

Stone, Derek

From: Christie, Gary
Sent: 04 May 2017 17:04
To: Robson, Debra
Cc: McAteer, Niall; Ormella, Ruth
Subject: RE: Application for premises licence - Trafalgar House, Edinburgh Road

Good Afternoon Debra

In regards to the proposed variation of license application, the Local Planning Authority would wish to raise an objection in principle.

The site was previously occupied by a larger premises (Wetherspoons) which was granted planning permission for a public house/restaurant in 2001 (A*11811/AB). In 2006 the opening hours were varied by application A*11811/AL. The resultant planning condition relating to operating hours read as follows:

- 'The premises shall be closed and vacated by members of the public outside the hours of-*
- 7am to 2:30am (the following day) 7 days a week*
 - 7am to 3am (the following day) on Maundy Thursday (Easter) and Sundays preceding bank holiday Monday;*
 - 7am to 3:30am (the following day) on Burns Night (25th January), Australia Day (26 January), St Davids Day (1 March), St Patricks Day (17 March), St Georges Day (23 April) and St Andrews Day (30 November), Christmas Eve (24 December), Boxing Day (26 December) and New Years Eve (31 December)'*

Since this decision, part of the upper floors of the building have been converted to form a student halls of residence (83 study bedrooms - 15/01240/FUL). A current planning application seeks to reduce the remaining public house/restaurant to form a smaller public house, a separate restaurant with the remaining areas becoming further student accommodation (circa:65 study units) (16/02097/FUL). This application is currently under consideration and no final decision has been made on the recommendation or any likely planning conditions which would include restrictions to the operating hours of the public house and restaurant.

However, since the original application for the public house (2001) and the subsequent variation to the opening times detailed above (2006) were approved, there have been a number of material changes at the application site and the adjoining properties. This would include:

- The introduction of residential accommodation in the form of a Student Halls of Residence within the same building at upper floors, and now proposed above and adjacent by planning application 16/02097/FUL;
- The introduction/intensification of residential uses immediately to the west of Spring Street;
- The removal of an internal storage area along the western elevation of the public house which would have previously provided some noise attenuation. The proposed layout of the public house with single glazed windows along its western elevation and its main entrance directly onto Spring Street (previously to Edinburgh Road) would greatly increase opportunities for noise and disturbance through general noise/music etc. escaping the building, from increased coming and goings on Spring Street and the likely inclusion of external smoking areas on Spring Street.

Therefore, the Local Planning Authority is of the view that whilst the previous planning conditions would have been reasonable when imposed, the material changes in circumstance detailed above will require the imposition of amended operating hours to address concerns in respect of noise and disturbance. Whilst the precise hours of operation have not been formally agreed as part of the current planning application in consultation with the City Council's Environmental Health Team, I would suggest that these would be reduced from that previously imposed.

For the reasons outlined, the LPA would wish to raise an objection in principle to this application based on the potential impact on the amenity of adjoining occupiers. Should you have any questions, please feel free to contact myself or Niall.

Regards

Gary Christie
Senior Planning Officer

Directorate of Culture and City Development
City Development - Development Management
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth, PO1 2AU

From: McAteer, Niall
Sent: 04 May 2017 12:50
To: Christie, Gary
Subject: RE: Application for premises licence - Trafalgar House, Edinburgh Road

Good Afternoon Debra

In regards to the proposed variation of license application, the Planning Department would wish to raise an objection in principle to this application.

There is currently a live application being considered by Gary Christie under planning application reference: 16/02097/FUL. Whilst the pub had previously been restricted (by planning condition) to allow opening hours until 02:30am, circumstances have changed quite considerably in the area with a number of residential units now located in close proximity to the site.

Please do not hesitate to contact me should you wish to discuss this further.

Kind regards

Niall

Niall Mc Ateer
Planning Officer (Development Management)
Directorate of Culture and City Development
City Development - Development Management
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth PO1 2AU

[REDACTED]

From: Planning CHD Referrals (CPL)
Sent: 07 April 2017 12:47
To: McAteer, Niall
Subject: FW: Application for premises licence - Trafalgar House, Edinburgh Road

Hi Niall

Sorry, another licencing request.

I would suggest speaking to Gary about this one.

Kind regards

Phil Shuker
Planning Officer (Development Monitoring)

Directorate of Culture and City Development
City Development - Development Management
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU

[REDACTED]

From: Robson, Debra
Sent: 07 April 2017 11:19
To: Anderson-Weaver, Robert; Greaves, Tracey; Rackham, Pete; Jackie Cherry
[REDACTED]; Walker, Emma; Turner, Mark; Fire Officer
[REDACTED]; Planning CHD Referrals (CPL);
Community Safety; Public Protection; Safeguarding Children Notifications; Trading Standards
Cc: Ellam, Jason
Subject: Application for premises licence - Trafalgar House, Edinburgh Road

Dear all

Please find attached application for premises licence for the above premises.

Reps by 4 May 2017.

Jason can you check the notice uniform ref: 17/02466/LAPREM

Thanks.

Debbie Robson
Senior Licensing Officer
Directorate of Culture and City Development
Licensing Service
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