

City of Portsmouth

MEMBERS' INFORMATION SERVICE

NO 15

DATE: FRIDAY 15 APRIL 2016

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 5 pm 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 22 April 2016**. 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	16/00126/FUL Drayton & Farlington	26 & 26A Solent Road Portsmouth PO6 1HJ External alterations to include construction of new roof with south facing dormer and changes to windows/doors following demolition of existing rear extension; internal reconfiguration to convert 2 flats into 2 dwellinghouses; provision of double hard-standing, refuse and bicycle stores (Amended Scheme to 15/01421/FUL)	<p>One objection has been received from the occupier of a neighbouring property in Portsdown Avenue on the grounds that the proposal would result in a loss of privacy and that the use of grey coloured window frames would be out of keeping with the area.</p> <p>One representation of support has been received from a neighbouring property in Solent Road on the grounds that the proposals would improve the appearance of the site.</p> <p>Since being submitted, revised drawings have been sought and obtained that reduce the number and size of windows in the proposal. Taken together with the proposal resulting in the removal of a first floor 'sunroom' it is considered that the proposal would not result in significant harm to the living conditions of their occupiers of neighbouring properties from increased overlooking. The proposal is considered acceptable in design terms.</p>	<p>Simon Barnett</p> <p>Tel: 023 9284 1281</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	16/00162/FUL Drayton & Farlington	13 Farlington Avenue Portsmouth PO6 1DE Construction of detached dwelling house to rear of 13 Farlington Avenue and creation of vehicular access onto Solent Road (resubmission of 14/01380/FUL)	<p>In addition to the two representations received and included on the MIS on 1/4/16, raising objection on the grounds of: (a) the safety of the proposed vehicular access, (b) loss of on-street parking, (c) the limited changes to the scheme dismissed on appeal (and that the dwelling is still cramped, the plot too small, and the design not in keeping), a further 3 letters have been received raising the following additional grounds: d) confirmation sought that the air-source heat pump is still to be sited in the north-west corner of the site and that a condition limiting the noise from this equipment would be imposed on any permission, e) loss of view and property values and f) concern for the potential for slow worms on the site and recommend an environmental survey is completed.</p> <p>Both the Council's Highway Engineer and the appeal Inspector considered the proposed new vehicular access and the implications for on-street parking provision acceptable and of no harm to highway safety. The Inspector was satisfied with the overall design of the building including its external treatment and fenestration but was concerned about the footprint of the dwelling in terms of its projection towards Solent Road well forward of the adjacent buildings and the minimal front garden depth. The current application increases the depth of the front garden by reducing the depth of the dwelling. The particular air source heat pump suggested by the applicant would operate without causing a problem especially where it is located on the western side of the site. Environmental Protection has suggested a condition limiting noise output to enable a different model to be chosen if required. Loss of view should not generally stand against a development and the Inspector stated that nothing he saw suggested that this should not also be the case in this application. Loss of property value is not a material planning consideration. With respect to slow worms, the site has already been cleared and the Inspector concluded a third party letter, unsupported by substantial evidence, is insufficient to establish a reasonable likelihood that slow worms are on the site and as such the concerns raised on protected species on the site should not stand against the proposal.</p>	<p>Alison Pinkney</p> <p>Tel: 023 9283 4305</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	16/00187/HOU Milton	149 Essex Road Southsea PO4 8DH Construction of replacement rear boundary wall with incorporated brick outbuilding	One letter of representation has been received objecting on the grounds of: a) the design and appearance is unsympathetic to the conservation area; b) the loss of outlook due to the height of the outbuilding; and, c) increased sense of enclosure from the outbuilding. Due to the height of the boundary wall, the limited projection of the outbuilding above this and the spatial separation from the rear elevation of the houses to the outbuilding, the proposal is not considered to result in any significant impact on the amenity of adjoining and nearby occupiers, notably in terms of a loss of outlook or creation of an increased sense of enclosure.	Nicholas Smith Tel: 023 9284 1995 Conditional Permission
4	16/00227/HOU Drayton & Farlington	2 Farlington Avenue Portsmouth PO6 1DG Construction of first floor side extension	A representation has been received from a neighbouring occupier raising objection to the first floor side extension effecting the light and sun to the back garden towards the end of the day and early evening. The proposal is not considered to result in any significant impact on the amenity of adjoining occupiers in terms of loss of light to and overshadowing of the garden.	Niall McAteer Tel: 023 9268 8882 Conditional Permission
5	16/00282/FUL Copnor	276 Chichester Road Portsmouth PO2 0AU Change of use from residential dwelling (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	Two representations have been received objecting to this application on the grounds of: a) loss of family character of area; b) increased pressure on parking; c) the build-up of rubbish and the inadequate storage facilities in the rear garden; d) the plans indicate a shower adjacent to the party wall which could affect the occupiers of the adjacent property; e) increased noise and disturbance. Other matters raised relate to increased pressure on sewers and drains. One comment has been received in support of this application. The applicant seeks a planning permission that will enable the use of the property to interchange between a Class C3 dwellinghouse and a Class 4 HMO where between three and six unrelated people share at least a kitchen and/or a bathroom. The lawful use of the property is currently a dwellinghouse (Class C3). Having regard to the aims and objectives of policy PCS20 and the Houses in Multiple Occupation (HMOs) SPD that seek to support mixed and balanced communities, the use of the property as a HMO would not result in an imbalance of such uses, falling below the 10% threshold (at 1.64% if permission was granted). /Cont'd ...	Nicholas Smith Tel: 023 9284 1995 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
6	16/00354/HOU St Thomas	<p>2 Nobbs Lane Portsmouth PO1 2EY</p> <p>Installation of full width balcony at first floor to front elevation and projected bay window at first floor to rear elevation</p>	<p>It is considered that the level of occupation generally associated with the use of any given property as a HMO (C4) is not materially different to the use of a property as a Class C3 dwellinghouse occupied by either a single family or other groups living as a single household. On that basis, it is considered that the grounds of objections could not be sustained.</p> <p>There is separate legislation that can address excessive noise nuisance, disturbance and anti-social behaviour should it arise and they would not be considered a sustainable reason for the refusal of this planning application.</p> <p>Two representations have been received by adjoining occupiers raising objection on the grounds of: (a) poor design precedent for the area and would not be fitting with the architectural significance of the area; and, (b) adverse impact through loss of privacy.</p> <p>The proposal is not considered to set a poor design precedent for the area and would form an appropriate response to the existing house and its surroundings, to preserve the character and appearance of 'Old Portsmouth' Conservation Area. The side glazing to the proposed projecting rear bay would be non-opening/obscured glazed, to prevent any increased overlooking and resulting loss of privacy; a suitable planning condition would be imposed to retain the side windows in such condition thereafter.</p>	<p>Niall McAteer</p> <p>Tel: 023 9268 8882</p> <p>Conditional Permission</p>

Part 3 - Information and News Items

DATE: FRIDAY 15 APRIL 2016

	WARD		OFFICER CONTACT
7		<p>Licensing Sub-committee - Wednesday 20 April 2016 at 9.30am in the Executive Meeting Room, floor 3 of the Guildhall, Portsmouth</p> <p>The sub-committee will determine the following items:</p> <ul style="list-style-type: none"> • Highways Act 1980 - Provision of Highway Amenities - Marilyn's Floral Boutique, 14 The Friary, Friary Close, Southsea, PO5 2LS • Highways Act 1980 - Provision of Highway Amenities - Portsmouth Fruit and Flower, 169 Eastney Road, Southsea, PO4 8EA • Highways Act 1980 - Provision of Highway Amenities - Ron White, 26 Marmion Road, Southsea, PO5 2BA • Highways Act 1980 - Provision of Highway Amenities - Smile, 49 Marmion Road, Southsea, PO5 2AT 	<p>Lucy Wingham Local Democracy Officer Tel: 9283 4662</p>
8		<p>Term and Holiday Dates for Portsmouth Schools 2017/2018</p> <p>The results of the consultation with schools on the proposed term and holiday dates for the academic year 2017/2018 received 29 responses. Of these, 11 were for Option 1, 16 for Option 2 and 2 for Option 3. There was only one additional comment stating that it would be better to start on the Friday 1st September (most schools will use as an inset day) and finish on 20th July. No other comments were received.</p> <p>With Option 2 receiving the highest number of responses agreeing to the proposed dates, it is therefore confirmed that the agreed term and holiday dates for the academic year 2017/2018 are:</p> <p>4 September - 20 October 30 October - 22 December 8 January - 9 February 19 February - 29 March 16 April - 25 May 4 June - 24 July</p>	<p>Rachel Mckeever, Education and Strategic Commissioning Tel: 9284 1705</p>

	WARD		OFFICER CONTACT
9		<p>Portsmouth International Port Performance</p> <p>The following items update Members on the performance of Portsmouth International Port. Copies of items and reports are deposited in the Members' Rooms where indicated.</p> <p>Traffic Throughout</p> <p>The Port saw higher than expected throughout for the 9 months ending 31 December 2015. Compared to the 9 months ending 31 December 2014, passenger numbers were up 1.47%, passenger vehicle numbers were up 2.08%, freight was up 6.33% and the number of ships using the port was down 8.13%.</p> <p>The reduction in ship throughput reflects two companies, Transfennica and DFDS, no longer operating from the Port. In May 2015 Brittany Ferries started a new service to France. This has supported growth in port throughput.</p> <p>Port Marine Safety Code</p> <p>This report fulfils the Port's obligation under the Port Marine Safety Code of keeping the Duty Holders advised of indicants in the Harbour.</p> <p>The report summarises the incidents from 01 October 2015 to 31 December 2015.</p> <p>A full copy of the report is deposited in each of the Members' Rooms.</p>	<p>Mark Webb Group Port Accountant Tel: 9285 5944</p>
10	Drayton & Farlington	<p>40 Eveleigh Road, Portsmouth, PO6 1DL Appeal Ref: 15/01959/HOU Start Date: 11/04/2016</p> <p>An appeal has been lodged against the refusal of planning permission for the construction of first floor side extension and alterations to roof to provide additional living space.</p> <p>This appeal will be dealt with under the Householder Appeals Service (HAS).</p>	<p>Katherine Alger Planning Service Tel: 9284 1470</p>

Part 3 - Information and News Items (cont'd)**DATE: FRIDAY 15 APRIL 2016**

	WARD		OFFICER CONTACT
11	St Thomas	13 Gloucester View, Southsea, PO5 4EB Appeal Ref: 15/02038/PLAREG Start Date: 11/04/2016 An appeal has been lodged against the refusal of planning permission for the retrospective application for retention of four upvc windows and installation of four replacement upvc windows to front elevation (fronting Gloucester View) (re-submission of 15/00449/PLAREG). This appeal will be dealt with under the Householder Appeals Service (HAS).	Alison Pinkney Planning Service Tel: 9283 4305

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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:
12	St Jude	16/02547/ LAPREM	Portsmouth Pride Committee Southsea Common Southsea	Application for premises licence Sale of alcohol and regulated entertainment on Saturday 18 June 2016 from 12:00 until 23:00	28 April 2016
13	Central Southsea	16/02666/ LAPREM	Co-operative Group Food Ltd 251 Albert Road Southsea PO4 0JR	Application to vary premises licence Sale of alcohol from 07:00 until 22:30, currently from 10:00	4 May 2016
14	Hilsea	16/02696/ LAPREM	Shell Bastion Bastion Filling Station London Road Portsmouth PO2 9RP	Application for premises licence Sale of alcohol, Monday to Sunday 24 hours and late night refreshment	5 May 2016