

PLANNING COMMITTEE 01.03.2023

SUPPLEMENTARY MATTERS TO BE CONSIDERED AS PART OF THE REPORT BY THE ASSISTANT DIRECTOR - PLANNING AND ECONOMIC GROWTH ON PLANNING APPLICATIONS

<u>ITEM NO</u>	<u>REF NO</u>	<u>LOCATION</u>	<u>COMMENTS</u>	<u>RECOMMENDATION</u>
1	22/01292/FUL	LAND AT TIPNER EAST EAST OF THE M275 WEST OF TWYFORD AVENUE	<p>Following the publication of the agenda, the Chief Executive of the Council, David Williams, has written a letter to the Chief Executive of Vivid Homes Ltd concerning the ongoing discussions between the Council and VIVID regarding the use of the proposed Transport Hub. Please see Appendix A.</p> <p>The Committee is advised Officers believe that the list of Heads of Terms for s106 (para 10.92-10.94) should be amended to include a requirement to produce and deliver an Employment and Skills Plan in accordance with Policy PCS16 and the Councils SPD on 'Achieving Employment and Skills Plans'.</p>	Recommendation updated to include an obligation to provide an Employment and Skills Plan as part of the finalised s106 agreement
2	22/01102/FUL	49 ST PIRANS AVENUE PORTSMOUTH PO3 6JE	<p>The planning application is being brought back following a Members site visit which took place at 09:30am Tuesday 21 February 2023. The visit was attended by Cllrs Vernon-Jackson, Smyth and Sanders, as well as Sam Appleton from Applecore PDM Ltd (agent) and Matthew Garrad (Planning Officer) and, Ed Leigh (Senior Planning Officer). Members visited the application site as well as the two adjoining neighbouring properties.</p> <p>As requested by members at the site visit, Officers can advise that letters of notification of</p>	Grant permission.

			<p>the Prior Approval application (Rear extension) were sent out on 23 December 2021, to owner/occupiers of adjoining properties (inclusive of nos. 47 and 51 St. Pirans Avenue).</p> <p>Proposed plans Clarification plans have been received from the agents following the Members site visit and which show the roof design of the permitted rear extension. Please see Appendix B.</p>	
3	22/01603/FUL	36 HARTLEY ROAD PORTSMOUTH PO2 9HU	See Appendix C for written deputation from Henry Thorpe.	
4	22/01707/FUL	51 SHADWELL ROAD PORTSMOUTH PO2 9EH	See Appendix D for written deputation from Henry Thorpe.	
5	22/01528/FUL	SHED 9 THE CAMBER WHITE HART ROAD PORTSMOUTH	No supplementary matters	
6	23/00004/PLAREG	8 HIGBURY WAY PORTSMOUTH PO6 2RH	No supplementary matters	
7	22/01565/HOU	107 PORTCHESTER ROAD PORTSMOUTH PO2 7JA	No supplementary matters	



Chief Executive's Office

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24 February 2023

Mr Mark Perry
Chief Executive
VIVID Housing Limited
Peninsular House
Wharf Road
PORTSMOUTH
PO2 8HB

Dear Mr Perry

Re: Tipner East

I am writing in response to your letter dated 13 December 2022.

The Council recognises that VIVID's proposed redevelopment of the Tipner East site, providing 835 new residential homes and opportunity for new commercial and community space, will support Portsmouth City Council's regeneration aspirations for the area along with a compliant level of affordable homes to create a new mixed and balanced community on this long-derelict site.

The commitment from VIVID Homes Limited to promote sustainable travel such as walking, cycling and public transport is valued, and it is noted the proposed scheme will be looking to minimise car usage across the site which is aligned with the Council's transport vision.

The Transport Hub at Tipner is a core deliverable in the Council's adopted Portsmouth Transport Strategy (LTP4), which highlights the importance of promoting sustainable travel options, more choice, cleaner air, and better connectivity throughout the city.

The proposal by VIVID Homes Limited to use the Transport Hub for some of its parking need is aligned with the Transport Hub's business case and has, due to its location on the outskirts of the city with direct access off the motorway, the added benefit of potentially alleviating congestion on the local road network and supports the city's cleaner air initiatives.

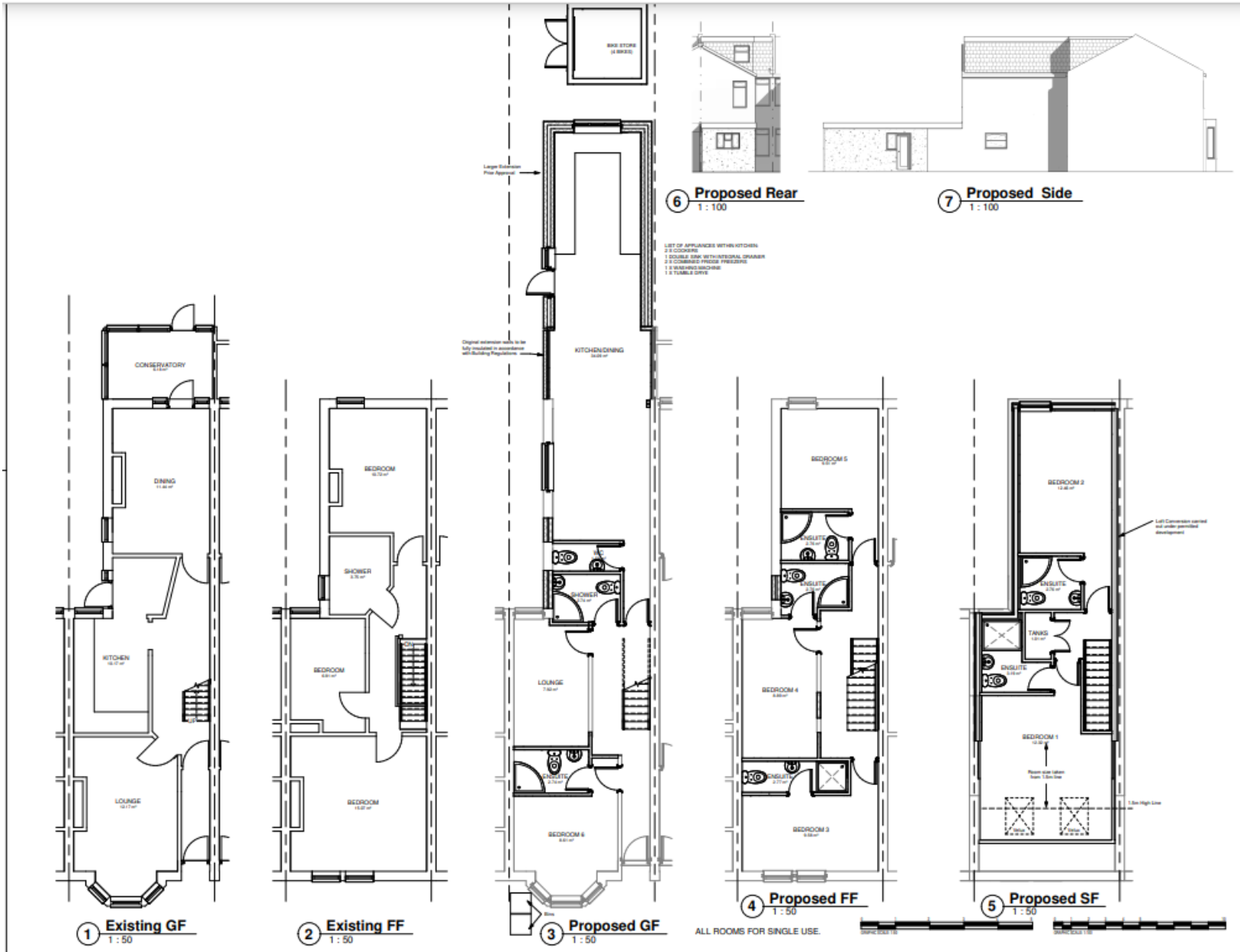
Portsmouth City Council will commit to continuing to work with VIVID Homes on enhancing access to sustainable and active transport to identify a parking solution that will be acceptable for both parties and to deliver Portsmouth's vision and adopted policy objectives.

Yours sincerely

David Williams
Chief Executive

cc: Mr Charles Alexander - Chairman, VIVID Housing Limited

Appendix B



Appendix C

Deputation 22/01603/FUL - 36 Hartley Rd, Portsmouth, PO2 9HU

Sadly I cannot be with you today as I have had to switch my day of work to Thursday due to teacher strikes and childcare issues.

It the eroding of the family feel to these communities in Portsmouth North that is my primary objection.

I am concerned the council has lost control of HMO's and has consistently failed to push the planning policies committee into reform which you all agree on preferring to blame each other and central government. I must thank the former Chairman for at least calling meeting to try and make progress and note now she is out of the Chair raising a number of the core issues at the last meeting such as sound, structural modification, outdoor living space, communal spaces shrinking and in the middle of property etc. She even last time questioned why a delegated decision to allow an out of proportion extension which was approved by council officer, I can answer her question its a failure by this committee to review even a sample of delegated decision or define a policy to advice officer to protects outdoor living space and take more of consideration neighbouring properties.

Placing more super HMO into Margate Road shows not only the policy is flawed but so is your committee decision making process which should have added the common sense. I wouldn't worry about the planning inspectorate, keep them busy until they can read and apply a policy. It would be highly unlikely for costs to be added if you simply access against your own approved SPD and if they did send in the MP's.

Central government and have a lot to be blamed for in terms of failed promise to it membership on local planning control, the unintended consequence of permitted development and the most annoyingly the planning inspectorate terms of reference it should be monitoring not deciding without recourse. But who from PCC is providing the MP with the technical specialist support to push for reform on these issues? Surely HMO could trial additional planning restrictions and Portsmouth would be an ideal trial area due to it population density and to that matter HMO density. It doesn't have the same infrastructure as London by a very long way, or even the space or financial support to properly implement radical infrastructure reforms to reduce reliance on the car with mass transit systems. Have you tried to get to a job in an industrial estate on the edges of Gosport, Fareham or Whitely from North End using public transport we don't all ride bikes to work in Southsea infact I suspect most of Hilsea don't.

What frustrates me more is your failure to do is tackle the things you have control off. Fundamentally your own space standards are allowing this to happen yet you haven't changed them. These space standard such as communal space are not even directly linked to occupancy is just madness again officer applied these to a 16 bedroom HMO and had to admit they didn't work but never flagged it to the committee. You could stop this madness by making the communal space unachievable with over development in period terrace housing for example. I would also encourage you to cut out a piece of paper at your minimum room then put a bed, wardrobe, desk, chair and bedside table into it.

As you now have a planning policy advisor it clear the answer lies in a planning specific policy for period terrace housing that physically limits the occupancy based on its community surrounding. All the recent developments are now not about designed good living environment they are purely about maximising profits else they

wouldn't be so intensely developed and communal space would always have the garden outlook etc.

Limiting occupancy jointly via licencing as it is effectively a use restriction not a physical development of building also makes sense.

For the resident of Hartley Road I have no hope on this application chances of being rejected hence making my general points on this application. So as a final plea if approved please limit the occupancy to 5 people this is inline with the planning policy and the recent planning inspectors decision for 13/15 Shadwell Road which upheld Councillor Vernon-Jackson excellent regular contribution to this committee. By way of including an occupancy limitation below the use class definition limit of which validity is constantly being questioned. It basically said you can set a limit based on the plans in front of you not taking into consideration what they are actually going to build because of permitted development. This is great as the limitation forces some degree of honesty into the applicant in the submitted plans.

I would in particular like to thank Councillor Russell Simpson for his consistency on HMO. It is very simple to access application against the as written standards and vote accordingly no lawyer can tell you off for that. In fact it must be more defensible in any audit of the process. The fact it doesn't hold weight with the planning inspectorate is a central government failing.

Appendix D

Deputation 22.01707.FUL - 51 Shadwell Road, Portsmouth PO2 9EH

So 3/4 years ago the residents of this and surrounding roads signed a petition I jointly arranged opposing any more HMO. It showed the scale of the issue in this and surrounding roads not the micro community of 50m and provided very detailed objections to application in Oriel and Shadwell Road as it made no difference I haven't updated these stats but we are now at well over 20 HMO within 500m with a flood of application pending and some inbuild.

In this case we have sandwiching just not as defined in the SPD with my next door but one neighbour now sandwiched with one in front of them and one behind. When I started my representation, we had none and none planned but I was appalled with the way the Committee dealt with 13/ 15 Shadwell Road and wanted to get changes in places before it directly effected with me. I could see the community effects with the one approved in our road the year prior with police, knife crime, immigration control, drug busts etc. all linked to a new HMO. Our community is losing it family appeal due to policies by this council this was evident at Halloween where we ended up walking to neighbouring Copnor. The council protected the community in the 1990s from flat conversions through a sound implementation of a space standard (a little to late for some roads) and now seems unable to protect family housing stock from HMO's. All new development within this city is small sub divided flats just look at what you have considered for tipner east, prison site and the hospital site.

There is a repeated failure by the planning department to correctly assess permitted development or to educate you on them:

- 1) The area of permitted development in the roof space is linked to the original NOT current floorplan. You can see by the overhead views later extensions have been added which has already used up the permitted development rights.
- 2) The amount of increase is limited by volume (by lowering the floors the loft volume is increased for example has this been looked at)
- 3) The dormer isn't allowed on the external wall but must be set back (if they are claiming dispensation for structural reason that is fine but they shouldn't be allowed to include that area)

Do you really think removing all the chimney breast knocking the bedroom ceiling down having limited heat insulation and putting that many people into that communal space is a good idea. It just going to have social issues both internally and to the wider community. I would also like you to seriously consider parking in this case there is no mixed use like Southsea it a nightmare in the evening. There was a death last year at the end of the road caused I suspect due to takeaway delivery drivers parked all over the curbs and parking restriction. I have seen no attempt to reform planning for new take aways or provide business with limited time parking bay to allow them to remain in the community which is a shame.

Daren made an excellent point at the last committee meeting jokingly saying what I have said for years about the limited parts of our HMO policy that remain enforceable. An acceptance of Darren statement which I agree with means the process is delegation is unauditible which I know is something the Liberals like to make political points at. For this reason all HMO must surely have to come to the planning committee? Perhaps something for "any other business".

Can you please reject this application as an over development of the site beyond the 2.4 people statically accurate normal number of occupants.