

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 32

DATE: FRIDAY 12 AUGUST 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 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

	WARD	DECISION	OFFICER CONTACT
1		<p>Cabinet Member for Traffic & Transportation's (Special) Decision Meeting - 10 August</p> <p>Councillor Jim Fleming as the Cabinet Member for Traffic & Transportation took the following decision:</p> <p>Traffic Regulation Order 28 - Abbeydore Road</p> <p>The proposed verge parking places (wholly/partially) in Abbeydore Road be implemented as per the scheme design.</p> <p>NB Call-in date: Friday 19 August 2016.</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p> <p>Martin Lavers & Cellestine Jeacock Transport, Environment & Business Support Tel: 9284 1534/ 9283 4027</p>

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 19 August 2016.**

An email or handwritten letter will suffice.

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

PORTFOLIO: HOUSING

FRIDAY 12 AUGUST 2016

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
2	Paulsgrove	<p>Watersedge Park Building - Southampton Road</p> <p>Proposal: To demolish this obsolete and derelict pre-fabricated building in the middle of Watersedge Park which has become an eyesore and a continued target of vandalism. The building is now past the end of its lifespan. The remaining land will transfer by appropriation from the Housing General Fund portfolio to the Leisure portfolio, in order to provide a more pleasant environment for the users of the surrounding park and generally higher quality amenity space.</p> <p>Recommendation:</p> <p>That the appropriation takes place to improve the area by opening up the park and removing this eyesore. In addition, demolition will stop the liability on the council to pay rates of £1,154 a year on this vacant and decaying building.</p> <p>Background:</p> <p>This pre-fabricated 1950s building has been on site and neglected for many years. The previous use was as a social club with a bar, but dwindling membership, along with tightened statutory requirement and legislation for running this type of facility made the continued running of the club unviable. The tenants vacated due to the increasing repair liability and plus the unaffordable running costs.</p>	<p>Jolene Burns Commercial Property & Leasehold Services Tel: 9284 1511</p>

MEMBERS' INFORMATION SERVICE

TRAFFIC REGULATION ORDER DECISION TO BE DETERMINED BY THE DIRECTOR OF TRANSPORT, ENVIRONMENT & BUSINESS SUPPORT

The Director of Transport, Environment & Business Support will exercise his powers to proceed with the following Traffic Regulation Order in accordance with the proposed action unless a Councillor requests the proposal to be referred to Cabinet for a decision.

Your request should be made to the **Director of Transport, Environment & Business Support** by telephoning Sharan Cooper (☎ 9283 4260) and must be received by not later than **5pm on Friday 19 August 2016**. If you wish to know more about a particular application, please contact the Case Officer indicated.

Item No	Ward	Traffic Regulation Order	Case Officer & Tel No	Head of Transport, Environment & Business Support's Comments	Proposed Action
3	St Jude	The Portsmouth City Council (Duisburg Way) (Waiting and Stopping Restrictions) (No.63) Order 2016	Tracey Shepherd 023 9284 1312	<p>A new Traffic Regulation Order is proposed to accommodate a new pedestrian crossing scheme in Duisburg Way, Southsea, under the Local Transport Plan (LTP). Its purpose would be to:</p> <ul style="list-style-type: none"> - provide a controlled toucan crossing to link the existing footpaths, grassed Common areas and shared-use facilities in the area, on the natural desire line; - encourage use of alternative, more sustainable transport, particularly during the numerous events held on Southsea Common and the seafront area - meet the requirements of the LTP by seeking to improve road safety and reduce casualties, helping PCC towards achieving National targets - enhance the environment for local residents, by encouraging use of sustainable transport methods (reducing congestion and air pollution) <p>The site is approximately 95 metres east of Pier Road roundabout. Installing the pedestrian and cycle crossing will mean relocating the existing bus stop clearway westwards in place of approximately 8 parking spaces so that it links the footpaths across the Common.</p>	To carry out statutory 21-day public consultation from the end of August, on the proposal outlined adjacent.

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 19 August 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
4	16/00238/FUL Hilsea	<p>Land At Ackworth Road (formerly Rivitswade) Shawcross Industrial Park Portsmouth</p> <p>Formation of crushed concrete bays and additional parking and/or storage of vehicles following demolition of dwellinghouse</p>	<p>4 representations have been received from surrounding businesses raising objection to debris and dust covering customers' cars.</p> <p>The site is located within an industrial park and there are no residential properties nearby; it is, therefore, considered that the principle of the proposed use would be appropriate within this location.</p> <p>With regards to the debris and dust covering the customers' cars, the Environmental Health department comment that this business activity will fall under the Environmental Permitting Regulations and any dust emission arising from activities on the site will be covered by conditions contained within a permit to hold waste. The use of the concrete crusher is also regulated under the Environmental Permitting Regulations and should be accompanied with a permit specifying conditions relating to dust control and also a designated operator (from the company to whom the permit is issued to). The nearest sensitive premises have been identified in the noise report as being 250m away from the proposed development, therefore the noise from the concrete crusher would not result in any significant impact on the amenity of the nearest residential occupiers.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p>Conditional Permission</p>
5	16/00522/FUL Drayton & Farlington	<p>Portsmouth Park Hotel Eastern Road Portsmouth</p> <p>Construction of 2 single storey buildings to form restaurant/takeaway with drive-thru (Use Class A3/A5) and coffee shop/café (Use Class A1/A3) with drive-thru with associated car parking and landscaping and alterations to</p>	<p>An objection has been received from the Portsmouth Cycle Forum on the following grounds:</p> <p>(a) transport assessment (TA) ignores sustainable and integrated transport objectives;</p> <p>(b) the TA does not take account of pedestrians and cyclists;</p> <p>(c) analysis of vehicle movements does not acknowledge likely conflict with pedestrians and cyclists;</p> <p>(d) will increased built development on site; and, (e) drainage strategy should be submitted and agreed prior to any approval.</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
6	16/00946/FUL St Jude	<p>existing hotel car park and circulation and realignment of existing access roads</p> <p>Flat 2 57 Marmion Road Southsea</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>PCF also recommend that measures be put in place to reduce vehicle speeds and undertaken to encourage customers to use active travel modes. Assessment of the application should take account of the possible future park and ride facility at Farlington.</p> <p>The submitted Transport Assessment has been reviewed and further information sought. This additional information demonstrates that subject to mitigation the proposal would not affect the safety or convenience of highway users. The proposal is considered to make appropriate provision for non-vehicular modes of transport. The proposal is considered acceptable in principle, in amenity, design and flooding and other terms.</p> <p>Six representations have been received objecting on the grounds of:</p> <ul style="list-style-type: none"> a) the works have already been carried out; b) incorrect labelling on the plans; c) no shared space for future occupiers to use other than kitchen and bathroom; d) there is already limited parking and further residents will exacerbate this and lead to further congestion; e) the application certificate is wrong; f) potential increase in disruptive behaviour; g) no storage space for bikes; h) increased refuse; i) increased fire risk and safety concerns for other occupiers; and, j) reduced living standards if the HMO is poorly managed. <p>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 3.61% if permission was granted). There is limited street parking that is further restricted by residents permit schemes. The constraints of the site are such that bicycle storage cannot be provided but the property is within a short walk of high frequency bus routes.</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</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
7	16/01055/FUL St Thomas	<p>The Old Vic 102 St Pauls Road Southsea</p> <p>Change of use from public house (Class A4) to 11 bedroom house in multiple occupation (sui generis) with associated external alterations to include installation of windows, doors and refuse/cycle stores to the rear</p>	<p>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 to address issues with statutory noise nuisance and fire safety. Other matters raised relate to request for sound proofing that would not be a reasonable planning condition.</p> <p>Seven letters of objection have been received on the grounds of:</p> <ol style="list-style-type: none"> 1) other more appropriate uses for site; 2) too much student accommodation within the surrounding area; and, 3) loss of a pub. <p>Five letters have been received in support, commenting:</p> <ol style="list-style-type: none"> 1) appropriate use; 2) appropriate location; and 3) proposed works have regard to historical internal and external features. <p>The applicant seeks permission for the change of use from a public house (Class A4) to an 11 bedroom house in multiple occupation (sui generis) with associated external alterations. It is a Grade II listed building and located within 'The Terraces' Conservation Area.</p> <p>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 (9.8% if permission was granted). 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. Or in this instance, it is considered that the proposed use would have a significantly less impact in terms of noise and disturbance than the previous use as a pub. On this 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 on the listed building/character and appearance of the conservation area.</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
8	16/01088/ PLAREG Drayton & Farlington	25 Kinross Crescent Portsmouth PO6 2NP Retrospective application for the construction of a detached outbuilding to rear of property to be used as a part time beauty salon (sui generis)	<p>Seven representations have been received objecting on the grounds of:</p> <ul style="list-style-type: none"> a) the operation of the business will increase vehicular traffic at end of garden and the private access road should not be used by customers; b) the increased 'comings and goings' will increase the disturbance from objectors own dogs barking; c) there is no parking in the surrounding area and the provided spaces are too small and will cause an obstruction; d) disturb peace and quiet currently experienced by occupiers of neighbouring properties; e) change character of area and set precedent for other small business start-ups; f) invasion of privacy for those accessing the site by foot; g) cost of maintenance of driveway would increase if more vehicles use it; h) inaccurate statements in application form and design and access statement; and i) waste build-up. <p>16 comments have also been received in support of this application relating to the dedicated parking spaces in the area have not caused a parking issue, the building is in keeping with neighbouring properties, as treatments are not back to back this would prevent unnecessary noise and disturbance and residents should be supporting a local business.</p> <p>Given the size of the outbuilding, its location within the site and the availability of dedicated parking, it is considered that the use for business purposes is acceptable in principle. As there is an existing access road to the rear of these properties which benefit from long gardens with garages at the rear, it is considered that the limited operating hours and days, which could be controlled by condition, has not had a significant impact on residential amenity nor has it resulted in increased parking pressure in the local area as there is dedicated off-road parking available for customers. The Highways Engineer is satisfied these spaces are of an appropriate size. The use of the outbuilding would be restricted to a sui generis use, and permission would be required for any other change. The storage of refuse could be controlled by condition.</p> <p>The loss of property value is not a planning consideration and any additional damage to the means of access to the rear would be a</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
9	16/01111/FUL Eastney & Craneswater	9A Waverley Road Southsea PO5 2PH Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	private legal matter. Another matter contends that the Council has incorrectly followed the requirements to advertise the application but the normal procedures have been followed. Finally, the safety of storage of nail varnish removal and other chemicals being a fire hazard has been raised, however, is not a matter to sustain withholding of planning permission. One representation has been received objecting on the grounds of: a) increased noise and disturbance, including anti-social behaviour; b) set precedent for future HMOs; c) increased rubbish; d) increased congestion and parking issues; and, e) lower standard of living for existing occupiers. 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 2.63% if permission was granted). Whilst no details have been provided on refuse/recyclables storage, this could be secured by condition and whilst the property does not benefit from off-road parking, it is within an area that is highly accessible to public transport. The potential difference between a shared house for 3 to 6 unrelated persons or a large family occupying the property on drainage is unlikely to be significant and would not justify the withholding of planning permission. There is separate legislation to address any anti-social behaviour or noise issues.	Nicholas Smith Tel: 023 9284 1995 Conditional Permission
10	16/01132/HOU St Thomas	4 Perseus Terrace Gunwharf Quays Portsmouth Construction of single storey rear extension	One letter of representation had been received from the occupiers of the adjoining property to the east (No.3 Perseus Terrace) raising objection to: (a) impact on the enjoyment of their property; (b) loss of light and outlook; and (c) the conservatory would appear intrusive when sitting in the rear garden. The conservatory would project 3m along the boundary with No.3 Perseus Terrace. This property has an identical layout to the	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
11	16/01138/HOU Hilsea	22 Oakwood Road Portsmouth PO2 9QR Installation of dormer to front roofslope	<p>application site with patio doors to the western side of the rear elevation and a smaller window to the eastern side both serving a kitchen/dining room. As a result of the height of the current boundary treatments (1.8m), the proposed conservatory would certainly be perceptible to the adjoining occupiers both from within their property and within the rear garden. However, it is considered that as a result of its modest depth, the southerly orientation of the properties with reasonably sized rear gardens offering a good degree of outlook and natural light, the impact of the conservatory on the amenity of the adjoining occupiers would not be so significant as to sustain a reason for refusal on the grounds of loss of light, outlook, increased sense of enclosure or overbearing impact.</p> <p>5 letters of objection from local residents have been received. Their concerns are as follows: 1) overlooking; 2) out of character; 3) there are no other dormers within the surrounding area; and 4) Incongruous design.</p> <p>The proposal is to construct a front flat-roof dormer. Whilst there are no other dormers within the surrounding area, it is considered that the proposed dormer would be of an appropriate scale, appearance and materials that would relate appropriately to the existing house and the wider street scene.</p> <p>Having regard to the presence of existing first floor windows and a distance of 13m between the proposal and the properties opposite, it is not considered that the front dormer would give rise to any greater overlooking and resulting loss of privacy to the properties opposite. The dormer would also not have a significant impact on the neighbouring occupiers in term of loss of light or outlook.</p>	<p>Katherine Alger Tel: 023 9284 1470</p> <p>Conditional Permission</p>
12	16/01144/FUL Fratton	25 Samuel Road Portsmouth PO1 5PZ Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>Three representations have been received objecting on the grounds of increased anti-social behaviour from unneighbourly tenants and increased pressure on parking/congestion.</p> <p>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,</p>	<p>Nicholas Smith Tel: 023 9284 1995</p> <p>Conditional Permission</p>

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			<p>the use of the property as a HMO would not result in an imbalance of such uses, falling below the 10% threshold (at 3.06% if permission was granted). There is separate legislation to address issues with anti-social behaviour. A condition can be imposed requiring cycle storage at the property.</p>	

Part 3 - Information and News Items

FRIDAY 12 AUGUST 2016

	WARD		OFFICER CONTACT
13		<p>Planning Committee - 17 August 2016 at 1pm in conference room A, second floor, the Civic Offices, Portsmouth</p> <p>The committee will consider the following items:</p> <ul style="list-style-type: none"> • Planning appeal decision relating to 1 North End Avenue, Portsmouth • Planning appeal decision relating to 26 Merton Road, Portsmouth • Reliance on Council's Geographical Information System - 194-196 Fratton Road, Portsmouth • Planning applications: 16/00724/FUL - 51 Hudson Road, Southsea - change of use from house in multiple occupation (Class C4) to house in multiple occupation for up to 7 people (sui generis) • 16/00975/FUL - 8 Fearon Road, Portsmouth - change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) • 16/01098/FUL - 6 Western Terrace, Portsmouth - change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) • 16/00933/CS3 - 231 Highbury Grove, Cosham - construction of extension onto existing single storey rear extension • 16/00840/FUL - Site of former Savoy Court & Savoy Buildings, South Parade, Southsea - construction of replacement boundary wall to rear of numbers 2-34 Alhambra Road • 16/00917/FUL - 116-118 Clarendon Road, Southsea - change of use from hotel (Class C1) to 25 bedroom house in multiple occupation (sui generis) with associated cycle and refuse storage • 16/00731/FUL - Land at the rear of 244-248 Southampton Road, Portsmouth - construction of 10 semi-detached and terraced two and two-and-a-half storey dwellings with associated parking and landscaping (accessed from Neelands Grove) <p style="text-align: right;">/Cont'd ...</p>	<p>Lucy Wingham Local Democracy Officer Tel: 9283 4662</p>

	WARD		OFFICER CONTACT
14	All	<ul style="list-style-type: none"> 16/00885/FUL - 12-40 Isambard Brunel Road, Portsmouth - construction of a part 8 & 10 storey building to the east and part 9, 10 & 13 storey building to the west of 'Margaret Rule Hall' for a halls of residence (Class C1) for students containing 484 study/bedrooms and communal facilities, to include 704sqm of commercial floorspace (for use within Class A1, A2, A3 or B1) on part of the ground floor, with associated landscaping and cycle parking, after the demolition of existing buildings Following the exclusion of the press and public in relation to the appendix attached to the 15/02010/PAMOD - request to modify legal agreement attached to planning permission 12/01382/FUL relating to land at 249 Fratton Road report. <p>Parking Service Annual Report 2015/16</p> <p>The annual report of the Parking Service (2015/16) is now published and is available as a hard copy in group rooms and on the Portsmouth City Council website at:</p> <p>https://www.portsmouth.gov.uk/ext/documents-external/par-parking-service--annual-report--2015-16.pdf</p>	<p>Michael Robinson Parking Operations Manager Tel: 9268 8497</p>
15	Paulsgrove	<p>25 Jubilee Avenue Paulsgrove Portsmouth PO6 4QN Appeal Ref: 15/02048/HOU Appeal Decision: Allowed Appeal Decision Date: 9 August 2016</p> <p>An appeal was lodged against the refusal of planning permission for the construction of a first storey rear extension.</p> <p>The appeal was dealt with under the Household Appeals Service (HAS) by the written representation procedure and the Inspector decided to allow the appeal.</p>	<p>Katherine Alger Planning Service Tel: 9284 1470</p>

	WARD		OFFICER CONTACT
16		<p>Appointments to outside organisations</p> <p><u>Duke of Edinburgh Award Scheme – Hampshire Forum</u> It is proposed that Councillor Steve Hastings replace Councillor Linda Symes as the council's representative.</p> <p>The Cabinet Member for Culture, Leisure & Sport will confirm this appointment on MIS on 19 August.</p> <p><u>Tourism South East</u> It is proposed that Councillor Steve Hastings replace Councillor Linda Symes and join Councillor Scott Harris as the council's representatives.</p> <p>The Leader of the Council with responsibility for Planning, Regeneration & Economic Development will confirm this appointment on MIS on 19 August.</p>	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p>