



**Councillor Luke Stubbs**

Hector McNeill  
128 Copnor Road  
Portsmouth  
PO3 5AN

Civic Offices  
Guildhall Square  
Portsmouth  
PO1 2AL

Phone: 023 9282 2251  
Email: [cllr.luke.stubbs@portsmouthcc.gov.uk](mailto:cllr.luke.stubbs@portsmouthcc.gov.uk)

Date: 17<sup>th</sup> December 2008

Ref:

Dear Mr McNeill

I write just to reassure you on a couple of points arising from your letter on the recent planning consent granted on land off Coniston Avenue.

I did visit the site prior to the committee meeting; I also read all the letters of objection. More than that, I know Portsmouth well and am aware of the character and densities of the surrounding streets. The Committee Report was certainly a consideration, as was the verbal advice and answers to questions supplied by officers at the meeting, but more than that I was guided by a feeling of what is achievable in planning and what is not.

All planning applications are supposed to be determined on the basis of the council's written policies, which are partly local and partly based on mandatory national policies. Whilst the Development Control Committee could just ignore these policies, the practical effect of doing so would just be to waste time and money by forcing an appeal to the Planning Inspectorate that the council would inevitably lose. That does not mean the council has no discretion, but it does mean that the perhaps 50% of applications that are clearly compliant with all plan policies have to be passed. I remain of the opinion that the Coniston Avenue was such an application.

Whilst.....

**Councillor Luke Stubbs**  
**Conservative**  
**Eastney & Craneswater Ward**  
Spokesperson for Resources

Home: Flat 2, Terramar, Burbidge Grove, Southsea, PO4 9RR  
Tel: 023 9236 2292 Mobile: 07986 037323

Advice Centre:  
By appointment

Whilst I recognise you are still going to be unhappy with the decision, I trust this provides some reassurance that the case was at least properly heard.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Luke Stubbs'.

COUNCILLOR LUKE STUBBS  
Eastney & Craneswater Ward

Cc Cllrs Fleming Stagg Phillips Hugh Mason