

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 24

DATE: FRIDAY 17 JUNE 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 24 June 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	16/00671/FUL Drayton & Farlington	9 Drayton Lane Portsmouth PO6 1HG Construction of 2-storey dwelling house following demolition of existing building	<p>One letter of objection has been received from a neighbouring resident on the grounds of:</p> <p>1) not in keeping with surrounding houses 2) access is too narrow for this type of development.</p> <p>The applicant seeks permission for the construction of a 2-storey dwelling house following the demolition of the existing building. The site occupies a large plot of land, given the character of the surrounding area with a number of large residential dwelling houses, it is considered that the development of this size and scale would be appropriate within this location. The majority of properties within Drayton Lane have been significantly enlarged over recent years and there are a number of different styles and designs throughout Drayton Lane. Therefore it is considered that the proposal is acceptable in design terms.</p> <p>Whilst the access to the property is narrow, a number of other larger properties within the surrounding area also have narrow access points. The parking is considered to be sufficient to accommodate a number of vehicles.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	16/00725/FUL Central Southsea	58 Talbot Road Southsea PO4 0HE 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)	<p>One letter of representation has been received from the occupiers of an adjoining property. Their objection can be summarised as follows: (a) do not want the property to be a HMO; (b) impact on property value; and (c) there was no notification of building works at the property.</p> <p>Although already in use as shared accommodation within Class C4 (HMO), the applicant seeks a planning permission that will enable the use of the property to interchange between a Class C3 dwellinghouse and a Class C4 HMO should the applicant wish to let the property to a family/related group of individuals for a period of time. Evidence has been provided to demonstrate the existing lawful use of the property as a Class C4 HMO.</p> <p>Having regard to the aims and objectives of national guidance, policy PCS20 of the Portsmouth Plan, the Houses in Multiple Occupation Supplementary Planning Document, and the current lawful use of the property, it is considered that the introduction of a level of flexibility that would enable an interchange between Class C3 and C4 uses would not result in an unacceptable imbalance of uses in the context of the surrounding area. Whilst the concerns are raised in respect of building works at the property, the current application does not seek planning permission for any extensions which the applicant confirms are being carried out as permitted development (i.e. the express permission of the LPA is not required). Impact on property value is not a material planning consideration.</p>	<p>Gary Christie Tel: 023 9268 8592 Permission</p>
3	16/00423/FUL Milton	Venture Siding Goldsmith Avenue Milton Construction of a single storey building comprising 2 x storage/distribution units with ancillary trade counters (Class B8) and associated car parking	<p>Four objections have been received on the following grounds: increased congestion on Goldsmith Avenue; proposal detrimental to the safety of all highway users; site is an inappropriate location for a trade counter; and proposal could be a back door to future applications for a shop. One of the objections makes erroneous reference to a shop unit that has been included in previous application but not this one.</p> <p>This application follows the refusal of two previous applications. The first was refused on design and highway grounds, the second on highway grounds only. This application is for a reduced scheme of two storage/distribution units with ancillary trade counters. The previous application included a retail shop unit. The current proposal is considered acceptable in highway terms with the issues associated with the previous schemes having been resolved. The proposal is considered acceptable in principle, design and amenity terms.</p>	<p>Simon Barnett Tel: 023 9284 1281 Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	16/00618/FUL Copnor	<p>66 St Chads Avenue Portsmouth PO2 0SD</p> <p>Construction of new dwelling and alterations to existing property to include single storey front extension, two storey rear extension and provision of cycle and refuse stores</p>	<p>One letter of objection from a neighbouring property has been received. Their concerns are as follows :</p> <ol style="list-style-type: none"> 1) loss of light 2) loss of outlook 3) parking <p>The proposal is to construct a new dwelling to the west of the existing property and an extension to the front of the property. This involves increasing the width of the building along the ridgeline of the existing roof and constructing two small extensions to accommodate two garages. The proposal is also to construct a two storey rear extension which would be located in the centre of the building, leaving a significant distance between the neighbouring properties.</p> <p>The front extension would align with the neighbouring property to the west (No 64) therefore it is not considered that this would cause an impact to the occupiers of No 64. As the extension would only extend 3m and have a height of 3.5m it is not considered that this would have a significant impact in terms of overshadowing, loss of light or an increased sense of enclosure to the neighbouring property to the east (No 68).</p> <p>The two storey rear extension would align with the neighbouring property (No 64) therefore it is not considered that it would cause an impact on the amenity of the occupiers. It is located within the centre of the property, the pitched roof design would ensure that there would not be a significant loss of light, loss of outlook or an increased sense of enclosure to the neighbouring properties. The single storey extension would have a height of 3.5m which is slightly higher than the existing extension and the same length as the existing extension, however it is not considered that the increase in height would have a significant impact on the amenity of the neighbouring occupiers.</p> <p>It is not considered that the proposal would cause loss of parking as the development would include two garages which would reduce the requirement for on-street parking.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	16/00658/FUL Fratton	<p>72 Powerscourt Road Copnor PO2 7JN</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 letter of representation from a neighbouring property has been received. Their objections are on the grounds of : 1) parking .</p> <p>The applicant seeks planning permission that will enable the use of the property to interchange between a class C3 dwellinghouse and a Class C4 HMO where between three and six unrelated people share at least a kitchen and/or bathroom. The lawful use of the property is currently Class C3 (dwellinghouse). Having regard to the aims and objectives of policy PSC20 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 (1.4%) if permission was granted). In addition it is considered that the proposal would not adversely affect the living conditions of the occupiers if the adjoining and nearby properties or detract from the prevailing family character of the surrounding area.</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 dwelling house occupied by either a single family or other groups living as a single household. On the basis and given that there is not a significant concentration of HMOs within the surrounding area, it is considered that there will be no significant impact in terms of noise and disturbance, refuse, parking and the impact on the character of the area.</p> <p>The application site does not benefit from any off-street parking and there is no parking proposed as part of this application. However, given that the level of occupation associated with a HMO it is not considered to be significantly greater than the occupation of the property as a Class C3 dwellinghouse, it is considered that an objection on parking grounds could not be sustained. The submitted plans show an adequate cycle storage area within the rear garden. The storage for refuse and recyclable materials would remain unchanged.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p>Conditional Permission</p>

Part 3 - Information and News Items

FRIDAY 17 JUNE 2016

	WARD		OFFICER CONTACT
6		<p>Health Overview & Scrutiny Panel - Tuesday 21 June 2016 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"> • Portsmouth Hospitals' NHS Trust's Response to the Care Quality Commission's Report • Update on Vascular Services • Portsmouth Clinical Commissioning Group - update • Wheelchair Services • Director of Public Health - update • Healthwatch update 	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p>
7		<p>Education, Children and Young People Scrutiny Panel - Tuesday 21 June at 7pm in Conference Room B, Second Floor, Civic Offices</p> <p>The panel will meet to discuss the work programme for the coming municipal year and to consider the draft scoping document on Child Sexual Exploitation and receive evidence from officers.</p>	<p>Lisa Gallacher Local Democracy Officer Tel: 9283 4056</p>
8		<p>Health & Wellbeing Board - Wednesday 22nd June at 10am in the Executive Meeting Room, Floor 3 of the Guildhall</p> <p>The Health & Wellbeing Board will be considering the following reports, some of which are for information purposes:</p> <ul style="list-style-type: none"> • PCC membership update • Special Educational Needs & Disabilities (SEND) Strategy • Public Health Annual Report • Children's Health Visiting Service • Portsmouth Health & Lifestyle Survey of Adults • Shared Director of Public Health Arrangements • Update on Information Sharing Protocols 	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>

	WARD		OFFICER CONTACT
9		<p>Planning Committee - Wednesday 22 June 2016 at 1pm in the Executive Meeting Room, third floor, the Guildhall</p> <p>The committee will consider the following items:</p> <p>15/02010/PAMOD - Request to modify legal agreement attached to planning permission 12/01382/FUL relating to land at 249 Fratton Road.</p> <p>16/00497/PLAREG - The Parade Tearooms Western Parade Southsea PO5 3JF - retrospective application for change of use of part of building from cafe (class A3) to include external alterations and single storey extensions after removal of existing canopy (amended scheme 15/00380/FUL).</p> <p>16/00223/TPO - Land Surrounding Woodlands Walk St James Hospital Southsea PO4 8GB - within tree preservation order 177 fell Elm (Ulmus) (T188); fell Portuguese Laurel (Prunus Lusitanica) (T190) removal of epicormic growth under 4m to Lime (Tilia X Europaea) (T148A): crown lift branches to 7m to property side of Norway Maple (Acer Platanoides) (T114); fell two Silver Birches (Betula Pendula) (T1 & T2); removal of basal epicormic growth on Silver Birches (Betula Pendula).</p> <p>16/00613/TPO - Land Adjacent to Langstone Campus Playing Field West of Furze Land Southsea - within tree preservation order 215: fell of Lombardy Poplar (Populus Nigra Italica) (T11); crown and height reduction to leave height of 15m of Lombardy Poplar (Populus Nigra Italica) (T20)</p> <p>16/00576/FUL - 43 Rivers Street, Southsea PO5 4PL - 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>16/00674/FUL - 2 Foster Road, Portsmouth PO1 4HS - 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 style="text-align: right;">Cont'd ...</p>	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060a</p>

Part 3 - Information and News Items (cont'd)

FRIDAY 17 JUNE 2016

	WARD		OFFICER CONTACT
10		<p>16/00775/FUL - 289 Milton Road, Portsmouth PO4 8PG - 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>16/00650/HOU - 40 St Ronans Road, Southsea PO4 0PT - construction of part 2/ part single storey side extension and single storey rear extension.</p> <p>16/00575/FUL - 16 Victoria Road South, Southsea PO5 2BZ - construction of first floor rear extension and modifications to existing ground floor extension, new french windows and "Juliet" balconies to first and second floor front and rear elevations and photo-voltaic panels on main flat roof</p> <p>Economic Development, Culture & Leisure Scrutiny Panel - Monday 27th June at 4.30pm in Conference Room B, Floor 2 of the Civic Offices</p> <p>The panel will meet with the Director of Culture & City Development to discuss potential topics for review.</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>
11		<p>Special Planning Committee - Wednesday 6th July at 1pm in the Council Chamber</p> <p>An extra meeting will be held to consider the major application relating to the Former Kingston Prison, Milton Road, Portsmouth PO3 6AS. There is also a provisional item on 8 Surrey Street, PO1 1EJ for the construction of 23 storey halls of residence.</p> <p>Further details will be advertised on the Members' Information Service once the papers are published for this meeting.</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>

Part 3 - Information and News Items (cont'd)

FRIDAY 17 JUNE 2016

	WARD		OFFICER CONTACT
12	St Jude	<p>3 Burlington Lodge 89 Victoria Road South Southsea PO5 2BU Ref No: 15/02097/FUL Date Lodged: 31st March 2016 Appeal Start Date: 9th June 2016</p> <p>An appeal has been lodged against the refusal of planning permission for the construction of two storey dwelling house following demolition of existing building with further alterations to include installation of car lift to basement level</p> <p>This appeal is being dealt with by the written representation procedure.</p>	<p>Gary Christie Planning Service Tel: 9268 8592</p>
13	St Jude	<p>57 Lawrence Road Southsea PO5 1NU Appeal Ref: 15/00642/CPE Appeal Decision: Allowed Appeal Decision Date: 9th June 2016</p> <p>An appeal was lodged against the refusal of planning permission for a certificate of lawful development for the existing use as a House in Multiple Occupation (Class C4)</p> <p>The appeal was dealt with by the written representation procedure and the inspector decided to allow the appeal.</p>	<p>Katherine Alger Planning Service Tel: 9284 1470</p>
14	Central Southsea	<p>363 Fawcett Road Southsea PO4 0LE Ref No: 16/00307/FUL Date Lodged: 10th May 2016 Appeal Start Date: 9th June 2016</p> <p>An appeal has been lodged against the refusal of planning permission for a change of use from dwelling house (Class C3) to 5 bedroom Guesthouse (Class C1).</p> <p>This appeal is being dealt with by the written representation procedure.</p>	<p>Nicholas Smith Planning Service Tel: 9284 1995</p>

Part 3 - Information and News Items (cont'd)

FRIDAY 17 JUNE 2016

	WARD		OFFICER CONTACT
15	Nelson	<p>48 Laburnum Grove Portsmouth PO2 0EP Ref No: 16/00088/FUL Date Lodged: 7th April 2016 Appeal Start Date: 9th June 2016</p> <p>An appeal has been lodged against the refusal of planning permission for a change of use from dwelling house (Class C3) to 7 bed house in multiple occupation (sui generis).</p> <p>This appeal is being dealt with by the written representation procedure.</p> <p>An application for costs was also lodged.</p>	<p>Katherine Alger Planning Service Tel: 9284 1470</p>
16	St Thomas	<p>94 King Street Southsea PO5 4EH Appeal Ref: 15/01641/PLAREG Appeal Decision: Allowed Appeal Decision Date: 14th June 2016</p> <p>An appeal was lodged against the refusal of planning permission for a retrospective application for the installation of replacement UPVC cellar window.</p> <p>The appeal was dealt with by the fast track householder appeal service and the inspector decided to allow the appeal.</p>	<p>Nicholas Smith Planning Service Tel: 9284 1995</p>

	WARD		OFFICER CONTACT
17		<p>Appointments to Outside Organisations</p> <p>Fratton Big Local It is proposed that Councillor Julie Swan continue as the council's representative on this organisation rather than be replaced by Councillor Ashmore. Councillor Ashmore is supportive of this.</p> <p>The Leader will confirm this appointment on MIS on 24 June.</p> <p>Tourism South East It is proposed that Councillor Scott Harris will replace Councillor Julie Swan as the council's representative on this organisation. Councillor Swan is supportive of this. Councillor Linda Symes remains the council's other representative.</p> <p>The Cabinet Member for Planning, Regeneration & Economic Development will confirm the appointment on MIS on 24 June.</p>	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p>
18		<p>Briefing on the Government White Paper, "Educational Excellence Everywhere" and the Role of the City Council in Education - Monday 27th June 1.30pm</p> <p>Members will be aware of the Government's aspiration that all schools should become academies and be part of "Multi Academy Trusts". The Children's Services Directorate are offering a briefing for interested members from 1.30pm to 3.30pm on 27 June 2016 in the Executive meeting room, in the Civic Offices, on the White Paper, "Educational Excellence Everywhere" and the future role of the City Council in education.</p> <p>The Deputy Director for Children's Services (Education), Mike Stoneman and Alison Jeffery, the Director of Children's Services will give a short presentation on national policy and current discussions with schools and academies in the city about the way forward for Portsmouth. There will be an opportunity for questions and discussion with the Cabinet Member for Education, Councillor Neill Young.</p> <p>Please could councillors wishing to attend the briefing inform Leanne Rook at leanne.rook@portsmouthcc.gov.uk so that we know numbers.</p>	<p>Alison Jeffery Director of Children's Services Tel: 023 9284 1201</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:
19	Fratton and Charles Dickens	16/03466/ LAPREM	Fratton Big Local	Application for premises licence: Regulated entertainment Sunday 18 September 2016 from 10:00 until 16:30	8 July 2016