

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 33

DATE: FRIDAY 18 AUGUST 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

NB: There are no Part One items this week.

Part 2 - Proposals from Managers for Implementation

The following proposals have been brought forward. The managers indicated will exercise their powers to approve the proposal unless a Councillor requests the item be referred for decision to the relevant Cabinet Member or Regulatory Committee. **Your request must be made to democratic@portsmouthcc.gov.uk and must be received by not later than 5pm on Friday 25 August 2017.**

An email or handwritten letter will suffice.

If you want to know more about a proposal, please contact the officer indicated.

PORTFOLIO:

FRIDAY 18 AUGUST 2017

| | WARD | SUBJECT AND PROPOSAL | OFFICER CONTACT |
|----------|---------------|---|--|
| 1 | Hilsea | <p>Traffic Calming Montague Road</p> <p>As part of the LTP programme, the City Council is proposing to improve the layout of Montague Road and address the concerns raised regarding illegal traffic movements and traffic speeds within the area.</p> <p>It is proposed to build out the existing kerb lines at the western end of the road to reduce the width of the carriageway to a single lane. This will enforce the existing parking restrictions as vehicles that do so will be causing an obstruction. By reducing the width of the carriageway at its junction with London Road, vehicles wishing to utilise the Tesco store will have to commit to the existing one-way system. It will also benefit pedestrians wishing to cross the carriageway at this location by improving their visibility and reducing the width of live carriageway that they need to cross. Vehicles will not be able to carry out a U-turn manoeuvre within the mouth of Montague Road due to the reduced width.</p> <p>As a road safety scheme, this project aims to meet the requirements of the Local Transport Plan by seeking to reduce casualties, which help PCC towards achieving the National targets. The scheme also seeks to improve the habitability of the area for residents and encourage sustainable transport methods that can be utilised. It will contribute to protecting and supporting our most vulnerable residents whilst assisting with reducing carbon emissions in the area.</p> | <p>Tracey Shepherd, Transport, Environment and Business Support Tel: 9284 1312</p> |

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 25 August 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 |
|----------|-------------------------------------|---|---|--|
| 2 | 16/02097/FUL Charles Dickens | 16 Edinburgh Road Portsmouth PO1 1DE Change of use of the building to form Student Halls of Residence (148 study bedrooms) at part ground, first, second, third & fourth floor level, public house (Class A4) & café/restaurant (Class A3) at part ground floor level with external alterations to include alterations to windows & doors (Amended Scheme to 16/01557/FUL). | One representation has been received from the occupiers of a neighbouring property within Aggie Western House raising objection on the grounds of potential noise and disturbance from the operation of the public house at the site and highlight that the area is now more residential in character. The application site was previously occupied by a large public house (Wetherspoons) with access from Edinburgh Road and Spring Street. This application effectively seeks to reduce the size of the public house with the remaining sections of the building converted to form a Student Halls of Residence and a smaller cafe/restaurant (A3) onto Edinburgh Road. Having regard to the former lawful use of the site as a much larger public house which operated similar opening times to that proposed, and the presence of two other public houses immediate adjacent to the site which also operate similar opening times, it is considered that an objection on noise and disturbance associated with the use of a | Gary Christie Tel: 023 9268 8592 Conditional Permission |

| Item No. | Application No. Ward | Location Description of Development | Planning Officer's Comments | Case Officer Proposed Decision |
|----------|-----------------------------|--|--|---|
| 2 | (Cont'd) | | <p>smaller public house could not be sustained. The Environmental Health Team raise no significant concerns with the proposal and a licence has recently been granted for the public house.</p> <p>Following the submission of amended drawings, the proposal is considered to be acceptable in all other respects.</p> | |
| 3 | 17/00933/FUL Baffins | <p>Stacey Centre Walsall Road Portsmouth</p> <p>Siting of temporary modular building for use as a boxing gym/arena (Class D2) for a period of up to three years</p> | <p>Two representations have been received objecting to the development on the grounds of: (a) increased noise and disturbance; (b) misuse of proposed facilities; (c) increase levels of offensive language being used; (d) reduction in parking; (e) increased drunkenness; (f) increased anti-social behaviour; and, (g) reduce value of surrounding properties.</p> <p>The proposed portable building (formed of 2 modular containers) would be sited in the south-east of the site on the existing hardsurfaced area that is screened by dense vegetation to the south and the west. The portable building would provide facilities for a temporary boxing ring, a changing room, office and store. The Stacey Centre is a community facility that is currently in the process of attaining funds from the British Boxing Federation (BFF) for the construction of more permanent facilities. The BFF will not fund a project which has no proven demand and with no boxing activities currently able to</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 |
|----------|----------------------------|---|--|--|
| 3 | (Cont'd) | | <p>take place on site, the provision of a temporary building for a period of three years aims to achieve this funding.</p> <p>In response to some of the representations raised, in relation to an increased level of noise and disturbance, whilst it is considered that allowing permission for the siting of this building would enable a more intensive use of the site, it is not considered to give rise to any significant impact on neighbouring amenity by virtue of the separation distance from properties on Lichfield Road (approx. 30m). Relevant planning conditions would be imposed to restrict the temporary use and hours of operation in line with the existing centre. The proposed development would offer some community benefit but the utilitarian/functional nature of the portable building suitable for temporary expediency only.</p> | |
| 4 | 17/01079/FUL Milton | <p>71 Eastney Road Southsea PO4 9JB</p> <p>Change of use from residential dwelling (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 on the grounds of:</p> <p>(a) there are other HMOs in the immediate area; (b) increase in anti-social behaviour, noise and disturbance;</p> <p>(c) increase parking pressure and congestion; and,</p> <p>(d) the management company is poor and does not engage with neighbours.</p> <p>Within a 50m radius, there are currently 76 residential properties, 4 of which are in use as HMOs. If permission was granted this would</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 |
|----------|------------------------|--|---|--|
| 4 | (Cont'd) | | <p>rise to 4 in use as HMOs or 5.26% under the 10% threshold as set in the SPD. The constraints of the site are such that no off-road parking can be provided but is within a short walk (400m) of a high frequency bus route. A planning condition would provide secure/weatherproof bicycle storage facilities.</p> <p>There is separate legislation that is best placed to deal with noise, disturbance and anti-social behaviour (Environmental Health and the Police) and would not form a sustainable reason for refusal. The engagement of the management company with neighbouring properties is a private interest matter.</p> | |
| 5 | 17/01129/FUL Copnor | <p>155 Chichester Road Portsmouth PO2 0AQ</p> <p>Change of use from purposes falling within Class C3 (dwellinghouse) to purposes falling within Class C4 (House in Multiple Occupation) or Class C3 (dwellinghouse)</p> | <p>Seven representations have been received raising objection on the grounds of:</p> <ul style="list-style-type: none"> (a) loss of family housing; (b) increase in crime; (c) potential future occupants; (d) increased noise and disturbance; (e) loss of privacy; (f) increased anti-social behaviour; (g) it would affect the enjoyment of occupants properties; (h) decreased property values; (i) increased rubbish; and, (j) loss of parking. <p>With regards to the density of HMO's within the neighbouring area (50m radius), granting permission for this change of use would take</p> | <p>Niall McAteer 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 |
|----------|-----------------------------|--|--|---|
| 5 | (Cont'd) | | <p>the overall percentage of HMO's to 3.7%, which is below the 10% threshold identified in the HMO SPD.</p> <p>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> | |
| 6 | 17/01135/FUL Fratton | <p>110 Powerscourt Road Portsmouth PO2 7JW</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>Two representations have been received raising objection on the grounds of:</p> <p>(a) loss of parking; (b) loss of family housing; and, (c) loss of facilities for existing residents.</p> <p>With regards to the density of HMO's within the neighbouring area (50m radius), granting permission for this change of use would take the overall percentage of HMO's to 2.74%,</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 |
|----------|----------------------|-------------------------------------|--|--------------------------------|
| 6 | (Cont'd) | | <p>which is below the 10% threshold identified in the HMO SPD.</p> <p>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.</p> <p>There is separate legislation to address issues with noise and disturbance and the planning authority cannot restrict who occupies the property.</p> | |

Part 3 - Information and News Items

FRIDAY 18 AUGUST 2017

| | WARD | | OFFICER CONTACT |
|---|------|---|--|
| 7 | | <p>Economic Development, Culture & Leisure (EDCL) Scrutiny Panel - 16 August</p> <p>The EDCL Scrutiny Panel met to sign-off its report 'Smart Cities: Making Portsmouth a Smarter, More Sustainable, City', making a slight adjustment (deleting the last sentence of paragraph 5.4.8). The finalised report will be forwarded to Cabinet for consideration of the recommendations.</p> | <p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p> |
| 8 | | <p>Licensing Sub Committee - Tuesday 22 August 2017 at 2pm in the Executive Meeting Room, third floor, the Guildhall</p> <p>The panel will continue its consideration of the following application that was adjourned from 16 August:</p> <p>Licensing Act 2003 - application for variation of a premises licence - Astoria, 37-39 Guildhall Walk, Portsmouth, Hants.</p> | <p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p> |
| 9 | | <p>Planning Committee - Wednesday 23 August 2017 at 1pm in the Executive Meeting Room, third floor, the Guildhall</p> <p>The committee will consider the following applications:-</p> <ul style="list-style-type: none"> • 17/00228/FUL - Land north of Catherine House, Stanhope Road, Portsmouth (Pages 11 - 88) Construction of part 10 & 12 storey building to form 152- bedroom hotel (Class C1) comprising 6816m² of floor space (GEA), to provide car parking on ground floor accessed from Stanhope Road. • 17/00571/FUL - 13, Empshott Road, Southsea PO4 8AT. 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). • 17/00656/PLAREG - 62, High Street, Portsmouth PO1 2LY. Retrospective application for the construction of roof to cover existing bin storage area to rear elevation (resubmission of 16/01551/PLAREG). | <p>Jane Di Dino, Local Democracy Officer Tel: 9283 4060</p> |

| | WARD | | OFFICER CONTACT |
|---|----------|---|-----------------|
| 9 | (Cont'd) | <ul style="list-style-type: none"> • 17/00764/FUL - 56 Old Wymering Lane, Portsmouth PO6 3NL. Change of use from dwelling house (Class C3) to 8 person 7-bedroom house in multiple occupation (sui generis). • 17/00760/ADV - 81-83, Palmerston Road, Southsea PO5 3PP. Display of various illuminated and non-illuminated signs to front and side elevation. • 17/00835/FUL - 13 Martin Road, Portsmouth PO3 6JZ. Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house). • 17/00843/FUL - Portsmouth High School For Girls Science Block, Cecil Grove, Southsea PO5 3BT. Alterations to boundary wall to include part reduction of wall by approx. 1.5m and construction of new supporting piers. • 17/00921/FUL - 264A/B Havant Road, Portsmouth PO6 1PA. Construction of a first floor extension • 17/00994/FUL - 46, Burlington Road, Portsmouth PO2 0DP. Change of use from purposes falling within Class C3 (dwelling house) to purposes falling within C4 (houses of multiple occupation) or Class C3 (dwelling house). • 17/00997/FUL - 51 Ranelagh Road, Portsmouth PO2 8EZ. Change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation). • 17/01014/PLAREG - 110-114 Palmerston Road, Southsea PO5 3PT. Retrospective application for installation of outward opening windows fronting Palmerston Road and Auckland Road West. • 17/01059/FUL - 143 Queens Road, Portsmouth PO2 7LU. Change of use from purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) to a 7-bedroom house in multiple occupation (sui generis). | |

| | WARD | | OFFICER CONTACT |
|----|------|--|--|
| 10 | | <p>Licensing Sub Committee - Friday 25 August at 10am in the Executive Meeting Room, third floor, the Guildhall</p> <p>The sub-committee will consider the following item:</p> <ul style="list-style-type: none"> Licensing Act 2003 - Review Application - Melody, 229-231 Commercial Road Portsmouth PO1 4BJ | <p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p> |
| 11 | | <p>Special Traffic & Transportation Cabinet meeting - Thursday 7 September at 4pm</p> <p>A Traffic & Transportation Cabinet decision meeting will be held on 7 September on the subject of the Street Lighting Strategy. This will be held in the Executive Meeting Room in the Guildhall.</p> | <p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</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 any other persons may make representations.

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 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.

| | Ward | Licence No: | Premises Name and Address | Brief description of application | Closing date for representations |
|-----------|-------------|--------------------|--|--|---|
| 12 | St Jude | 17/03572/LAPREM | Costcutter 2-4 Outram Road Southsea Hants PO5 1QT | Application to vary premises licence: Sale of alcohol, Friday and Saturday until 02:00 currently 01:00. | 7 September 2017 |
| 13 | St Jude | 17/03582/LAPREM | Croxtons Kitchen And Tap House 94-96 Palmerston Road Southsea PO5 3PT | Application for premises licence: Sale of alcohol, Monday to Thursday from 12:00 until 23:30, Friday and Saturday from 12:00 until 00:00, Sunday from 12:00 until 23:00 Recorded music, Monday to Thursday from 09:00 until 23:30, Friday and Saturday from 09:00 until 00:00, Sunday from 09:00 until 23:00 and late night refreshment, Monday to Thursday from 23:00 until 23:30, Friday and Saturday from 12:00 until 00:00. | 6 September 2017 |