

## **PLANNING COMMITTEE**

MINUTES OF THE MEETING of the Planning Committee held on Wednesday, 4 October 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    Lee Hunt (Vice-Chair)  
                     Raymond Dent  
                     John Smith  
                     Judith Smyth  
                     Mary Valley  
                     Darren Sanders (Standing Deputy)  
                     Dave Ashmore (Standing Deputy)

Also in attendance

Councillor Jason Fazackarley and Councillor Hugh Mason.

### **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.

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

Councillors Chris Attwell, Peter Candlish, Gerald Vernon-Jackson and Asghar Shah sent their apologies for absence. Councillor Hunt Chaired the meeting as Vice Chair.

Councillor Darren Sanders was present as standing deputy for Councillor Candlish and Councillor Dave Ashmore was present as a standing deputy for Councillor Vernon-Jackson.

Councillor Sanders apologised that he would need to leave the meeting at 12:45 to attend another meeting.

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

There were no declarations of interest.

### **135. Minutes of the previous meeting held on 13 September 2023 (AI 3)**

**RESOLVED** that the minutes of the Planning Committee held on 13 September 2023 be agreed as a correct record.

The deputations (which are not minuted) can be viewed on the Council's website at: [Agenda for Planning Committee on Wednesday, 4th October, 2023, 10.30 am Portsmouth City Council](#)

**136. 23/00855/FUL 85 Chichester Road, Portsmouth PO2 0AG (AI 4)**

Simon Turner, Development Management Lead presented the report.

Deputations

Mr Simon Hill (Agent)

Cllr Jason Fazackarley (also speaking on behalf of Mr & Mrs Watling)

Members' Questions

In response to members' questions, officers clarified that:

- The parking standards for a three-bedroom dwelling house is 1.5 parking spaces and it is 2 for a 8 bedroomed HMO.
- Increase in fire risk is not a valid planning reason for refusal as this comes under building control.
- Overcrowding and problems related to a mix of different cultures as detailed in the deputation on behalf of residents, is not a reason for refusal.
- Paragraph 1.8 refers to a previous 'Prior Approval' application, as no valid objection had been received within the required timescales from an adjoining neighbour, prior approval was not required.
- If granted with a condition restricting to 8 occupants, it would be unlikely to be appealed as that is what the applicant had requested.

Members' Comments

- Members were pleased that the issue of cycle storage had been dealt with.
- The increase from 3 to 8 occupants would mean more bins but there are no details on where the additional bins would be stored.
- Two vehicle spaces would seem low for 8 occupants. No parking survey had been undertaken and a request was made as to whether surveys could be undertaken in future.

**RESOLVED**

- (1) That delegated authority be granted to the Assistant Director of Planning & Economic Growth to grant conditional permission subject to:  
(a) Satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Solent Special Protection Areas (recreational disturbance and nitrates) by securing the payment of a financial contribution.**
- (2) That delegated authority be granted to the Assistant Director of Planning & Economic Growth to add/amend conditions where necessary.**
- (3) That delegated authority be granted to the Assistant Director of Planning & Economic Growth to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution.**
- (4) That an additional condition be added to limit the maximum occupancy of the property to 8 people.**

**137. 23/00706/FUL 281 Chichester Road, Portsmouth PO2 0AW (AI 5)**

Simon Turner, Development Management Lead presented the report.

Deputations

Mr Simon Hill (Agent)

Mr Hill in his deputation had invited the committee to view one of his HMOs to see the standard of the properties. The Chair requested that this must be done through the correct channels; Mr Hill should write to the planning officers to arrange this and the whole committee should be invited.

Members' Questions

In response to members' questions, officers clarified that:

- The testing of stored water is outside of the remit of planning.
- Party wall agreements is outside of the remit of planning and would be dealt with by the owner.
- Concerns about the capacity of the water and drainage system outside of the bounds of the property are outside of the remit of planning.
- The planning agent for the application is Applecore and it is understood that Mr Hill works on behalf of the applicant.

Members' Comments

- Members' felt that limiting to six occupants if used as a C4 HMO in the future would be useful.
- Concern was raised that this property was located within the most densely populated part of Chichester Road and that it only just met the required space standards. This however was not a reason to refuse.

**RESOLVED to grant conditional permission as set out in the officer's committee report with an additional condition that if/when the property is in C4 use the number of occupants is limited to 6 people.**

**138. 23/00320/FUL 275 Laburnum Grove, Portsmouth PO2 0EY. (AI 6)**

Simon Turner, Development Management Lead presented the report.

Cllr Sanders left during the officer introduction and upon his return took no part in the debate or voting on this item.

Deputations

Mr Simon Hill (Agent)

Members' Questions

In response to members' questions, officers clarified that:

- The dining room/conservatory to the rear would be brick built to building regulation standards in respect of insulation rather than a glass roofed structure.

- There would be no reason to apply a condition to limit the maximum occupancy to 6 people and Mr Turner said he would not recommend adding one. The fact that the living room was not required by the HMO guidance as well as the combined kitchen-dining room, and that it might be sought for use as a bedroom in a future application, was not a reason to seek to bring its use under planning control, that would be a matter for a future application. It is a C4 property with a maximum of 6 persons and it meets the Council's required standards.

#### Members' Comments

There were no comments.

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

Councillor Sanders rejoined the Committee

#### **139. 23/ 00963FUL Almondsbury Road, Portsmouth PO6 4LZ (AI 7)**

This application had been withdrawn by the Applicant from the Planning Register.

#### **140. 23/00896/VOC Southsea Seafront from Long Curtain Moat in the West to Eastney Marine Barracks in the East (AI 8)**

Simon Turner, Development Management Lead, presented the report.

#### Deputations

Mr Bernard Timoney (objector)

Nicola Reid (Applicant)

Cllr Hugh Mason

#### Members' Questions

In response to members' questions, officers and/or the Applicant clarified that:

- There is no change to the traffic calming measures, but there will be a 20mph limit.
- With regard to the new road layout, it was felt that residents would quickly get used to the change and visitors would be directed with signage or their satellite navigation systems.
- The bund would be constructed of compacted materials; chalk with a topsoil and grass on the top and would be in place in case of any water overtopping the primary defence. It would not need to stand up to wave pressure.
- The additional bike lane will be achieved due to a wider area provided between beach and the Common. There will be no resulting compression or tightness as a result.
- Concerns regarding existing flooding issues on the Common are outside of the remit of the application but these can be raised with parks and leisure.

- The promenade would be pretty level, the materials used would differentiate between car, cycle and pedestrian use with the cycle lane raised to provide kerbs to the pedestrian pavement and the road.
- The shelters in front of the Rock Gardens are outside of this application area but a new shelter would replace it.
- It was thought that the principle of a two-way cycle path would not be against any emerging central government policy.
- The approach in this application is for hard surfaces rather than incorporating soft landscaping rain gardens to ensure ease of maintenance and longevity.

#### Members' Comments

Members believed that the works would be a significant improvement to the seafront and congratulated the Coastal Partners and PCC on involving and listening to the public.

#### **RESOLVED**

- (1) That planning consent be granted, subject to conditions.**
- (2) That delegated authority be granted to the Assistant Director of Planning & Economic Growth to add/amend conditions as necessary.**

Councillor Sanders left the meeting at this point as per his apologies at the start of the meeting.

#### **141. 23/00895/LBC Removal and Repositioning of 9no. grade II listed lamp columns along the seafront (AI 9)**

Simon Turner, Development Management Lead presented the report.

#### Deputations

Mr Bernard Timoney (objector)  
Nicola Reid (Applicant)  
Cllr Hugh Mason

#### Members' Questions

In response to members' questions, officers and/or the Applicant clarified that:

- Festoon lighting is not part of the current plan but it was suggested this could be picked up between Coastal Partners and PCC as part of the lighting condition.
- The lamp columns were being moved due to lux levels and the new position of these were highlighted on the plans, it was a very minor adjustment.

#### Members' Comments

Members commented that they liked the festoon lighting and said they would like it to be taken into consideration as an alternative for discussion (i.e. outside of the planning application) for part of the seafront.

**RESOLVED that conditional Listed Building consent was granted.**

**142. 23/00897/LBC Removal and Repositioning of 5no. grade II listed monuments, to include new plinths, along the seafront at Clarence Esplanade. (AI 10)**

Simon Turned, Development Management Lead, presented the report.

Deputations

Mr Bernard Timoney (objector)

Nicola Reid (Applicant)

Members' Questions

In response to members' questions, officers clarified that:

- With regard to one of monuments being moved to the dockyard; this is not part of the application for consideration.
- There had been no negative consultation replies in respect of the safety of monuments being in the centre of the pedestrian walkway.
- The naval memorial would not have any of the memorials in front of it when viewed from the sea.
- The location of seating structures was highlighted on the plans due to concerns over the lack of seating.

Members' Comments

There were no comments.

**RESOLVED that conditional Listed Building consent was granted.**

**143. 23/00898/LBC Works to the Grade I Listed Portsmouth Naval War Memorial to include raising of existing planters and seating (to south of memorial), provision of new level access from the new raised promenade, installation of recessed flood board fixing channels and associated re-grading of Southsea Common. (AI 11)**

Simon Turner, Development Management Lead, presented the report.

Deputations

Mr Bernard Timoney (objector)

Members' Questions

In response to members' questions, officers clarified that:

- There may be slight rumble effect of the different road surface in front of the monument that could potentially act to slow down traffic.
- The echelon parking opposite the memorial had been removed from the plans already.

Members' Comments

Members felt that this application was very important and treats the monuments with respect and improves the character and setting of the memorial.

**RESOLVED** that conditional Listed Building consent was granted.

The meeting concluded at 1.45 pm.

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Signed by the Chair of the meeting