

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 16

DATE: FRIDAY 21 APRIL 2017

The Members' Information Service produced in the Community & Communication Directorate has been prepared in three parts:

Part 1 - Decisions by the Cabinet and individual Cabinet Members, subject to Councillors' right to have the matter called in for scrutiny.

Part 2 - Proposals from managers which they would like to implement subject to Councillors' right to have the matter referred to the relevant Cabinet Member or Regulatory Committee; and

Part 3 - Items of general information and news.

Part 1 - Decisions by the Cabinet

The following decisions have been taken by the Cabinet (or individual Cabinet Members), and will be implemented unless the call-in procedure is activated. Rule 15 of the Policy and Review Panels Procedure Rules requires a call-in notice to be signed by any 5 members of the council. The call-in request must be made to democratic@portsmouthcc.gov.uk and must be received by not later than 5pm on the date shown in the item.

If you want to know more about a proposal, please contact the officer indicated. You can also see the report on the council's web site at www.portsmouth.gov.uk

THERE ARE NO PART 1 ITEMS THIS WEEK

Part 2 - Proposals from Managers for Implementation

APART FROM THE PLANNING APPLICATIONS, THERE ARE NO PART 2 ITEMS THIS WEEK

PLANNING APPLICATIONS TO BE DETERMINED BY CITY DEVELOPMENT MANAGER

The City Development Manager will exercise her powers to determine the following applications in accordance with the proposed decision for each application unless a Councillor requests the application be referred for decision to Committee.

Your request should be made to the **Assistant Director of Culture & City Development** by telephoning **the validation team (023 9283 4826 or 023 9283 4339 answerphone)** and must be received not later than **5pm on Friday 28 April 2017**. You can also make contact by letter or by e-mail to planningreps@portsmouthcc.gov.uk. If you wish to know more about a particular application, please contact the Case Officer indicated.

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
1	17/00304/FUL Nelson	8 Pitcroft Road Portsmouth PO2 8BD Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	Four representations have been received, objecting to the development on the grounds of: (a) there needs to be a greater provision of family housing in the area; and, (b) negative impact on parking in the area by an HMO use, (c) increased noise and disturbance, (d) increased comings and goings, (e) safety and wellbeing concerns, (f) increased rubbish and hazardous materials, (g) increased anti-social behaviour With regards to the density of HMO's within the neighbouring area (50m) granting permission for this change of use would take the overall percentage of HMO's to 2.2% which is significantly below the 10% threshold identified in the HMO SPD. The Parking Standards and Transport Assessments SPD identifies that the change of use from C3 to C3/C4 would not require any additional spaces to be provided further to this, if there are five or more occupants residing in the property, a mandatory licence would be required from the Private Sector Housing Department. Matters of waste and cycle storage can be controlled through suitably worded planning conditions. It is considered that the occupation of the property as a Class C4 HMO would not be materially different to that of a large	Niall McAteer Tel: 023 9268 8882 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	17/00323/VOC Baffins	<p>54th Portsmouth Scout HQ Paignton Avenue Portsmouth</p> <p>Application to vary condition 1 of planning permission 14/00661/VOC to extend opening hours from 8:00am - 17:00pm Mondays to Fridays</p>	<p>family dwelling house and would not therefore have a significant impact with regard to noise and/or disturbance. There is separate legislation to address issues with noise and disturbance and the planning authority cannot restrict who occupies the property.</p> <p>One representation has been received objecting to the proposal on the grounds of:</p> <ol style="list-style-type: none"> 1. longer opening hours lead to increase use of the building; 2. already too much traffic at rear of property and longer opening hours will increase parking pressure; and, 3. noise at night and safety of pedestrians in winter due to lack of lighting if premises are open late. <p>The submitted information states that the increased opening hours are to allow the nursery to provide free pre-school places due to funding increase from central government. The conditions imposed on the current permission are no longer appropriate to meet the demand for childcare in the area. The application does not state that the overall capacity of the nursery is to increase, only that the hours of operation are extended. The Highways Engineer states: 'it is concluded that the trip generation associated with the use will remain much the same albeit the time of day the traffic movements occur will change. The local highways authority is satisfied that the proposal will not result in a material impact upon the local Highway network despite the traffic movements being shifted into the peak hour.' It is concluded that whilst there would be no significant impact on parking provision in the local area as a result of the longer opening hours.</p>	<p>Nicholas Smith Tel: 023 9284 1995</p> <p>Conditional Permission</p>
3	17/00324/FUL Copnor	<p>253 Copnor Road Portsmouth PO3 5EE</p> <p>Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)</p>	<p>One representation has been received objecting to the proposal on the grounds of the increased risk of anti-social behaviour and the planning authority should restrict who occupies the property. Within a 50 metre radius, none of the 37 properties are known to be in Class C4 use. The number of HMOs as a percentage is therefore 0%, rising to 2.70% if permission was granted, under the 10% threshold set out within the HMO SPD.</p>	<p>Nicholas Smith Tel: 023 9284 1995</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	17/00380/FUL Cosham	<p>28 Windsor Road Cosham Portsmouth</p> <p>Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)</p>	<p>It is considered that the occupation of the property as a Class C4 HMO would not be materially different to that of a large family dwellinghouse and would not therefore have a significant impact with regard to noise and/or disturbance. There is separate legislation to address issues with noise and disturbance and the planning authority cannot restrict who occupies the property.</p> <p>Four representations have been received objecting to the proposal on the grounds of:</p> <ol style="list-style-type: none"> 1. amount of HMOs in the area; 2. tenants coming and going will change the feel of the area; 3. more cars are being parked down road without parking permits and the HMO will increase parking pressure further; 4. the house and land will not be looked after; 5. noise due to thin walls; 6. shared driveway may be conflicted/obstructed by new tenants; 7. reduce value of house and its selling potential; and, 8. the bike shed in front garden suggests that future occupiers will be students that could bring anti-social behaviour. <p>Within a 50 metre radius, 1 of the 46 properties are known to be in Class C4 use. The number of HMOs as a percentage is therefore 2.17%, rising to 4.35% if permission was granted, under the 10% threshold set out within the HMO SPD.</p> <p>The Parking Standards SPD sets the requirement parking for a house within Class C3 to be the same as for a HMO within Class C4. Accordingly it is considered that a refusal on parking grounds could not be sustained. A planning condition could be imposed to secure cycle parking. Issues with enforcement of parking permits would be controlled by separate departments in the council, that would fall outside of the considerations of this application.</p> <p>It is considered that the occupation of the property as a Class C4 HMO would not be materially different to that of a large family dwellinghouse and would not therefore have a significant impact with regard to noise and/or disturbance. The loss of</p>	<p>Nicholas Smith</p> <p>Tel: 023 9284 1995</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	17/00399/FUL Copnor	183 Chichester Road Portsmouth PO2 0AJ Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>property value and its selling potential is not a material consideration. There is separate legislation to address issues with noise and disturbance.</p> <p>Two representations have been received objecting to the proposal on the grounds of the increased parking pressure in the area if the development is allowed.</p> <p>Within a 50 metre radius, 2 of the 64 properties are known to be in Class C4 use. The number of HMOs as a percentage is therefore 3.13%, rising to 4.69% if permission was granted, under the 10% threshold set out within the HMO SPD.</p> <p>The Parking Standards SPD sets the requirement parking for a house within Class C3 to be the same as for a HMO within Class C4. Accordingly it is considered that a refusal on parking grounds could not be sustained. A planning condition could be imposed to secure cycle parking and the site is in close proximity to local bus routes that could encourage other sustainable means of travel.</p>	<p>Nicholas Smith Tel: 023 9284 1995</p> <p>Conditional Permission</p>
6	17/00410/FUL Nelson	22 Monmouth Road Portsmouth PO2 8BS Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>One representation has been received objecting to the proposal on the grounds of:</p> <ol style="list-style-type: none"> 1. property has potential to unbalance the community in Monmouth Road; 2. already HMOs in area; 3. decreased property value; and, 4. further parking pressure. <p>Within a 50 metre radius, 3 of the 83 properties are known to be in Class C4 use. The number of HMOs as a percentage is therefore 3.61%, rising to 4.82% if permission was granted, under the 10% threshold set out within the HMO SPD.</p> <p>The property does not benefit from off-road parking and the constraints of the site are such that none can be provided. The Parking Standards SPD sets the requirement parking for a house within Class C3 to be the same as for a HMO within Class</p>	<p>Nicholas Smith Tel: 023 9284 1995</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
7	17/00422/FUL Nelson	<p>33 Bevis Road Portsmouth PO2 8AS</p> <p>Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)</p>	<p>C4. Accordingly it is considered that a refusal on parking grounds could not be sustained. A planning condition could be imposed to secure cycle parking.</p> <p>It is considered that the occupation of the property as a Class C4 HMO would not be materially different to that of a large family dwelling house and would not therefore have a significant impact with regard to noise and/or disturbance. The loss of property value is not a material consideration.</p> <p>Four representations have been received from a neighbouring occupier on the grounds of:</p> <ul style="list-style-type: none"> (a) there needs to be a greater provision of family housing in the area; and, (b) negative impact on parking in the area by an HMO use, (c) the size of the property is too small, (d) removal of affordable family housing from the market, (e) the notification process is not effective. <p>With regards to the density of HMO's within the neighbouring area (50m) granting permission for this change of use would take the overall percentage of HMO's to 1.6% which is significantly below the 10% threshold identified in the HMO SPD. The Parking Standards and Transport Assessments SPD identifies that the change of use from C3 to C3/C4 would not require any additional spaces to be provided further to this, if there are five or more occupants residing in the property, a mandatory licence would be required from the Private Sector Housing Department. Matters of waste and cycle storage can be controlled through suitably worded planning conditions.</p> <p>It is considered that the occupation of the property as a Class C4 HMO would not be materially different to that of a large family dwellinghouse and would not therefore have a significant impact with regard to noise and/or disturbance. There is separate legislation to address issues with noise and disturbance and the planning authority cannot restrict who occupies the property.</p>	<p>Niall McAteer</p> <p>Tel: 023 9268 8882</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
8	17/00418/TPO Central Southsea	2 Livingstone Road Southsea PO5 1RT Within Tree Preservation Order 61 - crown reduce height by 3m and spread by 2m to Sycamore (T13) (Acer pseudoplatanus)	One letter of objection from a local resident has been received. Their comments are as follows: 1) works will reduce wildlife habitat 2) tree has high amenity value. The Arboricultural Officer has carried out a site visit, he has observed that T13 appears to be a healthy and vigorous specimen of Sycamore. It is multi-stemmed at approximately 2m and appears to have been pollarded once in the past. It appears to have been regularly maintained in order to retain it at a size commensurate with an urban garden. The proposed works are considered to be appropriate and according to the Arboricultural Officers recommendations.	Katherine Alger Tel: 023 9284 1470 Conditional Consent

Part 3 - Information and News Items

FRIDAY 21 APRIL 2017

	WARD		OFFICER CONTACT
9		<p>Cabinet Member for Traffic & Transportation's Decision Meeting - Thursday 27 April at 4pm in the Executive Meeting Room, third floor, the Guildhall</p> <p>Councillor Jim Fleming will consider the following reports:</p> <ul style="list-style-type: none"> • Street Naming and Numbering - Charges and Policy • Doyle Avenue Traffic Regulation Order (TRO 24/17) • The Solent Transport and Business Plan 	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>
10		<p>Cabinet Member for Culture, Leisure and Sport - Friday 28 April 2017 at 9am in the Executive Meeting Room, third floor, the Guildhall</p> <p>Councillor Linda Symes will consider the following reports:</p> <ul style="list-style-type: none"> • Portsmouth City Council Sports Facilities Strategy 2017-2027 • Libraries and Archives Annual Update Report 2017/18 • Libraries and Archives Service Website 	<p>Lisa Gallacher Local Democracy Officer Tel: 92 834056</p>
11		<p>Health Overview & Scrutiny Panel - Tuesday 2 May at 9.30am in the Executive Meeting Room, third floor, the Guildhall.</p> <p>The panel will consider the following items:</p> <ul style="list-style-type: none"> • Hampshire & Isle of Wight Sustainability Transformation Plan. • Portsmouth Hospitals' NHS Trust's update. • Solent NHS Trust and NHS Property Services' update on Phase 2 of St James' Hospital. 	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p>
12		<p>Postponement of Education Cabinet on Friday 28 April</p> <p>Please note that the Education Cabinet meeting scheduled for 28 April has been cancelled. This is to allow more time for consideration of the responses to the consultation on proposals in relation to transport costs, and short breaks provision, for children with special educational needs and disabilities. A new date for the meeting will be published in due course.</p>	<p>Lisa Gallacher Local Democracy Officer Tel: 9283 4056</p>

LICENSING ACT 2003 – APPLICATIONS RECEIVED BY THE LICENSING AUTHORITY

The Licensing Authority has received the following applications in accordance with the Licensing Act 2003. The table below outlines the premises location, a brief description of the application and the closing date by which responsible authorities or other persons may make representations.

Members should be aware that representations may only be made on the grounds of one or more of the licensing objectives. These are: “the prevention of crime and disorder”, “the prevention of public nuisance”, “public safety” and “the protection of children from harm”. Any representation must be in writing and should, where possible, include evidence to support the licensing objectives. Representations should not be frivolous or vexatious.

If you have any queries relating to any of the applications outlined below, please contact the Licensing Section, Telephone number: 023 9283 4607 or email: Licensing@portsmouthcc.gov.uk.

Item No	Ward	Licence No:	Premises Name and Address	Brief description of application:	Closing date for representations:
13	Charles Dickens	17/02637/ LAPREM	Brewhouse and Kitchen 26 Guildhall Walk Portsmouth PO1 2DD	Application to vary premises licence: To include the roof terrace as an addition to the current licence.	10 May 2017