

# NOTICE OF MEETING

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## PLANNING COMMITTEE

**WEDNESDAY, 13 DECEMBER 2017 AT 1.00 PM**

**THE EXECUTIVE MEETING ROOM - THIRD FLOOR, THE GUILDHALL**

Telephone enquiries to Lisa Gallacher 02392 834056

Email: [lisa.gallacher@portsmouthcc.gov.uk](mailto:lisa.gallacher@portsmouthcc.gov.uk)

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

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### **Planning Committee Members:**

Councillors James Fleming (Chair), Frank Jonas BEM (Vice-Chair), Jennie Brent, Colin Galloway, Steve Hastings, Lee Hunt, Hugh Mason, Gemma New, Steve Pitt and Gerald Vernon-Jackson CBE

### **Standing Deputies**

Councillors Alicia Denny, Suzy Horton, Darren Sanders, Lynne Stagg, David Tompkins, Steve Wemyss, Tom Wood and Rob Wood

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(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

Representations by members of the public may be made on any item where a decision is going to be taken. The request needs to be made in writing to the relevant officer by 12 noon of the working day before the meeting, and must include the purpose of the representation (eg. for or against the recommendations). Email requests to [planning.reps@portsmouthcc.gov.uk](mailto:planning.reps@portsmouthcc.gov.uk) or telephone a member of the Technical Validation Team on 023 9283 4916.

## **A G E N D A**

- 1 Apologies**
- 2 Declaration of Members' Interests**

**3 Minutes of Previous Meeting - 15 November 2017 (Pages 7 - 18)**

RECOMMENDED that the minutes of the Planning Committee held on 15 November 2017 be agreed as a correct record and signed by the Chair.

**4 Replacement Tree Planting in the Milton Area (Pages 19 - 20)**

Purpose of report

At the November Planning Committee meeting the Chair requested a report come back to the Committee detailing what replacement planting has been undertaken for trees in the Siskin Road and Reedling Drive area of Milton. The following report updates Members on this issue.

**RECOMMENDED**

**That the Planning Enforcement officers and Arboriculturalist maintain the existing system of monitoring and follow up where appropriate replacement tree planting with applicants.**

**5 Planning appeal decisions concluded up to December 2017 (Pages 21 - 26)**

Purpose of report

To advise the Planning Committee on the outcome of recent appeal decisions concluded up to December 2017.

**RECOMMENDED that individual Inspectors decisions are noted.**

**6 Updates of previous applications by the Assistant Director of Culture and City Development**

PLANNING APPLICATIONS (Pages 27 - 166)

**7 17/01181/FUL - Brunel House 42 The Hard Portsmouth PO1 3DS**

External alterations to include replacement of existing windows/panels on front/rear elevations with new full height windows/coloured infill panels; new windows to side wall (north elevation); and installation of new glazed doors and infill glazing to ground floor level below existing canopy.

**8 17/01104/FUL - The Shrubbery & Bay Tree Lodge 37 Grove Road South Southsea PO5 3QS**

Conversion to form single dwelling to include single storey rear extension (after demolition of existing structure); and associated internal alterations; extension to existing raised platform; alterations to existing fenestration and installation of rooflight

**9 17/01105/LBC - The Shrubbery & Bay Tree Lodge 37 Grove Road South**

### **Southsea PO5 3QS**

Conversion to form single dwelling to include single storey rear extension (after demolition of existing structure); and associated internal alterations; extension to existing raised platform; alterations to existing fenestration and installation of rooflight.

**10      17/01373/HOU - 3 Paignton Avenue Portsmouth PO3 6LL**

Construction of first floor rear extension

**11      17/01459/PLANREG - 104 Tangier Road Portsmouth PO3 6PG**

Retrospective application for construction of detached garage.

**12      17/01051/FUL - Venture Tower 57-67 Fratton Road Portsmouth**

Change of use of building (1st-8th floor) to form a student hall of residence (Class C1) comprising 88 student study units and managers accommodation; external alterations to include construction of extensions and alterations to all elevations, replacement cladding, windows & shopfronts; provision of communal facilities, bicycle and refuse storage

**13      17/01462/FUL - 8 Queens Road Fratton Portsmouth**

Conversion of existing building with first floor extension and erection of new second storey to form 6no. one-bedroom units and 2no. two-bedroom units, with associated works and provision of secure cycle and bin storage (amended description)

**14      17/01610/FUL - 137 London Road Hilsea Portsmouth**

Raise height of 2-storey rear projection; construction of part 2-storey/part single-storey rear/side extension, and dormer extension to rear roofslope; and use of part of ground floor and upper floors as a HMO within Class C4 with associate cycle and refuse storage

**15      17/01740/FUL - 44 Belmont Street Southsea PO5 1ND**

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

**16      17/01741/FUL - 42 Belmont Street Southsea PO5 1ND**

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

**17      17/01849/FUL - 36 Belmont Street Southsea PO5 1ND**

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

**18      17/01850/FUL - 34 Belmont Steet Southsea PO5 1ND**

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

**19      17/01684/FUL - 20 Montgomerie Road Southsea PO5 1ED**

Change of use from purposes falling within a C4 (house in multiple occupancy) to house in multiple occupancy for more than 6 persons (Sui Generis)

**20      17/01799/FUL - 137 Gladys Avenue Portsmouth PO2 9BD**

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

**21      17/01556/FUL - 20 Granada Road Southsea PO4 0RH**

Change of use from purposes falling within HMO (Class C4) or dwelling (Class C3) to form 8 bedroom HMO (Sui Generis)

**22      17/01731/FUL - 56 Britannia Road North Southsea PO5 1SL**

Change of use from purposes falling within a C3 (dwelling house) or C4 (house in multiple occupation) to a 6 bedroom/7 person house in multiple occupation (sui generis)

**23      17/01732/FUL - 186 St Augustine Road Southsea PO4 9AE**

Change of use from purposes falling within a house in multiple occupation (class C4) to a 6 bedroom/7 person house in multiple occupation (sui generis)

**24      17/01332/FUL - 11 Playfair Road Southsea PO5 1EQ**

Change of use from house in multiple occupation (class C4) to 7 bedroom house in multiple occupation (sui generis)

**25      17/01332/FUL - 11A Portsmouth Road Portsmouth PO6 2SG**

Ground floor rear extension to include external alternations. Change of use of rear part of ground floor and first floor to form 8 bedroom house in multiple occupation (sui generis)

**26      17/01801/FUL - 41 Ranelagh Road Portsmouth PO2 8EZ**

Change of use from purposes falling within Class C3 (dwellinghouse) to purposes falling within Class C3 (dwellinghouse) or Class C4 (House in Multiple Occupation)

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