, which is in line with most local authorities' standards. The two roads taper so the distance between properties backing on to each other decreases. No objection has been received from no.16 Somerset Road.
- Officers apologised for the discrepancies about parking in the report and Supplementary Matters which relate to two separate matters. Case officers were referring to residents' permits whereas the Supplementary Matters refers to the Local Highways Authority consultation reply, which is the advice to consider.
- There is space for one car to park on the forecourt.

### Member's comments

- Parking problems in the area are exacerbated by nearby hotels issuing temporary parking permits so residents, even those with permits, cannot park. The issue needs examining.
- The building is currently in poor condition and the area has been known for substandard HMOs so the application is welcome.

**RESOLVED to grant conditional planning permission as set out in the officer's committee report.**

#### **8. 21/00933/FUL - 8 Beach Road, Southsea, PO5 2JH (AI 8)**

Conversion to form 3 no. one bedroom self-contained flats including second floor rear extension and remodelling of existing rear dormer.

The Acting Head of Development Management presented the report and drew attention to the additional information in the Supplementary Matters report.

### Members' questions

In response to members' questions, officers clarified that:

- The extensions are limited to the upper rear dormers.
- Officers have double-checked to see that the 37m<sup>2</sup> floor space in the second floor flat is usable. There is less space at the front than at no. 12 Beach Road (as the dormer is smaller than that for no.12 Beach Road); there is only 0.5m difference with the national space standards of 37.5m<sup>2</sup> for both developments.
- The forecourt can accommodate one car together with refuse containers and cycle storage.

### Members' comments

There were no comments.

**RESOLVED to grant conditional planning permission as set out in the officer's committee report.**

**9. 22/01260/FUL - Former Mary Rose & Dragon Public House St George's Road, Portsmouth, PO1 2EW (AI 9)**

Conversion of building to form retail unit at ground floor and 2no. dwellings at first floor; to include single storey rear extension, parking, cycle and refuse storage and associated alterations.

The Acting Head of Development Management presented the report and drew attention to the additional information in the Supplementary Matters report. He explained that the proposed change of use of the ground floor from a restaurant to retail is covered by the 2020 Use Classes Order and does not need planning permission; however, it is not unusual to seek planning permission in such cases to provide certainty.

### Deputations

Mr Chris Frost, agent, made a deputation.

### Members' questions

In response to members' questions, officers clarified that:

- Although plans for the first floor terrace show container compounds, refuse collectors are unlikely to collect rubbish from the terrace so residents would have to take it down the stairs, along Warblington Street and across the car park.
- Putting the main entrance to the shop on Warblington Street in order to retain the building's principal elegant frontage is a good suggestion but as it is on the main street it is more visible and also easier for people driving there. A condition could be imposed about the quality of the materials of the entrance, for example, recesses and junctions, to preserve the overall quality of the building.
- With regard to comments about the bleakness of the forecourt, officers agreed it may be big enough to accommodate trees. Officers take advice from landscape officers and would not accept a poor quality landscaping scheme; the applicant would have to discharge all conditions. Officers can make every effort to improve the landscaping, including perhaps having trees at both front and back.
- Officers could amend the wording of conditions so that they show how residents' parking spaces will be denoted and managed correctly, for example, by demarcation or bollards.

### Member's comments

Members agreed that conditions relating to landscaping should be strengthened, including provision for trees, and that conditions relating to parking should show how differentiation between residential and retail spaces will be managed.

**RESOLVED to grant conditional planning permission as set out in the officer's committee report with additional wording in conditions on landscaping (including trees) and differentiation between residential and retail parking, and the Supplementary Matters report.**

**10. 22/01102/FUL - 49 St Piran's Avenue, Portsmouth, PO3 6JE (AI 10)**

Change of use from house in Class C3 (dwellinghouse) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation).

Councillor Sanders removed himself from the Committee in order to give his deputation.

The Acting Head of Development Management presented the report and drew attention to the additional information in the Supplementary Matters report.

Deputations

- Gary Tobitt and Terry Leonard made deputations objecting to the application.
- Simon Hill, agent, made a deputation.
- Councillor Sanders made a deputation objecting to the application. The deputation included comments from a resident at no.51 St Piran's Avenue. He neither participated in the debate nor voted on the application.

Members' questions

In response to members' questions, officers clarified that:

- The plans have changed since the report was published as the kitchen layout is different. The new plan also shows that the door to the shower room on the ground floor is now off the lounge, rather than off the hall.
- With regard to concerns that the lounge could become a seventh bedroom, this is not known and members have to consider the application on its own merits as it is in front of them, which is for C4 use for six people. The application complies with policy with or without facilities as each room is en suite.
- The applicant, if following the Planning Committee's usual stance on these matters, would have to apply for a change of use from C4 to sui generis if they wanted to change the lounge into a bedroom. The property would comply with space standards if the lounge became a seventh bedroom.
- The extension would leave very limited garden space but this is allowed under Prior Approval.
- There is prior approval for the extension which was allowed which is why no elevations were requested with the current application. There were no objections at the time. Many houses in Portsmouth have prior approval for extensions, not just HMOs, including roof extensions.
- Material alterations such as lowering two ceilings come under building regulations and / or licensing so are not Planning matters.

Members' comments

- The property is unsuitable for an HMO, especially a large scale one, as the walls are very thin in the properties in St Piran's Avenue. It might be acceptable in theory but not in reality.
- Parking in the area has been difficult for a long time.
- The extension is very large for a small house.
- Members queried why there was a bathroom on the ground floor when each room was en suite.
- Members felt the application should be deferred so that they could make a site visit in order to be better informed before making a decision.

**RESOLVED to defer the application so that Committee members can make a site visit.**

The meeting concluded at 12.46 pm.

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Signed by the Chair of the meeting  
Councillor Chris Attwell